

AGENDA

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

AUGUST 11, 2022, 6:00 P.M.

CALL TO ORDER AND DECLARE A QUORUM

INVOCATION / MOMENT OF REFLECTION

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

1. Farmers Market Week proclamation. (Jan Harris)

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.)

2. Approve minutes from the July 28, 2022 regular Council meeting and the August 2, 2022 special called Council meeting. (Dianna McLean)
3. Concur with preliminary financials for June 2022. (Jeff Wood)
4. Consider Ordinance 2022-25 regarding a request to amend Ordinances 2019-28 and 2022-14, RCR-Taylor Logistics Park Commercial Planned Development, consisting of approximately 756.00 acres of land, located at 201 FM 3349, more particularly described by Williamson Central Appraisal District Parcels R019173, R019450, R349685, R435559, R435560, R586971, R586972, R586973, R586974, R605658, R605702, R619617, and R621879, part of and out of the Watkins Nobles Survey, Abstract No. 484 and James C. Eaves Survey, Abstract No. 213, Taylor, Williamson County, Texas. (Tom Yantis)
5. Consider Ordinance 2022-26 regarding PZ-2022-1413, a change of zoning on approximately 27.89 acres addressed as 1910 CR 452, from Single-Family Residential Zoning District (R-1) to Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD). (Tom Yantis)
6. Consider Ordinance 2022-27 regarding a request to amend the Future Land Use Map designation of approximately 75.29 acres of land, addressed as 14501 and 14511 US 79, more particularly described by Williamson Central Appraisal District Parcels R019338, R019992, R020101, and R020102, consisting of Lots 1-14, Block 4 and Lots 1-15, Block 5, John O. Baker Subdivision, part of and out of the H.G. Johnson Survey, Abstract No. 348, Taylor, Williamson County, Texas. (Tom Yantis)
7. Consider Ordinance 2022-28 regarding a request to amend the designations on the Future Land Use and Growth Sectors Maps for land consisting of approximately 61.54 acres, located north of the end of Rydell Lane and the beginning of CR 398, more particularly described by Williamson Central Appraisal District Parcels R019617 and R406296, part of and out of the Samuel Pharrass Survey Abstract No. 496, Taylor, Williamson County, Texas. (Tom Yantis)
8. Consider Approval of Auditing Services for the FY2022 Audit with Brooks Watson & Company. (Jeff Wood)

9. Receive Certification of Additional Sales and Use Tax to Pay Debt Services. (Jeff Wood)

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

- 10. 2019 Infrastructure Bond summary. (Jacob Walker)
- 11. 2022-23 Public Works Streets, TUF, and MDUS Program. (Jim Gray)
- 12. 2022 Street Maintenance – HDR Task Order 27 & Raba Kistner Geotech Proposal and Street Program for FY22-23. (Jacob Walker)
- 13. Consider Take Home Vehicle Policy. (LaShon Gros)
- 14. Consider Paid Time Off Policy. (LaShon Gros)

The City Council may take action on any executive session item listed on this agenda after they reconvene into regular session.

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

- a. Discussion regarding the acquisition of property rights for the FM 973 Roadway, Water and Wastewater Construction Project.
- b. TISD property at Mallard Lane

15. Reconvene into open session and consider and take possible action on Resolution R22-23, authorizing the acquisition of 4.887 acres in fee simple title and a permanent drainage easement of 0.096 acre on, over, under, through and upon a portion of a 151.17-acre parcel of vacant land situated in the H.T. & B Railroad Company Survey, Abstract No. 315 In Williamson County, Texas, located at 1051 County Road 401, Taylor, Williamson County, Texas for the FM 973 Roadway, Water and Wastewater Construction Project and authorizing the institution of condemnation proceedings to acquire the necessary land rights in the event that negotiations are unsuccessful.

ADJOURN

The Council may vote and/or act upon each of the items listed in this Agenda. The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act including: Section 551.071 (Consult with attorney); Section 551.072 (Real Property); Section 551.073 (Gifts and Donations); Section 551.074 (Personnel Matters); Section 551.076 (Security Devices); and Section 551.087 (Economic Development). I certify that the notice of meeting was posted in the Taylor City Hall Lobby before 6:00 p.m. on August 8, 2022 and remained posted for at least 72 hours continuously before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Press.

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

Posted By: Dianna McLean Date August 8, 2022
Dianna McLean, City Clerk



City Council Meeting August 11, 2022 Transmittal Letter

STRATEGIC PILLAR

- ☐ Streets/Infrastructure
- ☐ Quality of Life
- ☐ Economic Vitality

Agenda Item #: 1

Agenda Title: Taylor Farmers Market Week

Council Action to be taken: Read proclamation

Department Submitted: Main Street

Staff Contact: Jan Harris, Main Street Manager

1. PURPOSE/DESCRIPTION

To proclaim the week of August 7-13, 2022 as Taylor Farmers Market Week

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

N/A

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
•	•

4. RECOMMENDATION

Read proclamation

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

1a. [Proclamation](#)

Proclamation

TAYLOR FARMERS MARKET WEEK

WHEREAS Taylor, Texas area farmers and ranchers provide citizens with access to healthful, locally, and regionally produced foods through farmers markets, which are expanding and evolving to accommodate the demand for a diverse array of agricultural products, and

WHEREAS farmers markets and other agricultural direct marketing outlets provide infrastructure to assist in the distribution of farm and value-added products, thereby contributing approximately \$9 billion each year to the U.S. economy, and

WHEREAS farmers markets serve as significant outlets by which small-to-medium, new and beginning, and veteran agricultural producers market agricultural products, generating revenue that supports the sustainability of family farms and the revitalization of rural communities nationwide, and

WHEREAS the City of Taylor recognizes the importance of expanding agricultural marketing opportunities that assist and encourage the next generation of farmers and ranchers; generate farm income to help stimulate business development and job creation; build community connections through rural and urban linkages; and more; and

WHEREAS the Heritage Square Farmer's Market, as a part of the Taylor Main Street Program, is a vital part of the downtown business district and revitalization of downtown Taylor.

NOW, THEREFORE BE IT RESOLVED, to further awareness of farmers markets' contributions to Taylor's quality of life, the City of Taylor does hereby proclaim the week of August 7-13, 2022, as Taylor Farmers Market Week, in conjunction with the observance of National Farmers Market Week.

Dated this 11th day of August, 2022.

Brandt Rydell, Mayor
City of Taylor



City Council Meeting August 11, 2022 Transmittal Letter

STRATEGIC PILLAR

☐ Streets/Infrastructure

☒ Quality of Life

☐ Economic Vitality

Agenda Item #: 2

Agenda Title: Approve minutes from the July 28, 2022 regular Council meeting and the August 2, 2022 special called Council meeting.

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

Department Submitted: City Clerk

Staff Contact: Dianna McLean

1. PURPOSE/DESCRIPTION

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

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

N/A

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
•	•

4. RECOMMENDATION

Approve as submitted or amend with changes noted.

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

7. OTHER OPTIONS (In order of preference)
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N/A

8. ATTACHMENTS

2a. [July 28, 2022 minutes](#)

2b. [August 2, 2022 minutes](#)

City of Taylor
Regular City Council Meeting
Taylor City Hall, Council Chambers, 400 Porter Street
July 28, 2022 at 6:00 p.m.

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

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

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

INVOCATION / MOMENT OF REFLECTION - Father Alberto gave the invocation.

PLEDGE OF ALLEGIANCE

PROCLAMATIONS/RECOGNITIONS

1. **Recognition of Taylor Main Street as a 2022 Accredited Main Street America™ Program by Main Street America and the Texas Main Street Program.**

Jan Harris, Main Street Manager - Taylor Main Street program has been recognized as a 2022 accredited program. Ms. Harris explained the significance of the program and presented a certificate from Main Street America.

CITIZENS COMMUNICATION

Owen Milner, 2304 W. Lake Dr. – asked Council how to get a waiver for a permit not obtained prior to putting up a retaining wall.

Jay Howard, Texas Disposal Systems – expressed an interest in competing for the City's business.

CONSENT AGENDA

2. **Approve minutes from the July 14, 2022 regular City Council meeting, July 19, 2022 special called City Council meeting, and the July 21, 2022 special called City Council meeting.**
3. **Ratify City Manager's re-appointment of Kimberly Hill to the Civil Service Commission.**
4. **Consider changing Civil Service Commissioners term dates.**
5. **Consider Ordinance 2022-24 to amend the FY 2022 Budget.**
6. **Consider Resolution R22-20 approving a Memorandum of (MOU) between the Taylor Independent School District and the Taylor Police Department Concerning the School Resource Officer positions.**
7. **Consider agreement between Williamson County and City of Taylor for use of Community Development Block Grant Coronavirus (CDBG-DV) Funding for Highland Drive waterline replacement and authorize the City Manager or his designee to execute the agreement.**
8. **Consider agreement between Langford Community Management Services and City of Taylor for grant administration services with Community Development Block Grant FY2020 and FY2021 Coronavirus (CDBG-DV) Funding and authorize the City Manager or his designee to execute the agreement.**
9. **Consider approving contract with MVBA for Collection of Municipal Court Fines and Fees.**
10. **Consider approving contract with MVBA for Collection of Delinquent Utility Bills.**
11. **Consider purchase of replacement fire department vehicle.**

Motion was made by Councilmember Garcia to approve the consent agenda items as presented. Motion was seconded by Councilmember Ariola. Motion carried unanimously.

PUBLIC HEARING/ORDINANCES

12. Introduce Ordinance 2022-29 entitled “Right-of-Way Management” repealing and replacing existing Chapter 25, Article II – Street Cuts of the Code of Ordinances.

Brian LaBorde, City Manager – this ordinance establishes new right-of-way management standards. Because the City allows multiple franchised utilities and other users to access the City’s right-of-way, it is necessary to establish updated standards governing the use and maintenance of the City’s right-of-way to ensure public safety and proper asset management.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2022-29

AN ORDINANCE ENTITLED “RIGHT-OF-WAY MANAGEMENT” OF THE CODE OF ORDINANCES OF THE CITY OF TAYLOR, TEXAS REPEALING THE CURRENT CHAPTER 25 ARTICLE II ENTITLED “STREET CUTS” AND REPLACING IT WITH THE FOLLOWING CHAPTER 25 ARTICLE II ENTITLED “RIGHT-OF-WAY MANAGEMENT” PROVIDING FOR DEFINITIONS, PROVIDING FOR CRIMINAL PENALTIES, PROVIDING FOR AUTHORIZATION, REGISTRATION, COMPENSATION AND FEES; CONSTRUCTION PERMITS; PROVIDING FOR CONSTRUCTION AND MAINTENANCE STANDARDS; PROVIDING FOR PLANS OF RECORD; PROVIDING FOR CONFORMANCE WITH PUBLIC IMPROVEMENTS; PROVIDING FOR IMPROPERLY INSTALLED FACILITIES; PROVIDING FOR RESTORATION OF PROPERTY; PROVIDING FOR REVOCATION OR DENIAL OF PERMIT; PROVIDING FOR APPEAL FROM REVOCATION OR DENIAL OF PERMIT; PROVIDING FOR INSPECTIONS; PROVIDING FOR ABANDONED FACILITIES; PROVIDING THAT UNDERGROUND INSTALLATION IS PREFERRED; PROVIDING FOR AS BUILT MAPS AND RECORDS; PROVIDING FOR COURTESY AND PROPER PERFORMANCE; PROVIDING FOR DRUG POLICY; PROVIDING FOR TREE MAINTENANCE; PROVIDING FOR SIGNAGE; PROVIDING FOR GRAFFITI ABATEMENT; PROVIDING FOR ALTERNATE MEANS OR METHODS; WAIVER; PROVIDING FOR ORDERLY USE OF THE RIGHT-OF-WAY BY MULTIPLE UERS; PROVIDING FOR A DESIGN MANUAL; PROVIDING FOR PROHIBITED OR RESTRICTED AREAS FOR WIRELESS FACILITIES IN THE RIGHT-OF-WAY; PROVIDING FOR PREFERRED LOCATIONS; PROVIDING FOR ORDER OF PREFERENCE REGARDING ATTACHMENT TO EXISTING FACILITIES; PROVIDING FOR PLACEMENT REQUIREMENTS; PROVIDING FOR CAMOUFLAGE REQUIRED

WHEN POSSIBLE; PROVIDING FOR GENERAL REQUIREMENTS; PROVIDING FOR ELECTRICAL SUPPLY; PROVIDING FOR INSTALLATION AND INSPECTIONS; PROVIDING FOR REQUIREMENTS IN REGARD TO REMOVAL, REPLACEMENT, MAINTENANCE AND REPAIR; PROVIDING FOR REQUIREMENTS UPON ABANDONMENT; PROVIDING FOR GENERAL PROVISIONS; PROVIDING FOR INSURANCE, INDEMNITY, BONDING AND SECURITY DEPOSITS; PROVIDING FOR DESIGN MANUAL UPDATES; PROVIDING FOR ADMINISTRATIVE HEARING – REQUEST FOR EXEMPTION; PROVIDING FOR FRANCHISE FEES CITY UTILITIES; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

First reading. No action was taken.

13. **Hold a public hearing and introduce Ordinance 2022-25 regarding a request to amend Ordinances 2019-28 and 2022-14, RCR-Taylor Logistics Park Commercial Planned Development, consisting of approximately 756.00 acres of land, located at 201 FM 3349, more particularly described by Williamson Central Appraisal District Parcels R019173, R019450, R349685, R435559, R435560, R586971, R586972, R586973, R586974, R605658, R605702, R619617, and R621879, part of and out of the Watkins Nobles Survey, Abstract No. 484 and James C. Eaves Survey, Abstract No. 213, Taylor, Williamson County, Texas.** Tom Yantis, Development Services Director – In 2019 Council rezoned the RCR Rail Park property to a commercial planned development zoning district. The applicant is proposing changes to the land uses and development standards in the approved planned development as there have been some significant changes since the project began. The Planning and Zoning Commission unanimously recommended approving the requested amendment to the planned development standards.

Mayor Rydell opened the public hearing at 6:35p.m. With no one appearing, the public hearing was closed at 6:35p.m.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2022-25

AN ORDINANCE AMENDING ORDINANCES 2019-28 AND 2022-14 THAT CHANGED THE ZONING OF APPROXIMATELY 756 ACRES OF LAND DESCRIBED IN THIS ORDINANCE FROM SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT (R-1) TO GENERAL BUSINESS ZONING DISTRICT WITH A COMMERCIAL PLANNED DEVELOPMENT OVERLAY (B-2/CPD) WHICH IS GENERALLY LOCATED AT 201 FM 3349, IN TAYLOR, WILLIAMSON COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF TAYLOR, TEXAS TO SHOW THE ZONING CHANGE SET FORTH IN THIS ORDINANCE; AND PROVIDING A SAVINGS CLAUSE.

First reading. No action was taken.

14. **Hold a public hearing and introduce Ordinance 2022-26 regarding PZ-2022-1413, a change of zoning on approximately 27.89 acres addressed as 1910 CR 452, from Single-Family Residential Zoning District (R-1) to Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD).**

Tom Yantis, Development Services Director - The purpose of the re-zoning is to develop a pedestrian-friendly community with a mixture of thoroughfare types, residential lot sizes, and block lengths arranged to respect the existing infrastructural conditions and seamlessly connect with the adjacent neighborhood. The current zoning is intended to be used principally for residential uses, but this tract is surrounded by existing development and infrastructure, which create unique development conditions for the property and have necessitated the incorporation of a planned development. The Planning and Zoning Commission unanimously recommended approval of the Zoning Map Amendment.

Mayor Rydell opened the public hearing at 6:43p.m.

Raymond Hernandez, Old Copeland Rd. – concerned about zoning, water pressure, water drainage, and road upgrades going into the new neighborhood. Also asked if there are any plans to add natural gas lines in his area.

With no one else appearing, the public hearing was closed at 6:47p.m.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2022-26

AN ORDINANCE CHANGING THE ZONING ON PROPERTY DESCRIBED AS APPROXIMATELY 27.89 ACRES OF LAND ADDRESSED AS 1910 CR 452, FROM SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT (R-1) TO SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT WITH A RESIDENTIAL PLANNED DEVELOPMENT OVERLAY (R-1/RPD), PART OF AND OUT OF THE PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131, TAYLOR, WILLIAMSON COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE.

First reading. No action was taken.

15. **Hold a public hearing and introduce Ordinance 2022-27 regarding a request to amend the Future Land Use Map designation of approximately 75.29 acres of land, addressed as 14501 and 14511 US 79, more particularly described by Williamson Central Appraisal District Parcels R019338, R019992, R020101, and R020102, consisting of Lots 1-14, Block 4 and Lots 1-15, Block 5, John O. Baker Subdivision, part of and out of the H.G. Johnson Survey, Abstract No. 348, Taylor, Williamson County, Texas.**

Tom Yantis, Development Services Director - The subject property is currently identified as Area of Minimal Change and Open Space within the Future Land Use map. The applicant has requested to redesignate the subject property from Area of Minimal Change to Employment Center. The new land use designation would enable the property owner to seek a rezoning to allow for the development of an Industrial use on the property. The Planning and Zoning Commission recommend approval of the proposed amendment.

Mayor Rydell opened the public hearing at 7:03p.m. With no one appearing, the public hearing was closed at 7:03p.m.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2022-27

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, AMENDING THE COMPREHENSIVE PLAN AND THE FUTURE LAND USE MAP SO AS TO CHANGE THE FUTURE LAND USE DESIGNATION OF AREA OF MINIMAL CHANGE AND OPEN SPACE TO EMPLOYMENT CENTER: REGIONAL AND OPEN SPACE ON APPROXIMATELY 75.29 ACRES OF LAND CONSISTING OF LOTS ONE (1) THROUGH FOURTEEN (14), BLOCK FOUR (4), AND LOTS ONE (1) THROUGH FIFTEEN (15), BLOCK (5), OF THE JOHN O. BAKER SUBDIVISION, PART OF AND OUT OF THE H.G. JOHNSON SURVEY, ABSTRACT NO. 348, TAYLOR, WILLIAMSON COUNTY, TEXAS. PROVIDING FOR THE AMENDMENT OF THE PLAN; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING A SAVINGS CLAUSE

First reading. No action was taken.

16. **Hold a public hearing and introduce Ordinance 2022-28 regarding a request to amend the designations on the Future Land Use and Growth Sectors Maps for land consisting of approximately 61.54 acres, located north of the end of Rydell Lane and the beginning of CR 398, more particularly described by Williamson Central Appraisal District Parcels R019617 and R406296, part of and out of the Samuel Pharrass Survey Abstract No. 496, Taylor, Williamson County, Texas.**

Tom Yantis, Development Services Director - This ordinance provides for an amendment to the Comprehensive Plan. The applicant plans to develop the subject property as a mixed-use area that would incorporate commercial and residential land uses. The property is located within the City's extra-territorial jurisdiction (ETJ). The Planning and Zoning Commission recommend City Council approve the proposed amendment.

Mayor Rydell opened the public hearing at 7:17p.m.

Larry Robbins – requested Council and staff consider concerns of landowners regarding restrictions on land use.

With no one else appearing, the public hearing was closed at 7:19p.m.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2022-28

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP AND GROWTH SECTORS MAP TO CHANGE THE FUTURE LAND USE DESIGNATION FOR PROPERTY R0196017 FROM AREA OF MINIMAL CHANGE TO A COMBINATION OF NEIGHBORHOOD:

GREENFIELD, MARKET CENTER: COMMUNITY, AND EMPLOYMENT CENTER: COMMUNITY AND TO CHANGE THE GROWTH SECTORS MAP FOR PROPERTY R019617 AND R406296 FROM RESTRICTED GROWTH SECTOR TO INTENDED GROWTH SECTOR ON APPROXIMATELY 61.54 ACRES OF LAND PART OF AND OUT OF THE SAMUEL PHARRASS SURVEY ABSTRACT NO. 496, TAYLOR, WILLIAMSON COUNTY, TEXAS; PROVIDING FOR THE AMENDMENT OF THE PLAN; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING A SAVINGS CLAUSE

First reading. No action was taken.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

17. Update on 2021/2022 Waste Connections Sanitation Program.

John Harris and Chris Kar from Waste Connections provided an update of the Waste Connections Sanitation Program. Council Member Garcia requested a date be set up to discuss commercial recycling.

Motion was made by Councilmember Ariola to receive the Waste Connections Sanitation program update as presented. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

18. Consider Ordinance 2022-30 Authorizing The Issuance Of The City Of Taylor, Texas Limited Tax Note, Series 2022; Approving A Paying Agent/Registrar Agreement, Prescribing The Form Of The Note; Levying An Ad Valorem Tax To Pay The Note; Awarding The Sale Thereof; And Enacting Other Provisions Relating Thereto.

Jeff Jenkins, Deputy City Manager - This ordinance is required to authorize the City to issue the Limited Tax Note, Series 2022. Per Texas Government Code 1201.028, only one reading is required. Funds will be used for improvements to the Doris Roznovak Aquatic Center (formerly the Murphy Park pool). Jennifer Ritter, Specialized Public Finance, discussed the bid presentation. Mark Fowler, Bond Attorney, was also present.

Motion was made by Councilmember Garcia to adopt Ordinance 2022-30 as presented. Motion was seconded by Councilmember Ariola. Motion carried unanimously.

19. Consider approving six-month lease agreement extension with Taylor American Legion in Murphy Park.

Jeff Jenkins, Deputy City Manager - The Taylor American Legion leases property in Murphy Park located at 1310 Sycamore Street, for the building the Legion owns. The lease needs to have an additional temporary six-month renewal while negotiations continue on the longer-term lease.

Councilmember Garcia recused himself from the dais at 7:48p.m. due to him being a member of this American Legion.

Councilmember Ariola stated he too was a member but did not recuse himself due to no financial interest.

Motion was made by Councilmember Drummond to approve the 6-month lease agreement extension with Taylor American Legion as presented. Motion was seconded by Mayor Pro-Tem Anderson. Motion carried 4 to 0.

Mayor Rydell read the executive session items and adjourned into closed session at 7:50p.m.

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

- a) Taylor FM973 LLC, ETJ release petition.
- b) Petition for Services Otherwise Provided by North Fork MUD, Rummel & Rohde

20. **Reconvene into open session and take any action.**

Mayor Rydell reconvened into open session at 8:48p.m. No action was taken.

ADJOURN

With no further business Mayor Rydell declared the meeting adjourned at 8:48p.m.

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

City of Taylor
Special Called City Council Meeting
Taylor City Hall, Council Chambers, 400 Porter Street
August 2, 2022 at 6:00 p.m.

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

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

Brian LaBorde, City Manager
Jeff Jenkins, Deputy City Manager

CITIZEN COMMUNICATION

Angelica Salazar, 1813 Davis St. – Taylor doesn't have enough water for Samsung.

REGULAR AGENDA

1. Water & Sewer Current and Future Needs Workshop.

Tom Yantis, Development Services Director – gave an overview of the comprehensive plan.

Jacob Walker, HDR Engineering – gave a presentation on the water & sewer usage and needs.

Jacob Walker, HDR – gave a presentation on the water and sewer system capacity and growth of the system.

Kelley Kaatz, HDR Engineering – gave a presentation on future water supply needs and discussed possible additionally water supply sources in the future.

Citizen communication:

Joe Naizer, 701 Sloan – concerned about water supply and taste.

Brian LaBorde, City Manager – discussed what the next steps are for the city's water needs. This information provided will help us update our impact fees. Staff is investing redundancy opportunities for water. Staff will come back to Council with additional information and further discussion utility items in the future.

ADJOURN

With no further business Mayor Rydell declared the meeting adjourned at 7:22p.m.

ATTEST:

Brandt Rydell, Mayor

Jeff Jenkins, Deputy City Manager



***City Council Meeting
August 11, 2022
Transmittal Letter***

STRATEGIC PILLAR

☐ Streets/Infrastructure

☐ Quality of Life

☒ Economic Vitality

Agenda Item #: 3
Agenda Title: Concur with Preliminary Financials for June 2022

Council Action to be taken: Approve by Consent

Department Submitted: Finance Department

Staff Contact: Jeffrey Wood, 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.

The following provides a brief overview on the preliminary status and/or activity of the major funds or groups of funds as of June 30, 2022:

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 \$2,021,352 or 14% over last year's fiscal year-to-date. The majority of revenue collected in June was received through property tax and sales tax. Revenues YTD are 96% of the budgeted amount.
- Property tax collections amount to \$8,070,330 through June. The amount collected represents approximately 100% of budgeted property tax revenues. The timing of individual tax payments can vary year-over-year so comparisons to previous years should keep such fluctuations in mind.

- The City's portion of the sales tax collections are \$3,679,606 through June, up by \$611,507 or 20% when compared to this same time last year. The payment received in June represents sales that occurred in April. June revenues ended up higher than the previous year and higher than budgeted.
- Expenditures in the General Fund are up by \$1,773,630 or 15% compared to last year's expenses fiscal year-to-date. Expenditures of 84% of budget are at a higher than normal amount, but are offset by higher revenues.
- It should be noted when reviewing the level of revenues over expenditures that the vast majority of budgeted revenues are received in the first half of the year, while expenditures are dispersed more evenly throughout the year. It is common to show a significant budget surplus at mid-year that will regularly decrease over the last six months.

Special Revenue Funds:

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

- The TIF Fund receives the annual transfer in from the City and the County for the captured taxes collected in the district around April of each year. The only revenue reported for June was interest earned. The expenditures budgeted for this fiscal year are related to the debt service payments, fire suppression grants and façade grants.
- Hotel Occupancy Tax collections from the lodging providers are recorded monthly, but the 380 Agreement payment is distributed quarterly. The timing of the 380 Agreement payment can skew the monthly report and result in the fund being reflected in a more positive position than is actually the case.

Hotel Occupancy Tax collections are reported at \$200,761 fiscal year-to-date, of which \$28,909 was collected in June. June's collection was \$9,079 more than June 2021, and fiscal year-to-date HOT collections are \$73,969 (58%) more than FY 2020-21.

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

- Main Street revenues reported during the year are from sales and other fund-raising activities. Expenditures are for rental assistance, advertising, city sponsored events and façade grants.
- Municipal Court Special Revenues total \$9,430 which is 50% 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.

- Transportation User Fee (TUF) Fund – User fees collected in June are reported at \$70,685. Expenditures are associated with engineering cost, the cost of the work done for street maintenance and debt service payment transfers.
- Municipal Drainage Utility System (MDUS) Fund – Drainage fees collected in June are reported at \$43,650. Expenditures are related to the administrative fee transfer to the General Fund, engineering expenses, and debt service payment transfers.

Enterprise Funds:

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

Sanitation Fund

- Revenues from franchise fees and user charges for services in June are reported at \$166,359. The City contracts its solid waste collection service and expenditures represent the payment to the City's solid waste provider. June's cost for solid waste collection services is \$154,634.

Utility Fund

- Revenues through June totaled \$7,732,853, which includes \$7,573,541 in charges for service. User charges are up \$803,877 compared to the same period last year. Expenditures fiscal year-to-date total \$7,784,066 compared to \$6,451,445 a year ago. Year-to-year comparisons in the Utility Fund reflect differences in billing and usage, and such differences can be caused by several factors that can vary throughout the year. This should be kept in mind when comparing individual time periods.
- The Utility Fund is operating at an acceptable level when compared to budgeted amounts for this period of the fiscal year, although both revenue and expenditures are lower than anticipated for the fiscal year.

Airport Fund

- Revenues consist of airport hangar rental, sale of fuel and interest income. Hangar rental is reported at \$190,215 and revenues from fuel sales are \$203,087.
- The Airport Fund is operating higher than budget due to grant funding and expenditures with expenditures exceeding revenues by \$4,619.

Cemetery Fund

- Revenues are reported at \$187,195 and are 73% of budgeted amounts. Revenues are dependent on the number of lots sold and graves dug, and both of these sources can be variable.
- Expenditures total \$186,062 which represents 77% of budgeted amounts.
- Revenues exceed expenditures by \$1,132.

Other Funds:

- Roadway Impact Fund – There was \$2,388 in revenues collected in June. Budgeted expenditures in this fund are related to the Impact Fee rate study.
- Utility Impact Fund – There was \$19,500 in revenues collected in June. Expenditures are budgeted for the Impact Fee rate study.

Internal Service Funds:

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

- The Fleet Operating Fund charges rental fees and replacement fees to the various City departments and these fees are used to off-set the expenditures for repairs and maintenance to the City's vehicles. This same concept is applied to the Fleet Replacement Fund for the purpose of purchasing vehicles.
- Expenditures in the Fleet Operating Fund are operating as anticipated.
- The Fleet Replacement Fund reflects expenditures that includes capital lease payments for purchases are made either monthly, quarterly or annually throughout the year. Expenditures also reflect cash purchases for equipment and vehicles made on behalf of the other funds.

Quarterly Investment Report

- Included this month is the Quarterly Investment Report from our investment consultant and covers the period of April 1 – June 30. This report reflects the coordinated efforts of City staff and Meeder (Patterson & Associates) to manage the City funds that are not immediately needed for operational purposes
- The report shows the average yield obtained on the City's funds was .837% during the reporting period and fell significantly below the 6-month and 1-year Treasuries. The yield on our pooled investment accounts has began to increase with the Federal Reserves recent increases in interest rates, but remained low over the quarter as

cash and cash equivalent accounts are still catching up to the market interest rates as they gradually replace lower interest-bearing investments in the portfolio.

- The historically low rates that we experienced over the last decade are giving way to higher rates as the Federal Reserve attempts to combat rising inflation. We continue to work with our investment advisors to look for the best rates for short-term investments and commercial paper as we balance the desire for return with our need for safety and liquidity.
- Current and near-future needs of the City necessitate that we maintain a short duration portfolio. Cash equivalent and short-term investments are better return than they have in the past with some of our pooled accounts now paying over 1%. Higher returns are beginning to appear at the 2+ years maturity level. Cash flow scenarios stabilize 6 months out and may allow for some investments in the 18-36 month maturity range.

3. PROS and CONS

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

4. RECOMMENDATION

Concur with the preliminary monthly financial report by consent

5. FUNDING SOURCE

N/A

6. TIMELINE

Immediate consideration

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

3a. [Monthly Financial Report for June 2022:](#)

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



Monthly Finance Report as of :
June 2022

City of Taylor
400 Porter Street
Taylor, TX 76574

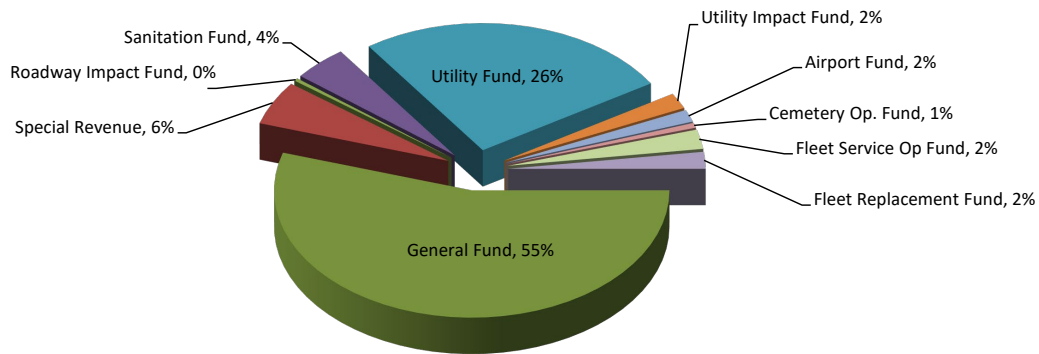
Attachment A

Financial Summary

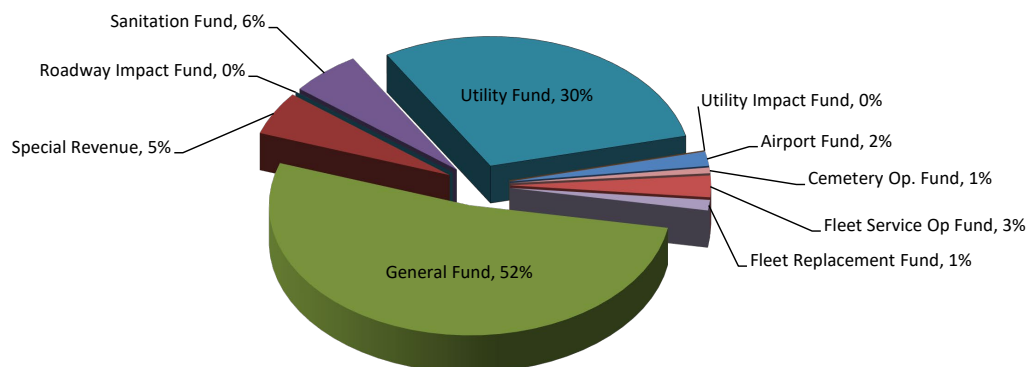
Summary Revenue/Expenditures
Preliminary Year-to-Date as of June 30, 2022

	Revenue			Expenditures			Surplus/Deficit
	Annual Budget	Actual Y-T-D	% of Budget	Annual Budget	Actual Y-T-D	% of Budget	
General Fund	\$ 17,019,632	\$ 16,296,752	96%	\$ 17,189,936	\$ 13,666,208	80%	\$ 2,630,544
Special Revenue Funds							
- Tax Increment Fund (TIF)	\$ 411,500	\$ 418,187	102%	\$ 408,032	\$ 293,157	72%	125,030
- Hotel/Motel Tax	\$ 190,000	\$ 214,333	113%	\$ 204,000	\$ 156,268	77%	58,065
- Main St. Revenue	\$ 108,100	\$ 93,592	87%	\$ 108,100	\$ 78,712	73%	14,880
- Municipal Court Sec/Tech	\$ 19,000	\$ 9,431	50%	\$ 9,712	\$ 4,275	44%	5,155
- Library Grants/Donations	\$ 700	\$ 1,995	285%	\$ 2,050	\$ 100	5%	1,895
- Transportation Fund (TUF)	\$ 828,000	\$ 570,574	69%	\$ 821,319	\$ 503,010	61%	67,565
- MDUS	\$ 522,500	\$ 350,950	67%	\$ 513,600	\$ 373,880	73%	(22,930)
Special Rev Funds Total	\$ 2,079,800	\$ 1,659,062	80%	\$ 2,066,813	\$ 1,409,402	68%	249,660
Enterprise Funds							
- Sanitation Fund	\$ 1,977,600	\$ 1,333,782	67%	\$ 1,946,700	\$ 1,477,873	76%	(144,092)
- Utility Fund	\$ 11,479,000	\$ 7,732,853	67%	\$ 11,478,918	\$ 7,784,066	68%	(51,213)
- Airport Fund	\$ 459,200	\$ 462,619	101%	\$ 471,234	\$ 467,237	99%	(4,619)
- Cemetery Op. Fund	\$ 257,500	\$ 187,195	73%	\$ 258,566	\$ 186,062	72%	1,132
Roadway Impact Fund	\$ 60,000	\$ 108,027	180%	60,000	1,275	2%	106,752
Utility Impact Fund	\$ 425,000	\$ 596,081	140%	160,000	-	0%	596,081
Fleet Service Operating Fund	\$ 724,220	\$ 734,555	101%	\$ 719,705	\$ 700,935	97%	33,620
Fleet Replacement Fund	\$ 2,436,767	\$ 636,843	26%	\$ 2,410,639	339,712	14%	297,131
Total	\$ 38,269,219	\$ 29,747,768	78%	\$ 38,097,430	\$ 26,032,771	68%	\$ 3,714,997

Total Revenue Summary (\$29,747,768)



Total Expenditure Summary (\$26,032,771)



Attachment B

Financial Statements by Fund

General Fund

Tax Increment Financing Fund

Hotel Occupancy Tax Fund

Main Street Fund

Municipal Court Special Fee Fund

Library Grant/Donations Fund

Roadway Impact Fee Fund

Transportation User Fee Fund

Municipal Drainage Utility System Fund

Sanitation Fund

Public Utilities Fund

Utility Impact Fund

Airport Fund

Cemetery Operating Fund

Fleet Services Operating Fund

Fleet Replacement Fund

C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: JUNE 30TH, 2022

100-GENERAL FUND
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
310-TAXES		13,264,000.00	528,158.38	12,345,978.76	93.08	0.00	918,021.24
320-PERMITS AND LICENSES		669,800.00	42,363.67	1,078,142.69	160.96	0.00	(408,342.69)
330-INTERGOVERNMENTAL REV		386,500.00	0.00	383,458.41	99.21	0.00	3,041.59
340-CHARGES FOR SERVICES		357,400.00	67,372.25	474,150.41	132.67	0.00	(116,750.41)
410-FINES AND FORFEITURES		231,700.00	16,707.26	118,022.35	50.94	0.00	113,677.65
420-ASSESSMENTS		14,000.00	139.81	54,523.20	389.45	0.00	(40,523.20)
430-USE OF MONEY AND PROP		103,000.00	21,040.04	168,797.55	163.88	0.00	(65,797.55)
440-DONATIONS FROM PRIVAT		10,500.00	155,925.00	175,240.96	668.96	0.00	(164,740.96)
450-INTERFUND OPERATING T		1,982,732.00	493,913.56	1,498,437.87	75.57	0.00	484,294.13
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 ***		17,019,632.00	1,325,619.97	16,296,752.20	95.75	0.00	722,879.80
<u>EXPENDITURE SUMMARY</u>							
500-CITY COUNCIL		219,480.00	24,964.09	137,133.92	62.48	0.00	82,346.08
501-CITY MANAGEMENT		547,780.00	29,450.88	425,740.93	77.72	0.00	122,039.07
503-PUBLIC INFORMATION		197,540.00	19,872.73	161,439.01	81.72	0.00	36,100.99
504-HUMAN RESOURCES		277,822.00	25,070.64	204,198.68	73.50	0.00	73,623.32
505-CITY CLERK		157,800.00	11,374.95	109,024.01	69.09	0.00	48,775.99
512-FINANCIAL SERVICES		730,815.00	43,381.92	566,498.05	77.52	0.00	164,316.95
516-MUNICIPAL COURT		432,079.00	21,664.49	239,990.08	55.57	110.00	191,978.92
522-DEVELOPMENT SERVICES		1,624,568.00	190,233.54	1,375,958.66	95.38	173,572.00	75,037.34
524-MAIN STREET PROGRAM		121,376.00	6,695.12	93,622.68	77.13	0.00	27,753.32
527-MOODY MUSEUM		10,075.00	476.77	4,687.88	46.53	0.00	5,387.12
532-PUBLIC LIBRARY		521,288.00	40,278.15	374,284.08	72.72	4,779.28	142,224.64
542-FIRE SUPPRESSION/EMER		2,972,812.00	311,462.72	2,190,343.18	74.04	10,816.00	771,652.82
552-POLICE FIELD SERVICES		4,448,044.00	388,179.44	3,245,354.15	73.39	18,967.23	1,183,722.62
558-ANIMAL CONTROL SECTIO		244,028.00	20,764.11	213,960.87	97.99	25,174.00	4,893.13
563-STREET & GROUND MAIN		1,983,854.00	252,731.32	1,471,542.18	74.85	13,394.43	498,917.39
565-PARKS & RECREATION		1,085,937.00	146,417.35	1,118,007.46	111.19	89,445.10	(121,515.56)
566-INTERNAL SVCS/BLDG		576,697.00	45,001.32	554,982.68	96.23	0.00	21,714.32
573-ENGINEERING & INSPECT		175,000.00	26,094.31	209,422.83	119.67	0.00	(34,422.83)
575-INTERNAL SVC/IT DEPT		218,834.00	47,074.52	189,052.07	86.39	0.00	29,781.93
592-NON-DEPARTMENTAL		644,107.00	83,236.20	780,964.83	185.69	415,086.26	(551,944.09)
*** TOTAL EXPENDITURES ***		17,189,936.00	1,734,424.57	13,666,208.23	83.87	751,344.30	2,772,383.47
*** TOTAL PROFIT / (LOSS) ***		(170,304.00)	(408,804.60)	2,630,543.97	103.44-	(751,344.30)	(2,049,503.67)

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
310-TAXES		270,000.00	0.00	276,846.18	102.54	0.00	(6,846.18)
330-INTERGOVERNMENTAL REV		140,000.00	0.00	141,082.90	100.77	0.00	(1,082.90)
430-USE OF MONEY AND PROP		<u>1,500.00</u>	<u>196.24</u>	<u>454.28</u>	<u>30.29</u>	<u>0.00</u>	<u>1,045.72</u>
*** TOTAL REVENUES ***		411,500.00	196.24	418,383.36	101.67	0.00	(6,883.36)
		=====	=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>							
520-TIF EXPENSES		<u>408,032.00</u>	<u>89,875.00</u>	<u>293,157.00</u>	<u>71.85</u>	<u>0.00</u>	<u>114,875.00</u>
*** TOTAL EXPENDITURES ***		408,032.00	89,875.00	293,157.00	71.85	0.00	114,875.00
		=====	=====	=====	=====	=====	=====
*** TOTAL PROFIT / (LOSS) ***		3,468.00	(89,678.76)	125,226.36	610.91	0.00	(121,758.36)
		=====	=====	=====	=====	=====	=====

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
310-TAXES		190,000.00	28,909.03	200,760.64	105.66	0.00	(10,760.64)
420-ASSESSMENTS		0.00	0.00	0.00	0.00	0.00	0.00
430-USE OF MONEY AND PROP		<u>0.00</u>	<u>0.00</u>	<u>13,571.92</u>	<u>0.00</u>	<u>0.00</u>	<u>(13,571.92)</u>
*** TOTAL REVENUES ***		190,000.00	28,909.03	214,332.56	112.81	0.00	(24,332.56)
		=====	=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>							
612-HOTEL/MOTEL TAX		<u>204,000.00</u>	<u>11,789.98</u>	<u>156,268.04</u>	<u>76.60</u>	<u>0.00</u>	<u>47,731.96</u>
*** TOTAL EXPENDITURES ***		204,000.00	11,789.98	156,268.04	76.60	0.00	47,731.96
		=====	=====	=====	=====	=====	=====
*** TOTAL PROFIT / (LOSS) ***		(14,000.00)	17,119.05	58,064.52	414.75-	0.00	(72,064.52)
		=====	=====	=====	=====	=====	=====

C I T Y O F T A Y L O R
 FINANCIAL STATEMENT
 AS OF: JUNE 30TH, 2022

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
<u>REVENUE SUMMARY</u>							
420-	ASSESSMENTS	<u>60,000.00</u>	<u>2,388.00</u>	<u>108,027.00</u>	<u>180.05</u>	<u>0.00</u>	<u>(48,027.00)</u>
***	TOTAL REVENUES ***	<u>60,000.00</u>	<u>2,388.00</u>	<u>108,027.00</u>	<u>180.05</u>	<u>0.00</u>	<u>(48,027.00)</u>
<u>EXPENDITURE SUMMARY</u>							
631-	ROADWAY IMPACT FEE	<u>60,000.00</u>	<u>0.00</u>	<u>1,275.40</u>	<u>78.90</u>	<u>46,066.00</u>	<u>12,658.60</u>
***	TOTAL EXPENDITURES ***	<u>60,000.00</u>	<u>0.00</u>	<u>1,275.40</u>	<u>78.90</u>	<u>46,066.00</u>	<u>12,658.60</u>
***	TOTAL PROFIT / (LOSS) ***	<u>0.00</u>	<u>2,388.00</u>	<u>106,751.60</u>	<u>0.00</u>	<u>(46,066.00)</u>	<u>(60,685.60)</u>

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
340-CHARGES FOR SERVICES		825,000.00	70,684.60	570,570.68	69.16	0.00	254,429.32
430-USE OF MONEY AND PROP		3,000.00	0.00	3.77	0.13	0.00	2,996.23
450-INTERFUND OPERATING T		0.00	0.00	0.00	0.00	0.00	0.00
470-PROCEEDS GEN LONG TER		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
*** TOTAL REVENUES ***		828,000.00	70,684.60	570,574.45	68.91	0.00	257,425.55
		=====	=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>							
632-TRANSPORTATION		<u>821,319.00</u>	<u>143,742.08</u>	<u>503,009.87</u>	<u>67.51</u>	<u>51,438.45</u>	<u>266,870.68</u>
*** TOTAL EXPENDITURES ***		821,319.00	143,742.08	503,009.87	67.51	51,438.45	266,870.68
		=====	=====	=====	=====	=====	=====
*** TOTAL PROFIT / (LOSS) ***		6,681.00	(73,057.48)	67,564.58	241.37	(51,438.45)	(9,445.13)
		=====	=====	=====	=====	=====	=====

C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: JUNE 30TH, 2022

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
<u>REVENUE SUMMARY</u>							
330-	INTERGOVERNMENTAL REV	0.00	0.00	0.00	0.00	0.00	0.00
340-	CHARGES FOR SERVICES	522,500.00	43,649.02	350,950.21	67.17	0.00	171,549.79
430-	USE OF MONEY AND PROP	0.00	0.00	0.00	0.00	0.00	0.00
460-	PROCEEDS GEN FIXED AS	0.00	0.00	0.00	0.00	0.00	0.00
470-	PROCEEDS GEN LONG TER	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
***	TOTAL REVENUES ***	<u>522,500.00</u>	<u>43,649.02</u>	<u>350,950.21</u>	<u>67.17</u>	<u>0.00</u>	<u>171,549.79</u>
<u>EXPENDITURE SUMMARY</u>							
750-	MUNICIPAL DRAINAGE	<u>513,600.00</u>	<u>113,862.50</u>	<u>373,879.85</u>	<u>72.80</u>	<u>0.00</u>	<u>139,720.15</u>
***	TOTAL EXPENDITURES ***	<u>513,600.00</u>	<u>113,862.50</u>	<u>373,879.85</u>	<u>72.80</u>	<u>0.00</u>	<u>139,720.15</u>
***	TOTAL PROFIT / (LOSS) ***	<u>8,900.00</u>	<u>(70,213.48)</u>	<u>(22,929.64)</u>	<u>257.64-</u>	<u>0.00</u>	<u>31,829.64</u>

C I T Y O F T A Y L O R
 FINANCIAL STATEMENT
 AS OF: JUNE 30TH, 2022

320-SANITATION FUND
 FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
310-TAXES		220,000.00	14,559.84	144,645.39	65.75	0.00	75,354.61
340-CHARGES FOR SERVICES		<u>1,757,600.00</u>	<u>151,799.30</u>	<u>1,189,136.11</u>	<u>67.66</u>	<u>0.00</u>	<u>568,463.89</u>
*** TOTAL REVENUES ***		<u>1,977,600.00</u>	<u>166,359.14</u>	<u>1,333,781.50</u>	<u>67.44</u>	<u>0.00</u>	<u>643,818.50</u>
<u>EXPENDITURE SUMMARY</u>							
721-SANITATION/GARBAGE		<u>1,946,700.00</u>	<u>195,543.76</u>	<u>1,477,872.87</u>	<u>75.92</u>	<u>0.00</u>	<u>468,827.13</u>
*** TOTAL EXPENDITURES ***		<u>1,946,700.00</u>	<u>195,543.76</u>	<u>1,477,872.87</u>	<u>75.92</u>	<u>0.00</u>	<u>468,827.13</u>
*** TOTAL PROFIT / (LOSS) ***		<u>30,900.00</u>	<u>(29,184.62)</u>	<u>(144,091.37)</u>	<u>466.32-</u>	<u>0.00</u>	<u>174,991.37</u>

C I T Y O F T A Y L O R
 FINANCIAL STATEMENT
 AS OF: JUNE 30TH, 2022

320-SANITATION FUND
 FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
310-TAXES		220,000.00	14,559.84	144,645.39	65.75	0.00	75,354.61
340-CHARGES FOR SERVICES		<u>1,757,600.00</u>	<u>151,799.30</u>	<u>1,189,136.11</u>	<u>67.66</u>	<u>0.00</u>	<u>568,463.89</u>
*** TOTAL REVENUES ***		<u>1,977,600.00</u>	<u>166,359.14</u>	<u>1,333,781.50</u>	<u>67.44</u>	<u>0.00</u>	<u>643,818.50</u>
<u>EXPENDITURE SUMMARY</u>							
721-SANITATION/GARBAGE		<u>1,946,700.00</u>	<u>40,909.78</u>	<u>1,323,238.89</u>	<u>67.97</u>	<u>0.00</u>	<u>623,461.11</u>
*** TOTAL EXPENDITURES ***		<u>1,946,700.00</u>	<u>40,909.78</u>	<u>1,323,238.89</u>	<u>67.97</u>	<u>0.00</u>	<u>623,461.11</u>
*** TOTAL PROFIT / (LOSS) ***		<u>30,900.00</u>	<u>125,449.36</u>	<u>10,542.61</u>	<u>34.12</u>	<u>0.00</u>	<u>20,357.39</u>

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
320-PERMITS AND LICENSES		1,000.00	400.00	975.00	97.50	0.00	25.00
330-INTERGOVERNMENTAL REV		0.00	0.00	0.00	0.00	0.00	0.00
340-CHARGES FOR SERVICES		10,953,500.00	957,249.48	7,573,541.38	69.14	0.00	3,379,958.62
420-ASSESSMENTS		427,000.00	3,543.00	92,078.45	21.56	0.00	334,921.55
430-USE OF MONEY AND PROP		95,500.00	5,406.99	64,676.51	67.72	0.00	30,823.49
450-INTERFUND OPERATING T		0.00	0.00	0.00	0.00	0.00	0.00
460-PROCEEDS GEN FIXED AS		2,000.00	499.77	1,581.52	79.08	0.00	418.48
470-PROCEEDS GEN LONG TER		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
*** TOTAL REVENUES ***		11,479,000.00	967,099.24	7,732,852.86	67.37	0.00	3,746,147.14
		=====	=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>							
701-UTILITIES ADMINISTRAT		498,155.00	41,816.07	352,947.62	70.85	0.00	145,207.38
706-WASTEWATER TREATMENT		991,471.00	95,076.43	624,665.41	68.27	52,257.47	314,548.12
708-UTILITY DISTRIBUTION/		2,519,514.00	274,983.96	1,635,941.80	71.02	153,430.95	730,141.25
709-UTILITIES NON-DEPARTM		<u>7,469,778.00</u>	<u>1,286,593.90</u>	<u>5,170,510.81</u>	<u>71.03</u>	<u>135,294.00</u>	<u>2,163,973.19</u>
*** TOTAL EXPENDITURES ***		11,478,918.00	1,698,470.36	7,784,065.64	70.78	340,982.42	3,353,869.94
		=====	=====	=====	=====	=====	=====
*** TOTAL PROFIT / (LOSS) ***		82.00	(731,371.12)	(51,212.78)	286.83-	(340,982.42)	392,277.20
		=====	=====	=====	=====	=====	=====

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
320-PERMITS AND LICENSES		0.00	0.00	0.00	0.00	0.00	0.00
330-INTERGOVERNMENTAL REV		10,000.00	0.00	61,103.79	611.04	0.00	(51,103.79)
340-CHARGES FOR SERVICES		447,700.00	49,812.10	399,713.05	89.28	0.00	47,986.95
420-ASSESSMENTS		0.00	0.00	0.00	0.00	0.00	0.00
430-USE OF MONEY AND PROP		1,500.00	772.90	1,801.80	120.12	0.00	(301.80)
440-DONATIONS FROM PRIVAT		0.00	0.00	0.00	0.00	0.00	0.00
450-INTERFUND OPERATING T		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
*** TOTAL REVENUES ***		459,200.00	50,585.00	462,618.64	100.74	0.00	(3,418.64)
		=====	=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>							
732-AIRPORT OPERATIONS DE		<u>471,234.00</u>	<u>101,075.20</u>	<u>467,237.36</u>	<u>99.55</u>	<u>1,857.10</u>	<u>2,139.54</u>
*** TOTAL EXPENDITURES ***		471,234.00	101,075.20	467,237.36	99.55	1,857.10	2,139.54
		=====	=====	=====	=====	=====	=====
*** TOTAL PROFIT / (LOSS) ***		(12,034.00)	(50,490.20)	(4,618.72)	53.81	(1,857.10)	(5,558.18)
		=====	=====	=====	=====	=====	=====

C I T Y O F T A Y L O R
 FINANCIAL STATEMENT
 AS OF: JUNE 30TH, 2022

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
<u>REVENUE SUMMARY</u>							
330-INTERGOVERNMENTAL REV		0.00	0.00	0.00	0.00	0.00	0.00
340-CHARGES FOR SERVICES		171,500.00	18,234.00	117,667.00	68.61	0.00	53,833.00
420-ASSESSMENTS		0.00	0.00	0.00	0.00	0.00	0.00
430-USE OF MONEY AND PROP		1,000.00	140.00	1,231.00	123.10	0.00	(231.00)
440-DONATIONS FROM PRIVAT		0.00	0.00	0.00	0.00	0.00	0.00
450-INTERFUND OPERATING T		5,000.00	2,472.59	2,472.59	49.45	0.00	2,527.41
460-PROCEEDS GEN FIXED AS		<u>80,000.00</u>	<u>7,020.00</u>	<u>65,824.20</u>	<u>82.28</u>	<u>0.00</u>	<u>14,175.80</u>
*** TOTAL REVENUES ***		257,500.00 =====	27,866.59 =====	187,194.79 =====	72.70 =====	0.00 =====	70,305.21 =====
<u>EXPENDITURE SUMMARY</u>							
761-CEMETERY OPERATING DE		<u>258,566.00</u>	<u>31,550.74</u>	<u>186,062.48</u>	<u>76.97</u>	<u>12,960.00</u>	<u>59,543.52</u>
*** TOTAL EXPENDITURES ***		258,566.00 =====	31,550.74 =====	186,062.48 =====	76.97 =====	12,960.00 =====	59,543.52 =====
*** TOTAL PROFIT / (LOSS) ***		(1,066.00) =====	(3,684.15) =====	1,132.31 =====	109.54 =====	(12,960.00) =====	10,761.69 =====

C I T Y O F T A Y L O R
 FINANCIAL STATEMENT
 AS OF: JUNE 30TH, 2022

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
<u>REVENUE SUMMARY</u>							
340-	CHARGES FOR SERVICES	721,220.00	366,586.75	725,530.25	100.60	0.00	(4,310.25)
420-	ASSESSMENTS	3,000.00	0.00	8,668.14	288.94	0.00	(5,668.14)
430-	USE OF MONEY AND PROP	0.00	0.00	356.45	0.00	0.00	(356.45)
450-	INTERFUND OPERATING T	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
***	TOTAL REVENUES ***	724,220.00	366,586.75	734,554.84	101.43	0.00	(10,334.84)
		=====	=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>							
517-	FLEET SERVICES	<u>719,705.00</u>	<u>61,867.50</u>	<u>700,934.58</u>	<u>98.68</u>	<u>9,234.89</u>	<u>9,535.53</u>
***	TOTAL EXPENDITURES ***	719,705.00	61,867.50	700,934.58	98.68	9,234.89	9,535.53
		=====	=====	=====	=====	=====	=====
***	TOTAL PROFIT / (LOSS) ***	4,515.00	304,719.25	33,620.26	540.10	(9,234.89)	(19,870.37)
		=====	=====	=====	=====	=====	=====

C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: JUNE 30TH, 2022

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
<u>REVENUE SUMMARY</u>							
330-INTERGOVERNMENTAL REV		0.00	0.00	0.00	0.00	0.00	0.00
340-CHARGES FOR SERVICES		428,767.00	206,176.25	609,463.25	142.14	0.00	(180,696.25)
420-ASSESSMENTS		0.00	0.00	0.00	0.00	0.00	0.00
430-USE OF MONEY AND PROP		500.00	176.69	383.81	76.76	0.00	116.19
450-INTERFUND OPERATING T		0.00	0.00	11,914.45	0.00	0.00	(11,914.45)
460-PROCEEDS GEN FIXED AS		7,500.00	0.00	15,081.25	201.08	0.00	(7,581.25)
470-PROCEEDS GEN LONG TER		<u>2,000,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,000,000.00</u>
*** TOTAL REVENUES ***		<u>2,436,767.00</u>	<u>206,352.94</u>	<u>636,842.76</u>	<u>26.13</u>	<u>0.00</u>	<u>1,799,924.24</u>
<u>EXPENDITURE SUMMARY</u>							
518-EQUIPMENT REPLACEMENT		<u>2,410,639.00</u>	<u>9,603.69</u>	<u>339,711.93</u>	<u>16.04</u>	<u>47,044.47</u>	<u>2,023,882.60</u>
*** TOTAL EXPENDITURES ***		<u>2,410,639.00</u>	<u>9,603.69</u>	<u>339,711.93</u>	<u>16.04</u>	<u>47,044.47</u>	<u>2,023,882.60</u>
*** TOTAL PROFIT / (LOSS) ***		<u>26,128.00</u>	<u>196,749.25</u>	<u>297,130.83</u>	<u>957.16</u>	<u>(47,044.47)</u>	<u>(223,958.36)</u>

Attachment C

Council Report

Checks Posted in June 2022

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	GENERAL FUND	AFLAC	AFLAC JUNE 2022 INVOICE	1,691.85
		OFFICE OF THE TEXAS ATTORNEY GENERAL	SHANE PATRICK NEWELL001366	184.62
			SHANE PATRICK NEWELL001366	92.31
		MISCELLANEOUS GARCIA, ANTHONY JAMES	Bond Refund:CT001577 -01	250.00
		ALVARO LECHLER	ALVARO LECHLER:PER 2022-10	370.00
		MARY HERNANDEZ	MARY HERNANDEZ:DEPOSIT REF	200.00
		RON BOSTICK	RON BOSTICK:DEPOSIT REFUND	100.00
		JULIE RODRIGUEZ	JULIE RODRIGUEZ:DEPOSIT RE	200.00
		CORI BETH TUIITE	CORI BETH TUIITE:DEPOSIT RE	200.00
		ANGELA MEJIA	ANGELA MEJIA:DEPOSIT REFUN	200.00
		TERESA VEGA	TERESA VEGA:DEPOSIT REFUND	200.00
		CONNIE GAINES	CONNIE GAINES:DEPOSIT REFU	200.00
		MANAYAH MILLER	MANAYAH MILLER:DEPOSIT REF	200.00
		LEE LORENTZEN	LEE LORENTZEN:PERMIT 2021-	75.00
		ESTER JONES	ESTER JONES:DEPOSIT REFUND	100.00
		MANAYAH MILLER	MANAYAH MILLER:DEPOSIT REF	75.00
		NATIONWIDE RETIREMENT SOLUTIONS	457B DEF COMP PLAN	2,381.00
			457B DEF COMP PLAN ROTH	135.00
			457B DEF COMP PLAN	2,381.00
			457B DEF COMPL PLAN ROTH	135.00
			457B DEF COMP PLAN	2,381.00
			457B DEF COMP PLAN ROTH	135.00
		PRE-PAID LEGAL SERVICES, INC. DBA LEGA	PRE-PAID LEGAL JUNE.2022	133.60
		SCOTT & WHITE HEALTHCARE	S&W INVOICE 2022	17,890.61
			WHAT RETIREES PAY	1,513.74
		UNITED WAY FOR GREATER AUSTIN	UNITED WAY CONTRIBUTIONS	5.00
			UNITED WAY CONTRIBUTIONS	5.00
		UNUM LIFE INS CO OF AMERI	UNUM LIFE INS. PAYABLE	998.92
		WEX HEALTH, INC. DBA: WEX	38705 FSA	567.05
			38705 FSA	567.05
		TAYLOR PROFESSIONAL FIREFIGHTER ASSOCI	ACCT #2091015 TAYLOR FF AS	439.00
			ACCT #2091015 TAYLOR FF AS	439.00
		NORTH CAROLINA DEPARTMENT OF REVENUE	J. HARRIS 3309 844 211 204	252.98
		ICMA-RC PLAN SPONSOR SERVICES	ICMA CONTRIBUTORY	1,626.47
			ICMA ROTH	345.00
			ICMA CONTRIBUTORY	1,565.69
			ICMA ROTH	345.00
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL 2022	<u>2,442.83</u>
			TOTAL:	41,023.72
CITY COUNCIL	GENERAL FUND	DRUMMOND, MITCHELL	TCMA AWARDS LUNCHEON PARKI	8.00
		RYDELL, BRANDT	TCMA AWARDS LUNCHEON PARKI	8.00
		VERIZON WIRELESS	CELL PHONE	225.74
		GREENBERG TRAUIG, LLP	MUD/COMPREHENSIVE PLAN	899.60
		HEJL & SCHROEDER, P.C.	FEBRUARY 2022 LEGAL SERVI	<u>9,735.76</u>
			TOTAL:	10,877.10
CITY MANAGEMENT	GENERAL FUND	LINCOLN	LTD 2022 INV.	73.85
		ODP BUSINESS SOLUTIONS, LLC	POST IT NOTES, PENS, PADS	73.34
			INK	309.13
			COPY PAPER	11.14
		PNC BANK NATIONAL ASSOCIATION	MARIACHIS REFUND CHARGED T	16.51-
		SCOTT & WHITE HEALTHCARE	S&W INVOICE 2022	1,892.97
		SOUTHERN COMPUTER WAREHOUSE	DELL OPTIPLEX 5090	1,389.22
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	85.56
		VERIZON WIRELESS	CELL PHONE	144.63

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	EQUIPMENT	46.07
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL 2022	73.17
		JENKINS, JEFFREY	LUNCH MEETING-DISCUSS SAMS	<u>61.26</u>
			TOTAL:	4,143.83
PUBLIC INFORMATION	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	CERTIFICATES	88.69
		LINCOLN	LTD 2022 INV.	14.50
		RUSHWORKS	ASAP ANNUAL RENEWAL	1,040.00
		SCOTT & WHITE HEALTHCARE	S&W INVOICE 2022	630.99
		TIME WARNER CABLE DBA SPECTRUM	FIBER PEG CHANNEL	648.46
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	13.99
		VERIZON WIRELESS	CELL PHONE	70.30
		OSBORNE, STACEY FORD	MAY/JUNE 2022 PIO SERVICES	5,092.00
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL 2022	<u>24.39</u>
			TOTAL:	7,623.32
HUMAN RESOURCES	GENERAL FUND	HARRALSON, AARON	TUITION REIMBURSEMENT	1,296.54
		LINCOLN	LTD 2022 INV.	35.79
		ODP BUSINESS SOLUTIONS, LLC	COPY PAPER	11.14
		SCOTT & WHITE HEALTHCARE	S&W INVOICE 2022	630.99
		SEAPINE ADVISORY, LLC	DEI & BIAS AWARENESS TRAIN	7,750.00
		DURON, HANNAH	TUTION REIMBURSEMENT	579.56
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	34.61
		VERIZON WIRELESS	CELL PHONE	48.21
		WORKERS ASSISTANCE PROGRAM, INC.	JUNE 2022 EAP SERVICES	281.43
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	EQUIPMENT	46.07
		FIRE & POLICE SELECTION INC.	POLICE EXAM BASE FEE	546.50
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL 2022	<u>48.78</u>
			TOTAL:	11,309.62
CITY CLERK	GENERAL FUND	LINCOLN	LTD 2022 INV.	25.15
		SCOTT & WHITE HEALTHCARE	S&W INVOICE 2022	1,261.98
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	24.64
		VERIZON WIRELESS	CELL PHONE	35.15
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	EQUIPMENT	46.07
		STERICYCLE, INC. DBA: SHRED-IT	SHREDDING SERVICES	311.91
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL 2022	<u>48.78</u>
			TOTAL:	1,753.68
FINANCIAL SERVICES	GENERAL FUND	LINCOLN	LTD 2022 INV.	97.90
		ODP BUSINESS SOLUTIONS, LLC	INK	88.31
			COPY PAPER	11.14
		SCOTT & WHITE HEALTHCARE	S&W INVOICE 2022	2,523.96
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	99.07
		VERIZON WIRELESS	CELL PHONE	83.36
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	EQUIPMENT	46.06
			XPHASER 4622	46.95
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL 2022	<u>170.73</u>
			TOTAL:	3,167.48
MUNICIPAL COURT	GENERAL FUND	AT&T	MUNICIPAL COURT	199.77
		ADT SECURITY SERVICES INC	109 W 5TH ST/ALARM SYSTEM	220.20
		BRINKS, INC.	JUNE 2022 BRINKS	513.58
		TYLER TECHNOLOGIES, INC	COURT ONLINE	100.00
		LINCOLN	LTD 2022 INV.	29.29
			ADD RENEE THARP	7.92

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	188.09
		SCOTT & WHITE HEALTHCARE	S&W INVOICE 2022	1,892.97
			ADD RENEE THARP	630.99
		ATMOS ENERGY	NATURAL GAS-109 W 5TH ST	63.16
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	20.86
		VERIZON WIRELESS	CELL PHONE	70.30
			CELL PHONE	0.00
		CINTAS CORP DBA FIRST AID & SAFETY	109 W 5TH ST/MEDICAL SUPPL	49.88
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL 2022	73.17
			ADD RENEE THARP	24.39
		HEJL & SCHROEDER, P.C.	FEB 2022 MUNICIPAL COURT S	<u>1,020.00</u>
			TOTAL:	5,104.57
DEVELOPMENT SERVICES	GENERAL FUND	ARRESOLE, ALLEN DBA: ALLEN LAWN CARE	318 BURKETT/ABATEMENT	805.00
			1019 W 2ND/ABATEMENT	135.00
			708 WASHBURN/ABATEMENT	135.00
			106 N. ROBINSON/ABATEMENT	67.50
			104 ELLIOTT/ABATEMENT	312.50
			313 E. 1ST ST/ABATEMENT	250.00
			E. 1ST ST VACANT LOT/ABATE	218.75
			E. 1ST ST/ABATEMENT	250.00
		AMAZON.COM SALES, INC DBA: AMAZON.COM	AMAZON.COM SALES, INC DBA:	283.89
		HDR ENGINEERING INC	DEVELOPMENT REVIEWS&INSPEC	19,994.17
		LINCOLN	LTD 2022 INV.	153.96
		LONGHORN TITLE CO., INC.	701 WESTCHESTER LEINHOLDER	300.00
		WATKINS, MICHAEL DEAN DBA:	CGP BLVD 2106-08 PZ 2022-1	10,000.00
		ODP BUSINESS SOLUTIONS, LLC	CREDIT MESH WALL FILES	12.94-
			OFFICE SUPPLIES-MESH WALL	50.93
			COPY PAPER	11.14
		PNC BANK NATIONAL ASSOCIATION	FULL SOURCE SALES TAX CRED	11.36-
			FULL SOURCE SALES TAX CRED	13.32-
			FULL SOURCE SALES TAX CRED	4.05-
		SCOTT & WHITE HEALTHCARE	S&W INVOICE 2022	5,047.92
		INTERNATIONAL CODE COUNCIL, INC.	CODE BOOKS	183.25
			IBC SOFT COVER BOOK	121.84
		MATTHEW LEWIS DBA:SIMPLECITY DESIGN LL	SIGN ORDINANCE CONTRACT	33,252.00
		STAPLES BUSINESS CREDIT	CREDIT BOOK LOG	4.26-
			CREDIT CORRECTION TAPE	12.05-
			O. LOPEZ/USB CARD READER	17.00-
			POST IT NOTES, SIGN HERE F	64.96
		GRANITE MEDIA PARTNERS, INC. DBA: TAYL	PZ-2021-1357 & PZ-2022-140	110.25
		TAYLOR OFFICE PRODUCTS INC	BILLING STAMP REPLACEMENT	139.00
			CODE ENFORCMENT STAMPS	64.00
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	156.69
			ADD ANA BRUGGER	18.02
			ADD ANA BRUGGER	1.81
		VERIZON WIRELESS	CELL PHONE	368.59
		LOPEZ, OMAR	BUILDING PROFESSIONAL INST	250.00
		HUMPHREYS, JAMES BRENT DBA: MALLARD &	2110 BREWERS PLACE/ABATEME	85.00
			2200 BREWERS PLACE/ABATEME	65.00
			2202 BREWERS PLACE/ABATEME	65.00
			2210 BREWERS PLACE/ABATEME	65.00
			503 S MAIN ST/ABATEMENT	150.00
			402 STACY DR/ABATEMENT	140.00
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	EQUIPMENT	46.06
		ORTS, CARRIE	BUILDING PROFESSIONAL INST	223.13

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			BUILDING PROFESSIONAL INST	250.00
		SOUTH CENTRAL PLANNING & DEV. COMMISSI	MPN JUNE 2022	875.00
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL 2022	<u>219.51</u>
			TOTAL:	74,854.89
MAIN STREET PROGRAM 00 GENERAL FUND		LINCOLN	LTD 2022 INV.	16.17
		ODP BUSINESS SOLUTIONS, LLC	COPY PAPER	11.14
		SCOTT & WHITE HEALTHCARE	S&W INVOICE 2022	630.99
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	15.64
		VERIZON WIRELESS	CELL PHONE	48.21
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	EQUIPMENT	46.07
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL 2022	<u>24.39</u>
			TOTAL:	792.61
CD-MOODY MUSEUM	GENERAL FUND	ADT SECURITY SERVICES INC	ADT MOODY SECURITY	61.98
			MOODY SECURITY 7/2-9/1/202	61.45
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	227.54
		ATMOS ENERGY	114 W 9TH ST/NATURAL GAS	<u>60.46</u>
			TOTAL:	411.43
PUBLIC LIBRARY	GENERAL FUND	AT&T	LIBRARY	340.90
		ADT SECURITY SERVICES INC	LIBRARY/SECURITY ALARM	168.57
		AMAZON.COM SALES, INC DBA: AMAZON.COM	OFFICE SUPPLIES-NECKLACE,B	62.36
			DVD FOR MEETING ROOM COMPU	100.42
		BLACKSTONE AUDIO, INC. DBA: BLACKSTONE	AUDIO BOOKS	233.19
			AUDIO BOOKS	270.38
		BOOKPAGE	SUBSCRIPTION 7/2022 - 6/20	390.00
		INGRAM BOOK COMPANY	LIBRARY BOOKS	256.64
			LIBRARY BOOKS	10.08
			LIBRARY BOOKS	265.09
			LIBRARY BOOKS	28.65
			LIBRARY BOOKS	2,036.21
			LIBRARY BOOKS	250.21
			LIBRARY BOOKS	9.73
			LIBRARY BOOKS	162.37
			LIBRARY BOOKS	6.37
			LIBRARY BOOKS	9.02
			LIBRARY BOOKS	93.00
		KOETTER FIRE PROTECTION OF AUSTIN, LLC	LIBRARY FIRE MONITORING SE	99.00
			LIBRARY FIRE MONITORING SE	99.00
		LINCOLN	LTD 2022 INV.	71.06
		MIDWEST TAPE	DVD'S	158.93
			DVD'S	59.97
		ODP BUSINESS SOLUTIONS, LLC	TONER	473.85
			PAPER & TAPE	136.58
			TAPE	19.27
			SCISSORS	11.19
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	1,449.57
		SCOTT & WHITE HEALTHCARE	S&W INVOICE 2022	3,154.95
		DURON, HANNAH	SRP 2022 CRAFTS-DECO MESH	3.75
			SRP 2022 PRIZES/PENS,WATER	30.50
		ATMOS ENERGY	NATURAL GAS-801 VANCE ST	63.16
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	69.24
		VERIZON WIRELESS	CELL PHONE	35.15
		WAL-MART COMMUNITY/GEMB	SRP 2022/EARBUDS, BUTTERFL	49.90
			FOAM BOWLS, BAGS, WOOD STI	93.90

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		KRAMER, NORMA	SRP 2022 PRIZES/STICK, SPR	14.85
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	LIBRARY MAINTENANCE FEE	41.52
			LIBRARY MAINTENANCE FEE	41.38
		DE LA ROSA, MARY	SRP 2022 PRIZES-WEARABLE A	30.17
			SRP 2022 PRIZES-PAINT	5.34
			SRP 2022 PRIZES/BOOKS, BAL	39.25
			SRP 2022/MEMO PADS, PENCIL	30.21
		CINTAS CORP DBA FIRST AID & SAFETY	LIBRARY/SERVICE 1ST AID KI	39.13
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL 2022	97.56
			TERM DAVID TAYLOR	24.39-
		MILLER, JOHN LUCAS DBA: BIORHYTHMS PUB	7.6.2022 SRP 2022 PERFORMA	<u>387.00</u>
			TOTAL:	11,474.18
FIRE DEPARTMENT	GENERAL FUND	AT&T	CITY HALL (CIVIL DEF)	35.08
			VICTORIA STATION	124.55
			FIRE DEPT	168.21
		ECO PRODUCT SYSTEMS, LLC	CANISTERS	3,413.11
		CASCO INDUSTRIES INC.	FD 3 HELMET SHIELDS	160.00
		GULF COAST PAPER CO. INC.	CLEANING SUPPLIES-BOWL CLE	108.69
		HEART OF TEXAS LANDSCAPE & IRRIGATION	LAWN SPRINKLER SYSTEM REPA	290.50
			GROUNDSKEEPING	1,278.50
		KNOX ASSOCIATES, INC	KNOX BOXES	4,923.00
			SOFTWARE LICENSE	1,038.00
		LINCOLN	LTD 2022 INV.	295.09
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	984.30
		SCOTT & WHITE HEALTHCARE	S&W INVOICE 2022	14,512.77
		TIME WARNER CABLE DBA SPECTRUM	INTERNET	369.66
		ATMOS ENERGY	NATURAL GAS-200 WASHBURN S	106.52
			NATURAL GAS-705 CARLOS PAR	78.07
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	290.43
		VERIZON WIRELESS	CELL PHONES + NEW PHONE	200.90
			DATA CARDS	645.85
		NORTH AMERICA FIRE EQUIPMENT CO INC DB	FOAM	1,509.00
		HAYDAY, INC DBA: CTWP	FD MONTHLY COPIER AGREEMEN	46.93
		AT&T U-VERSE	FD INTERNET/CABLE	152.77
		SELLEARS, BRANDON	REIMBURSE EMT RENEWAL	64.00
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL 2022	<u>560.97</u>
			TOTAL:	31,356.90
POLICE DEPARTMENT	GENERAL FUND	AT&T	POLICE DEPT	194.71
			INTERNET/VOICE BUNDLE	1,354.83
		AMAZON.COM SALES, INC DBA: AMAZON.COM	VACUUM	150.27
			DISH SOAP, SPRAY, INK	676.06
			AIR PURIFIER FILTERS 5-2 P	280.94
			DESTOP ORGANIZER, COFFEE C	543.79
		TEXAS DEPARTMENT OF INFORMATION RESOUR	DISPATCH RADIO CIRCUIT MAY	331.07
		G T DISTRIBUTORS, INC	GOLDEN UNIFORMS	25.00
			PD HAT PATCHES X100	145.00
			2021/2022 AMMO PURCHASE	1,896.25
			12 GA BUCKSHOT; 12 BOXES	203.88
			VS 5.11 PANTS X2	121.80
			GUERRERO FLEXRS SHIRTS X2	140.98
			ANDERSON UNIFORMS	70.49
			GOLDEN UNIFORMS	129.98
			D. LOOK NAME TAG	12.50
		MISCELLANEOUS TOMMY HARMS	TOMMY HARMS:BENEFITS PREPA	155.47

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		TOMMY HARMS	TOMMY HARMS:BENEFITS PREPA	32.54
		TOMMY HARMS	TOMMY HARMS:BENEFITS PREPA	3.66
		LINCOLN	LTD 2022 INV.	584.17
			TERM DREW LEWIS	12.99-
			ADJ. MICHAEL MCINTIRE	0.92
		M.S. MARTIN ENTERPRISES, INC.	HOUSING KIT/PARTS FOR LIDA	170.08
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	1,055.90
		SCOTT & WHITE HEALTHCARE	S&W INVOICE 2022	23,346.63
			TERM DREW LEWIS	921.58-
			TERM ANGELINA SHELTON	921.58-
		TIME WARNER CABLE DBA SPECTRUM	PD INTERNET JUNE 2022	343.45
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	569.92
			TERM DREW LEWIS	12.57-
			ADJ. MICHAEL MCINTIRE	0.95
			TERM ANGELINA SHELTON	19.90-
		VERIZON WIRELESS	CELL PHONES	479.97
			CELL PHONES - VOCA COORDIN	40.18
			CELL PHONES - VOCA VOLUNTE	40.18
			MIFI-VOCA COORDINATOR	37.99
			DATA CARDS	610.03
		WAL-MART COMMUNITY/GEMB	WAL-MART COMMUNITY/GEMB	185.78
		DEAN THREADGILL DBA:	BRAZOS PRINTER REPAIR SHIP	22.13
		ON TECH, LLC DBA: IT VOICE	MONTHLY IT SUPPORT - JULY	7,313.00
		FLUCK, HENRY	LAW ENFORCMENT MANAGEMENT	146.00
		SYMBOLARTS, LLC	130, 135, 136 BADGES	350.00
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL 2022	902.43
			TERM DREW LEWIS	60.94-
			TERM ANGELINA SHELTON	94.90-
			ANGELINA SHELTON FAMILY	70.51-
		AXON ENTERPRISE INC.	BWC EXTRA DOCK	860.73
		MOTOROLA SOLUTIONS INC.	DISPATCH CONSOLES MAINTENA	5,402.87
		CIT BANK, N.A DBA AVAYA FINANCIAL SERV	AVAYA SOFTWARE	511.39
			TOTAL:	47,328.95
ANIMAL CONTROL	GENERAL FUND	AT&T	ANIMAL CONTROL	133.30
		AMAZON.COM SALES, INC DBA: AMAZON.COM	SCRUBS FOR SUSAN DAVIS	237.40
			WATER BUCKETS FOR DOGS	128.77
		EVINS TEMPORARIES, INC.	KT HOBBS W.E 5.28.2022	445.20
			KT SMITH W.E 5.28.2022	241.15
			KT M. LOPEZ W/E 6.18.2022	514.80
		LINCOLN	LTD 2022 INV.	20.79
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	421.47
		SCOTT & WHITE HEALTHCARE	S&W INVOICE 2022	630.99
		TRACTOR SUPPLY COMPANY	ACO/MOP & STORAGE PAIL	54.98
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	20.15
		VERIZON WIRELESS	CELL PHONE	118.51
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL 2022	24.39
			TOTAL:	2,991.90
STREETS & GROUND MAINT	GENERAL FUND	AT&T	PUBLIC WORKS	246.17
		ADT SECURITY SERVICES INC	1424 N MAIN/SEC 7/1-9/30/2	372.93
		BRAUNTEX MATERIALS, INC.	602 E RIO GRANDE-TYPE D	16,546.15
			602 E RIO GRANDE-TYPE D	2,342.70
		ERGON ASPHALT & EMULSIONS, INC	560 GAL SS-1	1,671.84
		HOME DEPOT CREDIT SERVICES	(2) CONTRACTOR MEASURE WHE	129.94
		PROGRESSIVE WASTE SOLUTIONS DBA WC OF	(2) 40 YD (2) 20 YD/602 E.	923.92

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		LINCOLN	LTD 2022 INV.	193.78
		MOSS & MOSS INC. #4000	ZIP TIES-HANG BANNERS DOWN	12.58
			ROBINSON PARK RR/GRAFFITI	69.08
			ST,GR/REPAIR SPRINKLER AT	53.97
			ST,GR/WASPSPRAY-OLD CPLND	25.18
			ST,GR/GRAFITTI BBRANCH LAD	115.24
			ST,GR/MISC HDWR DOOR REPAI	24.14
			ST,GR/NUTS/BOLTS-DETOUR SI	57.57
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	5,029.90
		SCOTT & WHITE HEALTHCARE	S&W INVOICE 2022	8,833.86
		TIME WARNER CABLE DBA SPECTRUM	INTERNET	229.16
		ATMOS ENERGY	NATURAL GAS-1424 N MAIN ST	72.64
		UNITED RENTALS (NORTH AMERICA), INC.	WATER TRUCK RENTAL	2,508.06
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	191.05
		VERIZON WIRELESS	CELL PHONE	325.88
			GATEWAY SIGN	37.99
		WAL-MART COMMUNITY/GEMB	ST,GR/UTILITY MTG DRINKS	33.08
			ST,GR/NOTEBOOK	22.20
			ST,GR/WATERS & GATORADE-CR	41.30
			ST,GR/JIM G. MOUSE	15.88
		WHITTLESEY LANDSCAPE SUPPLIES & RECY.	KIDDIE KUSHION	540.00
			KIDDIE KUSHION/13 YDS	585.00
			KIDDIE KUSHION/13 YDS	585.00
		BACHMEYER, BRETT	2022 TX APWA ANNUAL CONFER	66.00
		MCCOY'S BUILDING SUPPLY	504 DEBUS/FIRE SUPPORT BRA	23.70
		HAYDAY, INC DBA: CTWP	ST,GR/COPIER LEASE AGREEME	69.19
		YELLOWSTONE LANDSCAPE CENTRAL, INC.	ROW MOWING JUNE 2022	3,817.28
		CINTAS CORPORATION #86	ST,GR/UNIFORM RENTAL	233.42
			ST,GR/UNIFORM RENTAL	233.42
			ST,GR/UNIFORM RENTAL	233.42
			ST,GR/UNIFORM RENTAL	233.42
		ASSOCIATED SUPPLY COMPANY, INC	ROLLER RENTAL	3,435.00
		KEITH HUDDLE DBA: KEITH'S BEE REMOVAL	ST,GR/BEE REMOVAL-OLD COUP	300.00
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL 2022	390.24
		GRAY, JAMES	2022 TX APWA ANNUAL CONFER	66.00
		CIT BANK, N.A DBA AVAYA FINANCIAL SERV	CAMERA SYSTEM	167.59
		COMMUNITY COFFEE COMPANY LLC	ST,GR/REG & DECAF COFFEE	201.00
			TOTAL:	51,305.87
PARKS & RECREATION	GENERAL FUND	AT&T	PARKS & REC	41.25
		ADT SECURITY SERVICES INC	DICKEY GIVENS SEC 6/29-7/2	100.77
		AMAZON.COM SALES, INC DBA: AMAZON.COM	AIR POT COFFEE	117.14
			FILE FOLDER, COFFEE & FOLD	161.81
			TAPE MEASURE	15.99
			TRPSC/OFFICE CORD HOLDER	30.37
			TRPSC/DOCUMENT HOLDER	15.48
		GULF COAST PAPER CO. INC.	38X58 LINERS	137.72
			MINI JUMBO TP	93.98
			9" JUMBO TOILET PAPER	32.80
		HEART OF TEXAS LANDSCAPE & IRRIGATION	SKATEPARK/CAP OFF IRRIG LI	205.00
		LINCOLN	LTD 2022 INV.	93.29
			ADD FRANCO MOLINA	7.67
			ADJ. RUDY ORTIZ	0.51
		MATERA PAPER CO INC	TRPSC/ CLEANING SUPPLIES	306.11
		MICHAEL C. PESCHEL	6.10.2022 MOVIES IN THE PA	250.00
		MOSS & MOSS INC. #5000	TRPSC/PADLOCK, COIL CHAIN	83.11

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			DRILL BITS	17.85
		L AND O SERVICES, LLC DBA: PAUL'S POOL	ACID MURIATIC, TABS, CHLOR	555.67
			RAINBOW TEST KIT; CHLORINE	208.75
		PROGRESSIVE COMMERCIAL AQUATIC, INC.	ROBINSON SPLASH PAD REPAIR	260.00
			POOL & SPLASHPAD REPAIR &	10,225.00
			POOL & SPLASHPAD REPAIR &	4,769.50
			POOL & SPLASHPAD REPAIR &	1,055.00
			POOL CHEMICALS	4,138.50
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	4,703.02
		SCOTT & WHITE HEALTHCARE	S&W INVOICE 2022	4,416.93
		TEXAS EQUIPMENT SOLUTIONS SERVICE, LLC	A/C REPAIRS AT CENTE	2,300.00
		TIME WARNER CABLE DBA SPECTRUM	DICKEY GIVENS INTERNET	89.99
			FIELD HOUSE INTERNET	85.08
		ATMOS ENERGY	NATURAL GAS-1418 DAVIS ST	65.45
			NATURAL GAS-1418 DAVIS ST	71.33
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	83.44
			ADJ. RUDY ORTIZ	0.47
		VERIZON WIRELESS	CELL PHONE	214.93
			IPAD	37.99
		WAL-MART COMMUNITY/GEMB	55GAL GARBAGE BAGS	26.64
			FOLDERS, WATER, CUPS	20.10
			DICKEY FOOTBRIDGE EVENT SU	112.45
		WAYNE GING PLUMBING, LLC	ROBINSON PARK/TOILET REPAI	245.00
			CITY POOL TOILET REPAIR	1,682.00
		B&D POOLS LLC	CHLORINE & MURATIC ACID	526.56
		CINTAS CORPORATION #86	TRPSC/UNIFORMS	13.10
			TRPSC/UNIFORMS	35.54
		RYAN SANDERS SPORTS SERVICES, LLC	INFIELD CHALK	360.00
		KRAFTSMAN LP.	SPLASHPAD VALVE DIAPHRAGM	57.81
		JACKSON, DON DBA: JACKSON FENCING & WE	FENCE REPR AT DORIS POOL	1,750.00
			TENNIS COURT FENCE REPAIR	300.00
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL 2022	170.73
			ADD FRANCO MOLINA	24.39
		TRUGREEN LIMITED PARTNERSHIP	ROTARY FIELD/GROUNDS MAINT	220.00
			PONY FIELD/GROUNDS MAINTEN	220.00
			BULL BRANCH/GROUNDS MAINT	220.00
			ROBINSON PARK/GROUNDS MAIN	220.00
		CIT BANK, N.A DBA AVAYA FINANCIAL SERV	TRPSC/PHONE SYSTEM	121.60
			CAMERA SYSTEM	167.59
		R & G WINDOW CLEANING, LLC	DICKEY-GIVENS CLEANING	217.00
			TOTAL:	41,702.41
INTERNAL SERVICES/BLDG GENERAL FUND		AT&T	CITY HALL FAX	506.42
		ADT SECURITY SERVICES INC	CITY HALL SEC/7-1-22 - 9-3	173.90
		AMAZON.COM SALES, INC DBA: AMAZON.COM	CREDIT VIDEO GRAPHIC CONVE	23.98-
			GREEN TEA	12.36
			GLASS CLEANER & PAPER TOWE	105.13
			CITY HALL CREAMER	31.95
		JIM McNABB INC DBA: ART OFFICE SIGNS	VINYL SIGNS	70.00
		CL&MA JANITORIAL SERVICES LLC	JUNE 2022 JANITORIAL SERVI	1,890.00
		FLOYDCO INC	PD/REPAIR STOREFRONT DOORS	260.00
		GULF COAST PAPER CO. INC.	1424 N MAIN/33 X 39 LINERS	60.20
			NON-ACID BOWL CLEANER	26.05
			ROLL TOWELS	100.82
			STERIPHENE DISINF SPRAY	97.04
			WYPALL TOWELS	72.05

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TRASH LINERS	116.92
			TOILET TISSUE	186.69
		HEART OF TEXAS LANDSCAPE & IRRIGATION	MOODY MUSEUM/IRRIG REPAIR	758.00
		HOME DEPOT CREDIT SERVICES	STOCK FILTERS	45.44
		KOETTER FIRE PROTECTION OF AUSTIN, LLC	TPD/REPLACE SMOKE DETECTOR	750.00
		LINCOLN	LTD 2022 INV.	50.36
		MATERA PAPER CO INC	SOAP, TOWELS & TOILET CLEA	293.99
			ROLL TOWELS & 38X58 LINERS	224.87
		MOSS & MOSS INC. #6000	WASP KILLER & FURN FILTER	19.93
			POLICE DEPT/PAINT	12.58
			WATER DEPT/SYRINGE	7.64
			AIRPORT/SAFETY HASP	16.19
			CITY AUDITORIUM SWITCH PLA	1.60
			LIBRARY PUSH BUTTON	7.19
			BOLT CUTTERS	29.69
			PADLOCK	16.64
			PD TOILET BOWL TANK KITS	14.38
			HACKSAW	8.99
			PD ANTI SIPH BALLCOCK	26.97
			STOCK & FIELD HOUSE AIR FI	16.17
			AIRPORT/SAFETY HASP	8.09
			ENGINEER/FILTER	8.88
			WATER DEPT FILTER	30.13
			STOCK FIRE ANT TREATMENT	17.96
			BLDG MAINT/SHOP FANS	157.98
			CITY HALL/DEADBOLT & HARDW	22.09
		NANCY RUTH BARRON	DICKEY GIVENS/PANIC DOOR S	115.00
			MOODY/REKEY LOCKS	134.00
		ODP BUSINESS SOLUTIONS, LLC	COPY PAPER	11.14
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	1,578.72
		SCOTT & WHITE HEALTHCARE	S&W INVOICE 2022	2,523.96
		ATMOS ENERGY	NATURAL GAS-400 PORTER ST	69.94
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	49.30
			TERM LISA THOMPSON/17 MOS	355.52-
		VERIZON WIRELESS	CELL PHONE	95.45
		VIC'S HEAT & AIR	STREET/GR A/C REPLACEMENT	3,400.00
			P&R OFFICE/MOVED THERMOSTA	193.75
			FIRE STATION/SERVICED A/C	340.00
			MOODY/SERVICED A/C SYSTEM	525.00
		WAL-MART COMMUNITY/GEMB	DAWN & HANDSOAP	25.64
		WAYNE GING PLUMBING, LLC	CH WOMEN'S SLOAN VALVE/REP	225.00
			WATER DEPT/AUGURED SEWER L	200.00
			FIRE DEPT/REPAIR GAS LINE	211.00
		MCCOY'S BUILDING SUPPLY	PUBLIC WORKS 2 HDL LAUNDRY	31.67
		SPARKLETT'S & SIERRA SPRINGS	COOLER RENTAL	10.50
		CINTAS CORPORATION #86	ST,GR/MATS	14.72
			LIBRARY MATS	9.88
			MUNICIPAL COURT MATS	10.06
			CITY HALL MATS	32.28
			FIRE #1 MATS	6.63
			FIRE #2 MATS	5.00
			1424 N MAIN/MATS	14.72
			LIBRARY MATS	9.88
			MUNICIPAL COURT MATS	10.06
			FIRE #1 MATS	14.73
			CITY HALL MATS	32.28

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			FIRE #2 MATS	12.52
			1424 N MAIN/MATS	14.72
			LIBRARY MATS	14.87
			CITY HALL MATS	32.28
			FIRE #1 MATS	9.13
			FIRE #2 MATS	6.92
			1424 N MAIN/MATS	14.72
			LIBRARY MATS	9.88
			FIRE #2 MATS	5.00
			FIRE #1 MATS	6.63
			CITY HALL MATS	32.28
			MUNICIPAL COURT MATS	10.06
			CITY HALL MATS	32.28
		TRI-POINT REFRIGERATION, INC.	FIRE STATION @2 REPR ICE M	386.84
		CINTAS CORP DBA FIRST AID & SAFETY	CITY HALL/SERVICE 1ST AID	39.50
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL 2022	97.56
			TERM LISA THOMPSON	121.95-
		SHARCO TECHNOLOGIES, INC.	NICOLE'S DESKTOP SWITCHES	175.00
		CIT BANK, N.A DBA AVAYA FINANCIAL SERV	CAMERA SYSTEM	167.57
		R & G WINDOW CLEANING, LLC	POLICE DEPT WINDOW CLEANIN	225.00
			DICKEY GIVENS WINDOW CLEAN	<u>85.00</u>
			TOTAL:	17,031.91
ENGINEERING & INSPECTI	GENERAL FUND	HDR ENGINEERING INC	CITY ENG. SERVICES	6,020.59
			HDR/ANIMAL SHELTER	4,516.93
			HDR/GIS SERVICES	7,555.88
			2021 CDBG & CIP PROJ COST	6,852.49
			GRAPHICS/MAP UPDATE CITY R	<u>1,148.42</u>
			TOTAL:	26,094.31
INTERNAL SVC/ I T DEPT	GENERAL FUND	AT&T	INTERNET/VOICE BUNDLE	1,354.84
		TIME WARNER CABLE DBA SPECTRUM	CABLE	73.45
		ON TECH, LLC DBA: IT VOICE	IT CONSULTANT - MAY 2022	13,689.30
			CYLANCE	630.00
			IT CONSULTANT - JUNE 2022	13,869.30
			CYLANCE	630.00
			IT CONSULTANT - JULY 2022	13,914.30
			CYLANCE	630.00
		FORD AUDIO-VIDEO SYSTEMS, LLC.	MACBOOK CONNECTION SERVICE	400.00
		CIT BANK, N.A DBA AVAYA FINANCIAL SERV	PHONE LEASE	<u>2,500.37</u>
			TOTAL:	47,691.56
NON-DEPARTMENTAL	GENERAL FUND	MISCELLANEOUS JASON HENNINGTON	JASON HENNINGTON:MUSIC ON	100.00
		SCOTT & WHITE HEALTHCARE	S&W INVOICE 2022 RETIREES	4,043.73
		REESE, MARCUS	JULY 22 RENTAL ASST HOME G	1,200.00
		SUN LIFE ASSURANCE COMPANY	ISAAC TURNER EMP/SPOUSE	<u>57.75</u>
			TOTAL:	5,401.48
HOTEL/MOTEL TAX	HOTEL/MOTEL FUND	ARSENAL ADVERTISING LLC DBA: ARSENAL	TAYLOR MADE ADS MAY 2022	1,966.99
		TAYLOR CHAMBER OF COMMERCE	HOTEL/MOTEL COLL APRIL 202	7,689.18
			HOTEL/MOTEL COLL MAY 2022	<u>883.81</u>
			TOTAL:	10,539.98
CONTRIBUTE CIVIC PROGR	MAIN STREET REVENU	PNC BANK NATIONAL ASSOCIATION	SIGNSONTHECHEAP.COM TAX CR	29.50-
			PACIFIC CASCADE SALES TAX	10.13-
			BANNERNTHECHEAP.COM TAX CR	11.48-

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		GRANITE MEDIA PARTNERS, INC. DBA: TAYL	TAYLOR MAP	350.00
		MOBILE COMMUNICATIONS AMERICA INC.	MAIN ST CARSHOW/SPEAKERS	300.00
		DEVFOUNDRIES, LLC	6.25.22 FARMERS MARKET MUS	75.00
		CWMRY BOYD II LLC	HAYLEY'S GRAINS (7 OF 12)	295.92
		HILE, ED	CHERRY TREE HOME&GIFTS(6OF	750.00
		KIEFT, SAPPHIRE	6.4.22 FARMERS MARKET MUSI	<u>75.00</u>
			TOTAL:	1,794.81
I & S PAYMENT ACCOUNTS	I & S FOR G O BOND	THE BANK OF NEW YORK MELLON	GO REF 2017 PAYING AGENT F	<u>750.00</u>
			TOTAL:	750.00
TRPSC EXPANSION 2020	GENERAL CAPITAL IM	LANGFORD COMMUNITY MANAGEMENT SERVICES	TPWD QUARTERLY REPORT	<u>12,000.00</u>
			TOTAL:	12,000.00
HOME PROGRAM-TDHCA	GENERAL CAPITAL IM	RM QUALITY CONSTRUCTION, LLC	1006 W 2ND CONSTRUCTION CO	13,000.00
			1006 W 2ND CONSTRUCTION CO	9,500.00
			514 BURKETT CONSTRUCTION C	13,000.00
			514 BURKETT CONSTRUCTION C	<u>13,000.00</u>
			TOTAL:	48,500.00
MURPHY PARK IMPROVEMEN	GENERAL CAPITAL IM	KRAFTSMAN LP.	PERCUSSION PARK EQT & INS	<u>51,648.80</u>
			TOTAL:	51,648.80
2019 GO BONDS PROJECTS	GENERAL CAPITAL IM	HDR ENGINEERING INC	HDR/JUSTICE CENTER	<u>177.77</u>
			TOTAL:	177.77
PERFORMANCE CONTRACT	2017 PERFORMANCE C	HDR ENGINEERING INC	TO # 26 ELECTRICAL IMPROV	<u>11,001.04</u>
			TOTAL:	11,001.04
TRANSPORTATION	TRANSPORTATION FUN	VULCAN CONSTRUCTION MATERIALS, LP DBA:	ASPHALT-602 E RIO GRANDE	22,757.17
			ASPHALT-602 E RIO GRANDE	<u>21,523.61</u>
			TOTAL:	44,280.78
NON-DEPARTMENTAL	SANITATION FUND	TEXAS COMPTROLLER OF PUBLIC ACCOUNTS	SALES&USE TAX ENDING 05/31	<u>8,556.81</u>
			TOTAL:	8,556.81
NON-DEPARTMENTAL	PUBLIC UTILITIES F	AFLAC	AFLAC JUNE 2022 INVOICE	218.50
		HDR ENGINEERING INC	WWTP AERATION UNIT 2 REHAB	6,833.80
		MISCELLANEOUS DAVID DOWNS	DAVID DOWNS:PERMIT 2022-10	1,473.82
		NATIONWIDE RETIREMENT SOLUTIONS	457B DEF COMP PLAN	60.00
			457B DEF COMP PLAN	60.00
			457B DEF COMP PLAN	60.00
		SCOTT & WHITE HEALTHCARE	S&W INVOICE 2022	1,789.80
		UNUM LIFE INS CO OF AMERI	UNUM LIFE INS. PAYABLE	89.35
		ICMA-RC PLAN SPONSOR SERVICES	ICMA CONTRIBUTORY	25.00
			ICMA CONTRIBUTORY	25.00
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL 2022	<u>219.30</u>
			TOTAL:	10,854.57
UTILITIES ADMINISTRATI	PUBLIC UTILITIES F	BRINKS, INC.	JUNE 2022 BRINKS	928.81
		TYLER TECHNOLOGIES, INC	WEBSITE MAINTENANCE	50.00
			UTILITY BILLING ONLINE	220.00
		LINCOLN	LTD 2022 INV.	56.70
		ODP BUSINESS SOLUTIONS, LLC	ELECTRIC STAPLER	44.88
			DESKPAD	43.19
			TONER	165.74

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			FOLDERS	12.50
			PENS	21.19
			COPY PAPER	11.14
		SCOTT & WHITE HEALTHCARE	S&W INVOICE 2022	4,416.93
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	55.46
			ADD MELISSA HILL	8.06
			TERM SENECA MILES	17.54-
			ADD MELISSA HILL	22.20
			TERM SENECA MILES	23.96-
		VERIZON WIRELESS	CELL PHONE	118.51
			AIRCARD	113.97
		JACK HENRY & ASSOCIATES, INC.	REMITPLUS50K LIC FEE 7/22-	1,982.24
			CARLAR 50K LICEN FEE 7/22-	936.00
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL 2022	<u>146.34</u>
			TOTAL:	9,312.36
WASTEWATER TREATMENT	PUBLIC UTILITIES F AT&T		WASTE WATER	68.86
		HUTHER AND ASSOCIATES, INC.	BIO MONITORING	1,150.00
		PROGRESSIVE WASTE SOLUTIONS DBA WC OF	(17) 20 YD SLUDGE/WWTP	8,245.85
		TRAC-N-TROL, INC.	SCADA REPAIR	375.00
		LINCOLN	LTD 2022 INV.	58.16
			ADJ DYLAN MARTINEZ	0.51
		L AND O SERVICES, LLC DBA: PAUL'S POOL	TELEPOLE & POWER POLE	222.97
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	13,644.40
		RISE SKYBEAM/JAB BROADBAND INC.	WWTP INTERNET	123.43
		SCOTT & WHITE HEALTHCARE	S&W INVOICE 2022	3,154.95
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	56.90
			ADJ. DYLAN MARTINEZ	0.48
		VERIZON WIRELESS	CELL PHONE	131.57
		WAL-MART COMMUNITY/GEMB	ALLEGRA, BLEEDSTOP	113.11
			TRASHBAGS	215.65
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL 2022	<u>121.95</u>
			TOTAL:	27,683.79
DISTRIBUTION/COLLECTIO	PUBLIC UTILITIES F AT&T		PUMP STATION	225.13
		AMAZON.COM SALES, INC DBA: AMAZON.COM	GATORADE	151.98
			CREDIT WIRELESS MOUSE	20.08-
		CITY OF ROUND ROCK	BAC'TS MAY 2022	440.00
		DEPT OF STATE HEALTH SERVICES DBA LAB	WATER TESTING	436.58
		GONZALEZ, TROY	CDL APP RENEWAL	69.00
		CORE & MAIN LP	MARCH 22 BRASS STOCK	2,793.81
			MARCH 22 BRASS STOCK	89.60
			MARCH 22 BRASS STOCK	751.14
		LINCOLN	LTD 2022 INV.	136.32
			TERM DIEGO ESCALANTE	12.53-
		MOSS & MOSS INC. #3000	CABLE TIES	7.19
			ADAPTER & PVC PIPE	13.48
			SHOVEL, DUCT TAPE, KEYS	52.83
			HEAD GAUGE	7.19
			SHOVELS, PLIERS, CUTTERS	178.10
		L AND O SERVICES, LLC DBA: PAUL'S POOL	TURBO SHOCK	98.97
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	4,092.36
		SCOTT & WHITE HEALTHCARE	S&W INVOICE 2022	7,571.88
			TERM DIEGO ESCALANTE	630.99-
			ADD FRANCO MOLINA	630.99
		ATMOS ENERGY	NATURAL GAS-1200 N MAIN ST	370.65

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	133.24
		VERIZON WIRELESS	CELL PHONE	333.57
			IPADS	60.99
		USA BLUEBOOK; INC. DBA	CHEM KEYS	157.75
			AMMONIA CHEM KEYS	453.12
		HAYDAY, INC DBA: CTWP	UTILITY MAINT COPIER AGREE	239.31
		PIPELINE ANALYSIS, LLC	SMOKE TESTING AREA 2	30,754.60
		CINTAS CORPORATION #86	UNIFORM RENTAL-UTILITY MAI	240.81
			UNIFORM RENTAL-UTILITY MAI	177.51
		LUPTON BACKFLOW TESTING & REPAIRS, LLC	BACKFLOW TESTING	136.50
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL 2022	268.29
			TERM DIEGO ESCALANTE	24.39-
		ALTERMAN, INC.	SCADA REPAIR	330.00
		COMMUNITY COFFEE COMPANY LLC	1201 N MAIN ST/COFFEE SERV	<u>224.60</u>
			TOTAL:	50,939.50
UTILITIES NONDEPARTMEN	PUBLIC UTILITIES F	HDR ENGINEERING INC	CITY ENG. SERVICES	6,020.59
			WATER MASTER PLAN TASK #3	9,486.00
			WASTEWATER MASTER PLAN TAS	8,925.00
			SANITARY SEWER FLOW	22,932.00
		RUSSELL RODRIGUEZ HYDE BULLOCK LLP	CCN MATTERS	1,287.50
			CCN MATTERS	<u>1,487.50</u>
			TOTAL:	50,138.59
NON-DEPARTMENTAL	UTILITY IMPACT FEE MISCELLANEOUS	DAVID DOWNS	DAVID DOWNS:PERMIT 2022-10	885.00
		DAVID DOWNS	DAVID DOWNS:PERMIT 2022-10	<u>615.00</u>
			TOTAL:	1,500.00
NON-DEPARTMENTAL	AIRPORT FUND	SCOTT & WHITE HEALTHCARE	S&W INVOICE 2022	38.80
		WEX HEALTH, INC. DBA: WEX	38705 FSA	47.22
			38705 FSA	<u>47.22</u>
			TOTAL:	133.24
AIRPORT OPERATIONS DEP	AIRPORT FUND	AT&T	AIRPORT	108.54
		AVFUEL CORP.	100LL AVIATION FUEL	24,054.58
			JET A FUEL	16,443.71
		HDR ENGINEERING INC	AIRPORT ORDINANCE UPDATE	5,089.92
		KRUSE, KELLY D DBA KRUSE ELECTRIC SER	Electrical Fuel Reclaimer	1,388.85
		LINCOLN	LTD 2022 INV.	14.02
		NANCY RUTH BARRON	AIRPORT/REKEY F-2/F-4/C-11	205.00
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	573.91
		RISE SKYBEAM/JAB BROADBAND INC.	AIRPORT INTERNET	127.78
		SCOTT & WHITE HEALTHCARE	S&W INVOICE 2022	630.99
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	13.75
			ADJ. SARAH HINTON	1.18
		VERIZON WIRELESS	CELL PHONE	25.15
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL 2022	24.39
		DEERE & COMPANY DBA: AG & TURF CORPORA	JD GATOR HPX615E	<u>11,687.06</u>
			TOTAL:	60,388.83
NON-DEPARTMENTAL	CEMETERY OPERATING	SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL 2022	<u>33.36</u>
			TOTAL:	33.36
CEMETERY OPERATING DEP	CEMETERY OPERATING	AT&T	CEMETERY	48.79
		ADT SECURITY SERVICES INC	CEMETERY/SECURITY 7/1-9/30	228.93
		LINCOLN	LTD 2022 INV.	22.41

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		MOSS & MOSS INC. #9000	CEM/VIOLATION NOTICE CABLE	8.99
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	49.24
		SCOTT & WHITE HEALTHCARE	S&W INVOICE 2022	1,261.98
		TRACTOR SUPPLY COMPANY	CEM/BATTERIES	10.99
			CEM/16 INCH RAKE	24.99
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	21.80
		VERIZON WIRELESS	CELL PHONE	53.58
			AIRCARD	37.99
		WILLIAMSON COUNTY	FILE 4 CEMETERY DEEDS	104.00
		KNIPPA, DANIEL	CEM/(7) REG 5/15-31/2022	4,550.00
			CEM/(4) REG 6/1/22-6/14/22	2,600.00
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL 2022	<u>48.78</u>
			TOTAL:	9,072.47
NON-DEPARTMENTAL	FLEET SERVICES OPE AFLAC		AFLAC JUNE 2022 INVOICE	152.07
	NATIONWIDE RETIREMENT SOLUTIONS		457B DEF COMP PLAN	35.00
			457B DEF COMP PLAN	35.00
			457B DEF COMP PLAN	35.00
	PRE-PAID LEGAL SERVICES, INC. DBA LEGA		PRE-PAID LEGAL JUNE.2022	33.90
	SCOTT & WHITE HEALTHCARE		S&W INVOICE 2022	290.59
	UNUM LIFE INS CO OF AMERI		UNUM LIFE INS. PAYABLE	56.45
	SUN LIFE ASSURANCE COMPANY		SUN LIFE DENTAL 2022	<u>70.51</u>
			TOTAL:	708.52
FLEET SERVICES SECTION	FLEET SERVICES OPE ARNOLD OIL COMPANY OF AUSTIN, LP DBA A		#66 AIR COMP BATTERY	130.55
			#544 FLAP	32.19
			B-2 RADIATOR DRAIN COCK	4.62
			STOCK RADIATOR DRAIN COCK	9.24
			#626 DEF OIL	29.98
			#553 IN-LINE FUEL STRAIN	11.15
			SHOP/THREADLK, BRAK PTS LU	32.80
			STOCK TURN SIGNAL	5.32
			#533 DEF	14.99
			SHOP CLEAR RTV & WW FLUID	18.12
			#47 & STOCK 1000 THF HYD F	162.86
			CEMETERY PREMIX FUEL 5 GAL	90.00
			#569 BRAKE FLUID	9.36
			#346 AUTO FUSE	7.74
			STOCK AUTO FUSE	23.22
			WATER DEPT/120 PC FUSE ASS	12.56
			#502 TAILGATE CABLE	16.46
			#307 OIL & OIL FILTERS	46.92
			AIRPORT VPU JUG W/HOSE	29.99
			#65 CONNECTOR	6.43
			#47 BATTERY & CORE CHARGE	148.73
			#47 RETURN CORE CHARGE	21.18-
			COOLANT FOR FLEET & AIRPOR	15.22
	JIM McNABB INC DBA: ART OFFICE SIGNS		#801 FAB & INST VINYL STIC	40.00
	COUFAL-PRATER EQUIP LLC DBA UNITED AG		#712 SPINDLE BLADE	725.73
			WEEDEATERS& SAWS FOR FIRE	974.52
			#553 FILTER & HY-GARD	419.81
	COVERT COUNTRY OF HUTTO		#516 BUSHING CABLE TUBE PL	163.74
			#569 BRAKE PADS	157.34
			#569 CAP	7.32
	DEFENDER SUPPLY LLC		#345 BUSHING & SCREW	23.50
			#346 BUSHING & SCREW	23.50

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		GRAINGER, W. W. INC.	FLEET PALLET JACK	554.80
			FIRE EXTINGUISHERS	339.66
		HENNA CHEVROLET INC	#346 BELT	24.37
			SHOP SEALANT	11.00
			#344 BELT & BELT KIT	62.30
			#341 ROTOR & PAD KITS	831.05
			#344 BELT	24.37
			#610 LAMP	134.27
			#610 CABLE	35.39
		HOLT CAT	WWTP GENERATOR BATTERY	768.86
			WWTP GENERATOR ELEMENT	138.28
		INTERSTATE BATT. N AUSTIN	#345 BATTERY	131.25
		LAWSON PRODUCTS INC.	SHOP FITTINGS & HARDWARE	47.46
		LINCOLN	LTD 2022 INV.	30.71
		LONGHORN INTERNATIONAL TRUCKS, LTD DBA	#613 ACTUATOR	71.79
		MOSS & MOSS INC. #6000	MISC HARDWARE	8.76
		MOSS & MOSS INC. #8000	AIRPORT MARINE OIL	22.49
		DOGGETT FREIGHTLINER OF SOUTH TEXAS	#515 AIR BRAKE PANELS	372.15
		SCOTT & WHITE HEALTHCARE	S&W INVOICE 2022	1,261.98
		EWALD KUBOTA INC	#400 WHEEL	168.25
			#731 ORING KIT	4.75
			#731 ORING	4.40
			#731 OIL, FILTER, ELEMENT	152.84
			#557 BLADE	158.82
			#525 SWITCH GAUGE NUTS BOL	41.74
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	29.86
		VERIZON WIRELESS	CELL PHONE	83.36
			MIFI	37.99
		DANIEL SCHNOOR TOOL CO	SHOP TOOL BUSHING DR SET	335.00
		CINTAS CORPORATION #86	FLEET/UNIFORM RENTAL	12.57
			FLEET/UNIFORM RENTAL	12.57
			FLEET/UNIFORM RENTAL	12.57
			FLEET/UNIFORM RENTAL	14.26
		SIDDONS MARTIN EMERGENCY GROUP LLC	BRUSH 1 LENS	200.52
			T1 LOUVER ROUND EVAP	24.83
			T1 OIL CAP	30.61
			T1 GASKET	26.28
		FUEL BLENDERS INC.	FLEET/USED OIL FILTERS	65.00
		FLEETCOR TECHNOLOGIES, INC.LLC DBA FUE	FUEL	15,499.78
			FUEL	14,346.69
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL 2022	48.78
		SOUTHERN TIRE MART	#573 TIRES	515.84
			STOCK TIRES	280.71
			#341 TIRES	362.01
			POLICE TAHOE STOCK TIRES	362.01
			#560 TIRES (4 EA)	434.76
			#537 - 1 TIRE	1,395.28
		T&W TIRE LLC	TIRES - #269, #400, #712	1,311.90
			TOTAL:	44,217.65
FLEET REPLACEMENT	FLEET REPLACEMENT	JOHN DEERE FINANCIAL F.S.B.DBA DEERE C	PAY #56 WDL SWPR	957.00
			PAY #56 WDL SWPR	18.08
			(2) GATOR LEASES	542.28
		WELLS FARGO FINANCIAL LEASING	PAY #54 CONTRACT 603017497	935.83
			PAY #54 CONTRACT 603017497	17.89
			KUBOTA D902 TRACTOR LEASE	1,615.71

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		AXON ENTERPRISE INC.	BODY WORN CAMERA &	2,986.90
			BODY WORN CAMERA &	<u>2,530.00</u>
			TOTAL:	9,603.69
TAX SUPPORTED	2022 BOND	EWALD KUBOTA INC	2 KUBOTA ZD1211-3-60	33,001.44
		CDW LLC DBA: CDW GOVERNMENT	COMMUNICATION EQUIPMENT	<u>554.90</u>
			TOTAL:	33,556.34
UTILITY	2022 BOND	CSA CONSTRUCTION, INC.	MUSTANG CREEK WWTP	<u>154,884.68</u>
			TOTAL:	154,884.68
UTILITY INFRASTRUCTUR	SAMSUNG INFRASTRUC	HDR ENGINEERING INC	SAMSUNG W/WW RATE AGREEMEN	10,186.48
			N PUMP STA IMP. ENGINEER	21,690.00
			T/O#22-FM973/CR401 W&WW IM	20,196.11
			PSA FM973 & CR 401 W/WW	53,951.20
		JONAH WATER SPECIAL UTILITY DISTRICT	SAMSUNG WATER SERVICE 13.2	994.64
		ROSS MOLINA OLIVEROS, P.C.	SAS EMINENT DOMAIN&REAL ES	420.00
		C.F. MCDONALD ELECTRIC, INC.	NORTH PUMP STA GENERATOR	<u>29,047.00</u>
			TOTAL:	136,485.43
DEVELOPMENT SERVS	SAMSUNG DRRA ESCRO	HDR ENGINEERING INC	SAMSUNG PERMITS & INSPECT	66,453.80
		LLOYD GOSSELINK ROCHELLE & TOWNSEND, P	SIENERGY FRANCHISE AGREEME	210.00
			ONCOR FRANCHISE AGREEMENT	315.00
		VERIZON WIRELESS	CELL PHONE	<u>48.21</u>
			TOTAL:	67,027.01
NON-DEPARTMENTAL	POOLED CASH	PNC BANK NATIONAL ASSOCIATION	5/1/22-5/31/22 TRANSACTION	<u>24,074.38</u>
			TOTAL:	24,074.38

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

100	GENERAL FUND	443,441.72
120	HOTEL/MOTEL FUND	10,539.98
123	MAIN STREET REVENUE FUND	1,794.81
140	I & S FOR G O BONDS	750.00
162	GENERAL CAPITAL IMPROVEME	112,326.57
166	2017 PERFORMANCE CONTRACT	11,001.04
210	TRANSPORTATION FUND	44,280.78
320	SANITATION FUND	8,556.81
340	PUBLIC UTILITIES FUND	148,928.81
345	UTILITY IMPACT FEE FUND	1,500.00
350	AIRPORT FUND	60,522.07
370	CEMETERY OPERATING FUND	9,105.83
382	FLEET SERVICES OPERATING	44,926.17
384	FLEET REPLACEMENT FUND	9,603.69
500	2022 BOND	188,441.02
501	SAMSUNG INFRASTRUCTURE	136,485.43
502	SAMSUNG DRRA ESCROW	67,027.01
950	POOLED CASH	24,074.38

 GRAND TOTAL: 1,323,306.12

Attachment D

Balance Sheets by Funds

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

100-GENERAL FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
ASSETS		
=====		
100-100-100	PETTY CASH	1,321.00
100-100-102	CLAIM ON POOLED CASH	(7,927,507.72)
100-100-103	SECURITY INVESTMENTS	6,437,868.10
100-100-104	SAFEKEEPING CHECKING ACCT	989,877.42
100-100-105	MONEY MARKET @CNB #4260618	12,232.94
100-100-106	VALERO DONATION FUNDS TEXPOOL	24,443.43
100-100-107	GEN OPERATING TXCLASS 0008	3,313,203.59
100-100-108	NED TRUST(MOODY)TEXSTAR	201,102.37
100-100-109	PRNCOR GEN FUND 6FR-139362	0.00
100-100-110	TEXPOOL 2465300006 POOLED CASH	6,536,558.88
100-100-113	TEXPOOL 2465300015 N MOODY	21,380.91
100-120-100	PROPERTY TAXES RECEIVABLE	192,708.17
100-120-103	MISC. ACCOUNTS RECEIVABLE	48,013.32
100-120-110	ALLOWANCE UNCOLLECTED TAXES	0.00
100-120-120	SALES TAXES RECEIVABLE	788,064.95
100-120-130	ACCTS RECEIVABLE GARBAGE	0.00
100-120-131	ALLOWANCE - GARBAGE	0.00
100-120-140	GRANTS RECEIVABLE	0.00
100-120-141	FRANCHISE TAX RECEIVABLE	23,646.89
100-120-240	DUE FROM TAXES	0.00
100-120-250	DUE FROM FUND 350 FOR LOAN	0.00
100-120-251	DUE FROM FUND 350	0.00
100-120-255	DUE FROM OTHER FUNDS	162,531.92
100-120-302	TEDC REIMBURSE FOR MAIN ST	0.00
100-150-100	OTHER ASSETS (AUDITOR'S ENTRY)	0.00
100-170-100	CURRENT YR RES FOR ENCUMBRANCE	(1,344,514.27)
100-170-101	PRIOR YR RES FOR ENCUMBRANCE	558,427.50
100-170-103	PRE-PAY HEALTH INSURANCE	0.00
100-180-101	DUE FROM SOURCES-GRANT REVENUE	0.00
100-190-102	DEFERRED CHGS-BOND ISSUE COST	<u>0.00</u>
		<u>10,039,359.40</u>
TOTAL ASSETS		10,039,359.40
		=====

LIABILITIES

=====		
100-200-100	ACCRUED PAYBLES	0.00
100-200-110	ENCUMBERED PAYABLE GEN.	(1,344,514.27)
100-200-111	PRIOR YEAR ENCUMBRANCE	558,427.50
100-200-200	FICA & MEDICARE PAYABLE	(130.98)
100-200-201	FEDERAL WITHHOLDING PAYABLE	0.00
100-200-202	TMRS PAYABLE	(327.90)
100-200-203	DEFERRED COMP PAYABLE	1,385.88
100-200-204	CIVIL SERVICE-SICK LEAVE	0.00
100-200-205	TEDC SALES TAX PAYABLE	0.00
100-200-209	CHILD SUPPORT PAYABLE	(276.93)
100-200-210	CHILD SUPPORT PAYABLE	(747.71)
100-200-211	GARNISHMENTS PAYABLE	2,427.69
100-200-212	UNUM LIFE INS PAYABLE	(2,272.53)

100-GENERAL FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
100-200-213	DENTAL PAYABLE	(4,187.21)
100-200-214	AFLAC PAYABLE	3,392.41
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	SCOTT & WHITE HEALTH PAYABLE	(2,503.95)
100-200-220	S&W PAYABLE 2001-2011	(9,793.98)
100-200-221	FLEXIBLE SPENDING (FSA) PAYABL	(2,750.00)
100-200-222	PRE-PAID LEGAL PAYABLE	(2,676.35)
100-200-228	MISC DEDUCTIONS PAYABLE	0.00
100-200-229	MET LIFE DENTAL PAYABLE	(551.91)
100-200-230	UNITED WAY PAYABLE	0.00
100-200-231	MEMBERSHIP/DUES PAYABLE	200.00
100-200-232	COURT BOND REFUND PAYABLE	(709.80)
100-200-233	OTHER A/P PENDING (AUDITOR)	(52,259.66)
100-200-235	VISION PLAN PAYABLE	437.47
100-200-300	RETAINAGE PAYABLE	(4,067.72)
100-200-301	COURT COLLECTIONS	8,866.68
100-200-401	WAGES PAYABLE	0.00
100-200-500	DUE TO OTHER FUNDS	358,970.53
100-200-502	DUE TO STATE/COURT FEES	25,425.84
100-200-503	DUE TO COMPT. SALES TAX	0.00
100-200-504	DUE TO TEDC-MONTHLY SALES TAX	0.00
100-200-505	DUE TO OMNIBASE SERVICES INC	(468.46)
100-200-507	DUE TO S&W/COBRA FROM OTHERS	(5,494.09)
100-200-508	DUE TO TISD:HOUSING AUTH PILOT	0.00
100-200-509	DUE TO TMRS FROM TEDC	(3,951.17)
100-210-111	DUE TO I&S (TAX COLLECTIONS)	141,802.54
100-210-191	DUE TO OTHERS FROM EVIDENCE	0.00
100-220-100	TAX DISTRIBUTION	(38,659.27)
100-240-100	DEFERRED TAX REVENUE	192,708.17
100-240-101	UNCLAIMED FUNDS	14,999.34
100-240-102	DEFERRED REV-BOND PREMIUM	0.00
100-240-103	DEFERRED REVENUE	0.00
100-240-104	REFUNDABLE FACILITY DEPOSITS	<u>5,100.00</u>
TOTAL LIABILITIES		(<u>156,765.47</u>)
EQUITY		
=====		
100-260-110	PREPAYMNT PERMT M2E3LLC 100YRS	2,478.19
100-260-111	RESERVE CHRISTMAS DONATIONS	59.83
100-260-113	ESCROW-BONDS POSTED-DEFENDENTS	2,893.45
100-265-100	RESTRICTED PORTION FUND BA	0.00
100-270-100	FUND BALANCE	7,554,682.57
100-280-100	ASSIGNED FUND BALANCE	<u>32,396.29</u>
TOTAL BEGINNING EQUITY		7,592,510.33
TOTAL REVENUE		16,296,752.20
TOTAL EXPENSES		<u>13,693,137.66</u>
TOTAL INCREASE/(DECREASE) IN FUND BAL.		2,603,614.54
TOTAL EQUITY & FUND BALANCE		<u>10,196,124.87</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE		10,039,359.40
=====		

119-TIF (TAX INCREMENT FUND)

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
119-100-102	CLAIM ON POOLED CASH	118,493.28	
119-100-103	SECURITY INVESTMENTS	0.00	
119-100-104	SAFEKEEPING CHECKING ACCT	0.00	
119-100-115	TEXPOOL 246530004 TIF PROP TAX	238,657.07	
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	<u>0.00</u>	
			<u>357,150.35</u>
TOTAL ASSETS			357,150.35
			=====
LIABILITIES			
=====			
119-200-110	CURRENT YEAR ENCUMBRANCE	0.00	
119-200-111	PRIOR YEAR ENCUMBRANCE	0.00	
119-200-300	RETAINAGE PAYABLE	0.00	
119-200-500	ACCOUNTS PAYABLE PENDING	<u>0.00</u>	
	TOTAL LIABILITIES		<u>0.00</u>
EQUITY			
=====			
119-270-100	FUND BALANCE	<u>231,923.99</u>	
	TOTAL BEGINNING EQUITY	231,923.99	
TOTAL REVENUE		418,383.36	
TOTAL EXPENSES		<u>293,157.00</u>	
TOTAL INCREASE/(DECREASE) IN FUND BAL.		125,226.36	
TOTAL EQUITY & FUND BALANCE			<u>357,150.35</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE			357,150.35
			=====

120-HOTEL/MOTEL FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
120-100-102	CLAIM ON POOLED CASH	102,134.35	
120-120-103	MISC ACCOUNTS RECEIVABLE	0.00	
120-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00	
120-170-101	PRIOR YR RES FOR ENCUMBRANCE	<u>0.00</u>	
			<u>102,134.35</u>
TOTAL ASSETS			102,134.35
			=====
LIABILITIES			
=====			
120-200-110	CURRENT YEAR ENCUMBRANCE	0.00	
120-200-111	PRIOR YEAR ENCUMBRANCE	0.00	
120-200-500	ACCOUNTS PAYABLE PENDING	0.00	
120-200-505	DUE TO SAYDA 380 AGREEMENT	<u>0.00</u>	
TOTAL LIABILITIES			<u>0.00</u>
EQUITY			
=====			
120-270-100	FUND BALANCE	<u>44,069.83</u>	
TOTAL BEGINNING EQUITY		44,069.83	
TOTAL REVENUE		214,332.56	
TOTAL EXPENSES		<u>156,268.04</u>	
TOTAL INCREASE/(DECREASE) IN FUND BAL.		58,064.52	
TOTAL EQUITY & FUND BALANCE			<u>102,134.35</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE			102,134.35
			=====

123-MAIN STREET REVENUE FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
123-100-102	CLAIM ON POOLED CASH	104,615.83	
123-120-103	MISC ACCOUNTS RECEIVABLES	0.00	
123-170-100	CURRENT YR RES FOR ENCUMBRANCE	(26,910.00)	
123-170-101	PRIOR YR RES FOR ENCUMBRANCE	<u>11,910.00</u>	
			<u>89,615.83</u>
TOTAL ASSETS			89,615.83
			=====
LIABILITIES			
=====			
123-200-110	CURRENT YEAR ENCUMBRANCE	(26,910.00)	
123-200-111	PRIOR YEAR ENCUMBRANCE	11,910.00	
123-200-500	ACCOUNTS PAYABLE PENDING	0.00	
123-240-100	PRE-REGISTER FESTIVAL/CARSHOW	<u>0.00</u>	
TOTAL LIABILITIES			(<u>15,000.00</u>)
EQUITY			
=====			
123-270-100	FUND BALANCE	<u>89,736.18</u>	
TOTAL BEGINNING EQUITY		89,736.18	
TOTAL REVENUE		93,592.00	
TOTAL EXPENSES		<u>78,712.35</u>	
TOTAL INCREASE/(DECREASE) IN FUND BAL.		14,879.65	
TOTAL EQUITY & FUND BALANCE			<u>104,615.83</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE			89,615.83
			=====

125-MUNICIPAL CRT SPECIAL FEE

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
125-100-102	CLAIM ON POOLED CASH	95,738.53	
125-170-100	CURRENT YR RES FOR ENCUMBRANCE	(16,595.00)	
125-170-101	PRIOR YR RES FOR ENCUMBRANCE	<u>16,595.00</u>	
			<u>95,738.53</u>
TOTAL ASSETS			95,738.53
			=====
LIABILITIES			
=====			
125-200-110	CURRENT YEAR ENCUMBRANCE	(16,595.00)	
125-200-111	PRIOR YEAR ENCUMBRANCE	16,595.00	
125-200-500	ACCOUNTS PAYABLE PENDING	<u>0.00</u>	
	TOTAL LIABILITIES		<u>0.00</u>
EQUITY			
=====			
125-270-100	FUND BALANCE	<u>90,583.15</u>	
	TOTAL BEGINNING EQUITY	90,583.15	
TOTAL REVENUE		9,430.53	
TOTAL EXPENSES		<u>4,275.15</u>	
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	5,155.38	
TOTAL EQUITY & FUND BALANCE			<u>95,738.53</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE			95,738.53
			=====

129-LIBRARY GRANT/DONATION

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
129-100-102	CLAIM ON POOLED CASH	42,731.43	
129-100-103	TEXSTAR: NOBLE TRUST - 3444	926.51	
129-100-108	NED TRUST (LIBRARY) TEXSTAR	282,513.84	
129-120-103	MISC ACCTS RECEIVABLE	0.00	
129-170-100	CURRENT YR RES FOR ENCUMBRANCE	(1,436.37)	
129-170-101	PRIOR YR RES FOR ENCUMBRANCE	<u>1,436.37</u>	
			<u>326,171.78</u>
TOTAL ASSETS			326,171.78
			=====
LIABILITIES			
=====			
129-200-110	CURRENT YEAR ENCUMBRANCE	(1,436.37)	
129-200-111	PRIOR YEAR ENCUMBRANCE	1,436.37	
129-200-233	OTHER A/P PENDING (AUDITOR)	(10,945.00)	
129-200-500	ACCOUNTS PAYABLE PENDING	<u>10,945.00</u>	
	TOTAL LIABILITIES		<u>0.00</u>
EQUITY			
=====			
129-270-100	FUND BALANCE	<u>324,276.31</u>	
	TOTAL BEGINNING EQUITY	324,276.31	
TOTAL REVENUE		1,995.14	
TOTAL EXPENSES		<u>99.67</u>	
TOTAL INCREASE/(DECREASE) IN FUND BAL.		1,895.47	
TOTAL EQUITY & FUND BALANCE			<u>326,171.78</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE			326,171.78
			=====

200-ROADWAY IMPACT FEE FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
200-100-102	CLAIM ON POOLED CASH	497,799.99	
200-170-100	CURRENT YR RES FOR ENCUMBRANCE	(123,531.00)	
200-170-101	PRIOR YR RES FOR ENCUMBRANCE	<u>77,465.00</u>	
			<u>451,733.99</u>
TOTAL ASSETS			451,733.99
			=====
LIABILITIES			
=====			
200-200-110	CURRENT YR ENCUMBRANCES	(123,531.00)	
200-200-111	PRIOR YR ENCUMBRANCES	77,465.00	
200-200-500	ACCOUNTS PAYABLE PENDING	<u>0.00</u>	
	TOTAL LIABILITIES		(<u>46,066.00</u>)
EQUITY			
=====			
200-270-100	FUND BALANCE	<u>391,048.39</u>	
	TOTAL BEGINNING EQUITY	391,048.39	
TOTAL REVENUE		108,027.00	
TOTAL EXPENSES		<u>1,275.40</u>	
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	106,751.60	
TOTAL EQUITY & FUND BALANCE			<u>497,799.99</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE			451,733.99
			=====

210-TRANSPORTATION FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
210-100-101	2019 CO BOND FUNDS TEXSTAR	0.00	
210-100-102	CLAIM ON POOLED CASH	1,473,158.25	
210-100-103	SECURITY INVESTMENTS	0.00	
210-100-104	SAFEKEEPING CHECKING ACCT	0.00	
210-120-130	ACCTS RECEIVABLE TRANSPORTATIO	49,168.42	
210-120-131	ALLOWANCE-TRANSPORTATION	(16,792.72)	
210-170-100	CURRENT YR RES FOR ENCUMBRANCE	(58,115.16)	
210-170-101	PRIOR YR RES FOR ENCUMBRANCE	<u>6,676.71</u>	
			<u>1,454,095.50</u>
TOTAL ASSETS			1,454,095.50
			=====
LIABILITIES			
=====			
210-200-100	ACCRUED PAYABLES	0.00	
210-200-110	CURRENT YR ENCUMBRANCES	(58,115.16)	
210-200-111	PRIOR YR ENCUMBRANCES	6,676.71	
210-200-500	ACCOUNTS PAYABLE PENDING	26,831.55	
210-240-101	UNCLAIMED FUNDS	<u>0.00</u>	
	TOTAL LIABILITIES		(<u>24,606.90</u>)
EQUITY			
=====			
210-270-100	FUND BALANCE	<u>1,411,137.82</u>	
	TOTAL BEGINNING EQUITY	1,411,137.82	
TOTAL REVENUE		570,574.45	
TOTAL EXPENSES		<u>503,009.87</u>	
TOTAL INCREASE/(DECREASE) IN FUND BAL.		67,564.58	
TOTAL EQUITY & FUND BALANCE			<u>1,478,702.40</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE			1,454,095.50
			=====

300-MUNICIPAL DRAINAGE UTILIT

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
300-100-102	CLAIM ON POOLED CASH	217,507.69	
300-120-100	DRAINAGE RECEIVABLE	32,434.62	
300-120-130	ALLOWANCE FOR DOUBTFUL ACCTS	(15,047.88)	
300-160-206	FIXED ASSET-WORK IN PROGRESS	0.00	
300-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00	
300-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00	
300-190-103	ACCUMULATED DEPRECIATION	<u>0.00</u>	
			<u>234,894.43</u>
TOTAL ASSETS			234,894.43
			=====
LIABILITIES			
=====			
300-200-104	ACCRUED INTEREST PAYABLE	0.00	
300-200-110	CURRENT YEAR ENCUMBRANCES	0.00	
300-200-111	PRIOR YEAR ENCIMBRANCES	0.00	
300-200-233	OTHER A/P PENDING (AUDITOR)	0.00	
300-200-240	BOND PAYABLE - CURRENT	0.00	
300-200-300	RETAINAGE PAYABLE	0.00	
300-200-500	ACCOUNTS PAYABLE PENDING	<u>0.00</u>	
	TOTAL LIABILITIES		<u>0.00</u>
EQUITY			
=====			
300-250-100	CONTRIBUTED CAPITAL-DRAINAGE	0.00	
300-270-100	FUND BALANCE	<u>257,824.07</u>	
	TOTAL BEGINNING EQUITY	257,824.07	
TOTAL REVENUE		350,950.21	
TOTAL EXPENSES		<u>373,879.85</u>	
TOTAL INCREASE/(DECREASE) IN FUND BAL.		(22,929.64)	
TOTAL EQUITY & FUND BALANCE			<u>234,894.43</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE			234,894.43
			=====

320-SANITATION FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
320-100-102	CLAIM ON POOLED CASH	395,534.10	
320-120-103	MISC ACCOUNTS RECEIVABLE	(15,239.83)	
320-120-130	ACCTS RECEIVABLE GARBAGE	92,656.43	
320-120-131	ALLOWANCE-GARBAGE	(10,592.12)	
320-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00	
320-170-101	PRIOR YR RES FOR ENCUMBRANCE	<u>0.00</u>	
			<u>462,358.58</u>
TOTAL ASSETS			462,358.58
			=====
LIABILITIES			
=====			
320-200-100	ACCRUED PAYABLES	0.00	
320-200-110	CURRENT YR ENCUMBRANCES	0.00	
320-200-111	PRIOR YR ENCUMBRANCES	0.00	
320-200-500	ACCOUNTS PAYABLE PENDING	0.00	
320-200-503	DUE TO STATE COMPT SALES TAX	36,277.35	
320-240-101	UNCLAIMED FUNDS	<u>0.00</u>	
TOTAL LIABILITIES			<u>36,277.35</u>
EQUITY			
=====			
320-270-100	FUND BALANCE	<u>415,538.62</u>	
TOTAL BEGINNING EQUITY		415,538.62	
TOTAL REVENUE		1,333,781.50	
TOTAL EXPENSES		<u>1,323,238.89</u>	
TOTAL INCREASE/(DECREASE) IN FUND BAL.		10,542.61	
TOTAL EQUITY & FUND BALANCE			<u>426,081.23</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE			462,358.58
			=====

340-PUBLIC UTILITIES FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
ASSETS		
=====		
340-100-100	PETTY CASH	1,350.00
340-100-101	2019 CO BOND FUNDS TEXSTAR	432,922.29
340-100-102	CLAIM ON POOLED CASH	2,370,617.09
340-100-103	SECURITY INVESTMENTS	0.00
340-100-104	SAFEKEEPING CHECKING ACCT	0.00
340-100-107	TEXPOOL 2465300012 TOWER RENT	159,941.71
340-100-110	TEXPOOL 2465300001 UTILITY FD	50,603.23
340-100-116	UTILITY OPERATING-TXCLASS 0007	1,022,650.44
340-100-118	TEXPOOL RATE STABILIZATION 18	158,683.45
340-100-119	TEXPOOL CAPITAL OUTLAY-ASSETS	312,947.79
340-100-120	TEXPOOL WORKING CAPITAL-CIP	462,524.46
340-100-121	TEXPOOL 2017 WWTP IMPROVMNTS	0.00
340-120-100	ACCOUNTS RECEIVABLE	499,167.51
340-120-101	CURRENT REFUND PAYABLE	15,562.81
340-120-102	UNAPPLIED CREDITS	(69,699.88)
340-120-103	MISC. ACCOUNTS RECEIVABLE	15,334.00
340-120-104	AR - AUDIT ACCRUALS	0.00
340-120-130	ALLOWANCE-ACCTS. RECEIVABLE	(60,629.81)
340-140-100	INVENTORY	99,887.93
340-150-100	BOND ISSUANCE COSTS	0.00
340-150-105	DEFERRED AMT ON REFUNDING	1,826.49
340-160-100	LAND	457,201.00
340-160-200	BUILDINGS	6,363,714.34
340-160-206	FIXED ASSETS: WORK IN PROGRESS	4,699,070.59
340-160-225	PLANT DISTRIBUTION/COLLECTION	49,768,167.71
340-160-235	EQUIPMENT	1,286,648.05
340-170-100	CURRENT YR RES FOR ENCUMBRANCE	(568,166.52)
340-170-101	PRIOR YR RES FOR ENCUMBRANCE	228,478.09
340-170-103	PRE-PAY HEALTH INSURANCE	0.00
340-190-103	ACCUMULATED DEPRECIATION	(26,363,395.26)
		<u>41,345,407.51</u>
TOTAL ASSETS		41,345,407.51
		=====
LIABILITIES		
=====		
340-200-104	ACCRUED INTEREST PAYABLE	112,619.99
340-200-110	CURRENT YEAR ENCUMBRANCES	(568,166.52)
340-200-111	PRIOR YEAR ENCUMBRANCE	228,478.09
340-200-200	FICA AND MEDICARE PAYABLE	(526.13)
340-200-201	FEDERAL WITHHOLDING PAYABLE	(1,073.32)
340-200-202	TMRS PAYABLE	0.00
340-200-203	DEFERRED COMP PAYABLE	134.73
340-200-204	DEFERRED CHARGES	0.00
340-200-205	Pension Liability	522,568.72
340-200-208	ACCRUED VACATION	29,840.24
340-200-209	CHILD SUPPORT PAYABLE	0.00
340-200-210	CHILD SUPPORT PAYABLE	0.00
340-200-211	NEW OPED-SDBF LIABILITY	76,594.60

340-PUBLIC UTILITIES FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
340-200-212	UNUM LIFE INS PAYABLE	90.81
340-200-213	DENTAL PAYABLE	(45.01)
340-200-214	AFLAC PAYABLE	522.98
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	SCOTT & WHITE HEALTH PAYABLE	(5,008.55)
340-200-221	FLEXIBLE SPENDING(FSA) PAYABLE	0.00
340-200-222	PRE-PAID LEGAL PAYABLE	(212.30)
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	34.23
340-200-240	BONDS PAYABLE-CURRENT	0.00
340-200-300	RETAINAGE PAYABLE	55,679.00
340-200-401	WAGES PAYABLE	0.00
340-200-500	ACCOUNTS PAYABLE PENDING	235,048.21
340-200-999	UNRECONCILED DIFFERENCES	0.00
340-210-100	UNAMORT. BOND DISCOUNT	0.00
340-210-101	BOND PREMIUMS	1,039,428.53
340-210-102	DEFERRED AMT ON REFUNDING	(454,977.25)
340-210-110	DEFERRED OUTFLOW RESORCES TMRS	(118,189.39)
340-210-111	SDBF-DEF OUTFLOW OF RE CONTR	(1,614.12)
340-210-113	SDBF DEF INFLOW ACT EX VS ASS	7,976.62
340-210-114	SDBF DEF OUTFLOW CHNG ASSUMPT	(14,875.88)
340-210-115	DEFERRED OUTFLOW INVST TMRS	109,181.04
340-210-118	DEFERRED INFLOW-ACTUAL VS ASSM	19,472.60
340-210-119	DEFERRED OUTFLOW-CHNG IN ASSUM	(14,014.74)
340-230-109	CAPITAL LEASE BANC ONE NEMI	0.00
340-230-111	8.745M CO SERIES 2010 (6.11M)	0.00
340-230-114	4.5M CO SERIES 2003 (65%)	0.00
340-230-115	4.2M COMB CO 2006 (4M)	2,940,000.00
340-230-116	10M COMB SERIES 2007 (7M)	4,520,000.00
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)	1,140,000.00
340-230-122	8.010M 2016 GO REF (5.065M)	5,065,000.00
340-230-123	5.34M COMB SERIES 2017(2.250M)	2,235,000.00
340-230-124	3.02M GO REF 2017 (1.585M)	1,295,000.00
340-230-125	12.590 M 2019 COs (4.425M)	4,260,000.00
340-230-126	4.035M 2021 GO Ref	375,000.00
340-240-100	METER DEPOSITS	533,013.00
340-240-101	UNCLAIMED FUNDS	5,611.58
340-240-120	ALLOWANCE FOR BAD DEBT	0.00
TOTAL LIABILITIES		<u>23,612,215.41</u>

340-PUBLIC UTILITIES FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
EQUITY		
=====		
340-250-100	CONTRIBUTED CAPITAL-WATER OPER	454,779.30
340-250-101	CONTRIBUTED CAPITAL SEWER OPER	60,475.00
340-270-100	FUND BALANCE	<u>17,269,150.58</u>
	TOTAL BEGINNING EQUITY	17,784,404.88
	TOTAL REVENUE	7,732,852.86
	TOTAL EXPENSES	<u>7,784,065.64</u>
	TOTAL INCREASE/(DECREASE) IN FUND BAL. (	51,212.78)
	TOTAL EQUITY & FUND BALANCE	<u>17,733,192.10</u>
	TOTAL LIABILITIES, EQUITY & FUND BALANCE	41,345,407.51
=====		

345-UTILITY IMPACT FEE FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
345-100-102	CLAIM ON POOLED CASH	1,977,347.10	
345-100-103	SECURITY INVESTMENTS	1,000,000.00	
345-100-104	SAFEKEEPING CHECKING ACCT	0.00	
345-160-206	WORK IN PROGRESS	0.00	
345-160-225	PLANT DISTRIBUTION	104,188.68	
345-170-100	CURRENT YR RES FOR ENCUMBRANCE	(139,045.00)	
345-170-101	PRIOR YR RES FOR ENCUMBRANCE	<u>117,696.00</u>	
			<u>3,060,186.78</u>
TOTAL ASSETS			3,060,186.78
			=====
LIABILITIES			
=====			
345-200-110	CURRENT YEAR ENCUMBRANCE	(139,045.00)	
345-200-111	PRIOR YEAR ENCUMBRANCE	117,696.00	
345-200-233	OTHER A/P PENDING (AUDITOR)	0.00	
345-200-500	ACCOUNTS PAYABLE PENDING	<u>0.00</u>	
	TOTAL LIABILITIES		(<u>21,349.00</u>)
EQUITY			
=====			
345-270-100	FUND BALANCE	<u>2,468,139.25</u>	
	TOTAL BEGINNING EQUITY	2,468,139.25	
TOTAL REVENUE		596,081.33	
TOTAL EXPENSES		(<u>17,315.20</u>)	
TOTAL INCREASE/(DECREASE) IN FUND BAL.		613,396.53	
TOTAL EQUITY & FUND BALANCE			<u>3,081,535.78</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE			3,060,186.78
			=====

350-AIRPORT FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
ASSETS		
=====		
350-100-102	CLAIM ON POOLED CASH	110,611.14
350-100-106	TEXPOOL 2017 AIRPORT CONST	939,935.92
350-120-100	AIRPORT RECEIVABLES	9,493.59
350-120-101	REFUND CHECKS PAYABLE	0.00
350-120-103	MISC. ACCOUNTS RECEIVABLE	(9,000.00)
350-120-140	GRANTS RECEIVABLE	0.00
350-120-250	DUE FROM OTHER FUNDS (AUDITOR)	0.00
350-150-100	BOND ISSUANCE COSTS	0.00
350-150-105	DEFERRED AMT ON REFUNDING	962.23
350-160-100	LAND	859,833.00
350-160-200	T-HANGERS (BUILDINGS)	4,344,298.10
350-160-206	FIXED ASSETS:WORK IN PROGRESS	12,880.00
350-160-210	EQUIPMENT	107,159.00
350-160-300	RUNWAY	2,238,415.96
350-160-335	FIELD EQUIPMENT	0.00
350-170-100	CURRENT YR RES FOR ENCUMBRANCE	(1,857.10)
350-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00
350-170-103	PRE-PAY HEALTH INSURANCE	0.00
350-190-103	ACCUMULATED DEPRECIATION	(<u>2,044,935.10</u>)
		<u>6,567,796.74</u>
TOTAL ASSETS		6,567,796.74
=====		

LIABILITIES

=====		
350-200-100	ACCRUED ACCOUNTS PAYABLE	0.00
350-200-110	CURRENT YEAR ENCUMBRANCE	(1,857.10)
350-200-111	PRIOR YEAR ENCUMBRANCE	0.00
350-200-200	FICA AND MEDICARE PAYABLE	0.00
350-200-201	FEDERAL WITHHOLDING PAYABLE	0.00
350-200-202	TMRS PAYABLE	0.00
350-200-210	NET PENSION LIABILITY	19,087.94
350-200-211	NEW OPED-SDBF LIABILITY	2,797.78
350-200-213	DENTAL PAYABLE	42.71
350-200-214	AFLAC PAYABLE	0.00
350-200-219	SCOTT & WHITE PAYABLE	(7.58)
350-200-221	FLEXIBLE SPENDING (FSA) PAYABLE	0.00
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
350-200-401	WAGES PAYABLE	0.00
350-200-500	ACCOUNTS PAYABLE PENDING	1,860.84
350-200-501	DUE TO FUND 100 (LOAN ADVANCE)	0.00
350-200-502	DUE TO FUND 100	0.00
350-200-505	DUE TO OTHER FUNDS	0.00
350-200-999	UNRECONCILED DIFFERENCE	(271.67)
350-210-100	UNAMORT. BOND DISCOUNT	1,147.89

350-AIRPORT FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
350-210-101	BOND PREMIUMS	19,363.76	
350-210-110	DEFERRED OUTFLOW TMRS CONT	(4,317.12)	
350-210-111	SDBF DEF OUTFLOW RE CONTRIB	(58.96)	
350-210-113	SDBF DEF INFLOW ACT EXP VS ASS	291.36	
350-210-114	SDBF DEF OUTFLOW CHNG ASSUMPT	(543.37)	
350-210-115	DEFERRED OUTFLOW INVST TMRS	3,988.07	
350-210-118	DEFERRED INFLOW ACT VS ASSMPT	711.28	
350-210-119	DEFERRED OUTFLOW CNGS IN ASSUM	(511.92)	
350-230-101	LONG TERM DEBT	0.00	
350-230-102	BOND PAYABLE-\$290K REF 2010	(15,000.00)	
350-230-103	5.34M COMB SERIES 2017(1.445M)	1,350,000.00	
350-240-101	ACCRUED INTEREST PAYABLE	<u>6,051.25</u>	
	TOTAL LIABILITIES		<u>1,382,161.77</u>
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	398,184.86	
350-281-100	PRIOR PERIOD ADJUSTMENTS	<u>442,482.09</u>	
	TOTAL BEGINNING EQUITY	5,190,253.69	
TOTAL REVENUE		462,618.64	
TOTAL EXPENSES		<u>467,237.36</u>	
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(4,618.72)	
	TOTAL EQUITY & FUND BALANCE		<u>5,185,634.97</u>
	TOTAL LIABILITIES, EQUITY & FUND BALANCE		6,567,796.74
=====			

370-CEMETERY OPERATING FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
370-100-102	CLAIM ON POOLED CASH	161,808.79	
370-100-103	SECURITY INVESTMENTS	54,000.00	
370-100-104	SAFEKEEPING CHECKING ACCCT	0.00	
370-120-103	MISC ACCOUNTS RECEIVABLES	0.00	
370-160-206	FIXED ASSETS-WORK IN PROGRESS	10,032.80	
370-170-100	CURRENT YR RES FOR ENCUMBRANCE	(13,919.83)	
370-170-101	PRIOR YR RES FOR ENCUMBRANCE	959.83	
370-170-103	PRE-PAY HEALTH INSURANCE	0.00	
370-190-103	ACCUMULATED DEPRECIATION	(3,511.48)	
			<u>209,370.11</u>
TOTAL ASSETS			209,370.11
			=====
LIABILITIES			
=====			
370-200-110	CURRENT YR ENCUMBRANCE	(13,919.83)	
370-200-111	PRIOR YEAR ENCUMBRANCE	959.83	
370-200-200	FICA & MEDICARE PAYABLE	0.00	
370-200-201	FEDERAL WITHHOLDING PAYABLE	0.00	
370-200-202	TMRS PAYABLE	0.00	
370-200-210	NET PENSION LIABILITY	27,917.95	
370-200-211	NEW OPEB-SDBF LIABILITY	4,092.03	
370-200-213	ASSURANT DENTAL PAYABLE	11.94	
370-200-214	AFLAC PAYABLE	0.00	
370-200-219	SCOTT & WHITE HEALTH PAYABLE	283.28	
370-200-221	FLEXIBLE SPENDING(FSA) PAYABLE	0.00	
370-200-222	PRE-PAID LEGAL	0.00	
370-200-228	MISC DEDUCTIONS PAYABLE	0.00	
370-200-233	OTHER A/P PENDING (AUDITOR)	(1,342.29)	
370-200-235	VISION PLAN PAYABLE	6.69	
370-200-401	WAGES PAYABLE	0.00	
370-200-500	ACCOUNTS PAYABLE PENDING	11,491.96	
370-210-100	DUE TO CEMETERY LAND PURCHASE	0.00	
370-210-110	DEFERRED OUTFLOW CONT TMRS	(6,314.20)	
370-210-111	SDBF DEF OUTFLOW RES CONTRIB	(86.23)	
370-210-113	SDBF DEF INFLOW ACT EX VS ASSU	426.15	
370-210-114	SDBF DEF OUTFLOW CHNG ASSUMPT	(794.74)	
370-210-115	DEFERRED OUTFLOW INVST TMRS	5,832.94	
370-210-118	DEFERRED INFLOW ACTUAL VS ASSM	1,040.31	
370-210-119	DEFERRED OUTFLOW-CHG ASSUMP	(748.73)	
	TOTAL LIABILITIES		<u>28,857.06</u>
EQUITY			
=====			
370-270-100	FUND BALANCE	<u>179,380.74</u>	
	TOTAL BEGINNING EQUITY	179,380.74	
TOTAL REVENUE		187,194.79	
TOTAL EXPENSES		<u>186,062.48</u>	
TOTAL INCREASE/(DECREASE) IN FUND BAL.		1,132.31	
TOTAL EQUITY & FUND BALANCE			<u>180,513.05</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE			209,370.11
			=====

382-FLEET SERVICES OPERATING

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
382-100-102	CLAIM ON POOLED CASH	33,337.68	
382-100-104	SAFEKEEPING CHECKING ACCT	0.00	
382-120-250	DUE FROM OTHER FUNDS	0.00	
382-160-206	ESCROW FOR EQUIPMENT PURCHASES	0.00	
382-160-301	VEHICLES	0.00	
382-160-303	OFFICE EQUIPMENT	0.00	
382-160-305	FIELD EQUIPMENT	0.00	
382-160-306	HEAVY EQUIPMENT	0.00	
382-160-320	EQUIPMENT	0.00	
382-170-100	CURRENT YR RES FOR ENCUMBRANCE	(84,116.84)	
382-170-101	PRIOR YR RES FOR ENCUMBRANCE	74,881.95	
382-170-103	PRE-PAY HEALTH INSURANCE	0.00	
382-190-103	ACCUMULATED DEPRECIATION	<u>0.00</u>	
			<u>24,102.79</u>
TOTAL ASSETS			24,102.79
			=====
LIABILITIES			
=====			
382-200-110	CURRENT YEAR ENCUMBRANCE	(84,116.84)	
382-200-111	PRIOR YEAR ENCUMBRANCE	74,881.95	
382-200-200	FICA AND MEDICARE PAYABLE	0.00	
382-200-201	FEDERAL WITHHOLDING PAYABLE	0.00	
382-200-202	TMRS PAYABLE	(0.01)	
382-200-203	DEFERRED COMP PAYABLE	0.00	
382-200-208	ACCRUED VACATION	4,944.81	
382-200-210	NET PENSION LIABILITY	64,032.96	
382-200-211	NEW OPEB-SDBF LIABILITY	9,385.52	
382-200-212	UNUM LIFE INSURANCE PAYABLE	(284.53)	
382-200-213	DENTAL PAYABLE	(10.65)	
382-200-214	AFLAC PAYABLE	165.15	
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	SCOTT & WHITE HEALTH PAYABLE	(111.02)	
382-200-221	FLEXIBLE SPENDING(FSA) PAYABLE	0.00	
382-200-222	PRE-PAID LEGAL PAYABLE	(219.40)	
382-200-228	MISC DEDUCTIONS PAYABLE	0.00	
382-200-229	MET LIFE DENTAL PAYABLE	0.00	
382-200-233	OTHER A/P PENDING (AUDITOR)	(2,723.96)	
382-200-235	VISION PLAN PAYABLE	(3.56)	
382-200-401	WAGES PAYABLE	0.00	
382-200-500	ACCOUNTS PAYABLE PENDING	8,561.33	
382-210-110	DEFERRED OUTFLOW CONTB TMRS	(14,482.34)	
382-210-111	SDBF DEF OUTFLOW RES CONTRI	(197.79)	
382-210-113	SDBF DEF INFLOW ACT EXP VS ASS	977.41	
382-210-114	SDBF DEF OUTFLOW CHNG ASSUMPT	(1,822.82)	
382-210-115	DEFERRED OUTFLOW INVST TMRS	13,378.50	
382-210-118	DEFERRED INFLOW ACTUAL VS ASSM	2,386.07	

382-FLEET SERVICES OPERATING

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
382-210-119	DEFERRED OUTLOW-CHNG IN ASSUMP	(1,717.30)
382-240-101	UNCLAIMED FUNDS	<u>78.32</u>
	TOTAL LIABILITIES	<u>73,362.90</u>
EQUITY		
=====		
382-260-121	RESERVE:FUTURE EQUIP PURCHASES	0.00
382-270-100	FUND BALANCE	(<u>82,880.37</u>)
	TOTAL BEGINNING EQUITY	(82,880.37)
	TOTAL REVENUE	734,554.84
	TOTAL EXPENSES	<u>700,934.58</u>
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	33,620.26
	TOTAL EQUITY & FUND BALANCE	(<u>49,260.11</u>)
	TOTAL LIABILITIES, EQUITY & FUND BALANCE	<u>24,102.79</u> =====

384-FLEET REPLACEMENT FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
ASSETS		
=====		
384-100-102	CLAIM ON POOLED CASH	304,521.05
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	218,425.72
384-100-109	GOVERNMENT CAPITAL CORP	(406,722.00)
384-100-110	US BANCORP GOVERNMENT LEAS	(64,091.90)
384-100-111	US BANCORP GOV ESCROW	64,700.00
384-120-103	MISC ACCOUNTS RECEIVABLES	0.00
384-140-100	PREPAID CAP LEASE	0.00
384-150-100	BOND ISSUANCE COSTS	0.00
384-160-206	FIXED ASSETS-WORK IN PROGRESS	0.00
384-160-320	MACHINERY & EQUIPMENT	8,182,004.66
384-170-100	CURRENT YR RES FOR ENCUMBRANCE	(3,815,695.30)
384-170-101	PRIOR YR RES FOR ENCUMBRANCE	3,823,054.83
384-190-103	ACCUMULATED DEPRECIATION	(5,328,840.84)
		<u>2,977,356.22</u>
TOTAL ASSETS		2,977,356.22
		=====
LIABILITIES		
=====		
384-200-104	ACCRUED INTEREST PAYALBE	0.00
384-200-110	CURRENT YEAR ENCUMBRANCE	(3,761,291.30)
384-200-111	PRIOR YEAR ENCUMBRANCE	3,768,650.83
384-200-500	ACCOUNTS PAYABLE PENDING	0.00
384-200-505	DUE TO OTHER FUNDS	0.00
384-210-101	UNAMORT BOND PREMIUM	39,502.49
384-230-103	5.44M COMB SERIES 2015(2.66M)	1,525,000.00
384-230-115	CAPITAL LEASE PAYABLE-CURRENT	0.00
384-230-120	CAP LEASE PAYABLE-NONCURRENT	1,067,939.87
384-230-125	NOTES PAYABLE	72,991.73
384-240-101	ACCRUED INTEREST PAYABLE	<u>26,977.11</u>
TOTAL LIABILITIES		<u>2,739,770.73</u>
EQUITY		
=====		
384-270-100	FUND BALANCE	(59,545.34)
TOTAL BEGINNING EQUITY		(59,545.34)
TOTAL REVENUE		636,842.76
TOTAL EXPENSES		<u>339,711.93</u>
TOTAL INCREASE/(DECREASE) IN FUND BAL.		297,130.83
TOTAL EQUITY & FUND BALANCE		<u>237,585.49</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE		2,977,356.22
		=====

Attachment E
Sales Tax Tracking Report

Sales Tax Tracking (Total Amount) FY 2021-22

	2017-18	2018-19	2019-20	2020-21	2021-22	2021-22 Estimated Amount	\$ Difference from Actual to Est. Amt	% from Actual	\$ Difference from Prior Year Amount	% from Pr. Yr. Actual
	Actual	Actual	Actual	Actual	Actual					
October	333,211	350,589	\$ 389,538	393,127	468,966	401,383	67,583	16.8%	75,839	19.3%
November	367,873	416,457	422,737	482,805	581,787	492,944	88,844	18.0%	98,982	20.5%
December	329,458	376,081	390,346	404,316	475,711	412,807	62,904	15.2%	71,395	17.7%
January	379,137	328,713	356,902	403,476	421,763	411,949	9,814	2.4%	18,287	4.5%
February	421,201	414,617	507,733	552,026	678,554	563,619	114,935	20.4%	126,528	22.9%
March	294,166	334,744	347,808	393,003	503,163	401,256	101,906	25.4%	110,160	28.0%
April	280,487	338,154	332,858	391,521	453,235	399,743	53,492	13.4%	61,714	15.8%
May	416,809	395,638	457,487	577,092	710,906	589,211	121,695	20.7%	133,814	23.2%
June	319,869	352,018	403,305	493,430	612,055	503,792	108,263	21.5%	118,625	24.0%
July	349,865	378,446	423,927	442,382		451,672		0.0%		0.0%
August	405,299	411,815	514,060	549,608		561,150		0.0%		0.0%
Sept.	330,626	410,378	408,382	468,276		478,110		0.0%		0.0%
	\$ 4,228,002	\$ 4,507,651	\$ 4,955,083	\$ 5,551,064		\$ 5,667,637	\$ 729,436		\$ 815,343	

Sales Tax Tracking (Taylor EDC Portion) FY 2021-22

	2017-18 Actual	2018-19 Actual	2019-20 Actual	2020-21 Actual	2021-22 Actual
October	\$ 83,303	\$ 87,647	\$ 97,385	\$ 98,282	\$ 117,242
November	91,968	104,114	\$ 105,684	\$ 120,701	\$ 145,447
December	82,365	94,020	\$ 97,587	\$ 101,079	\$ 118,928
January	94,784	82,178	\$ 89,225	\$ 100,869	\$ 105,441
February	105,300	103,654	\$ 126,933	\$ 138,007	\$ 169,639
March	73,542	83,686	\$ 86,952	\$ 98,251	\$ 125,791
April	70,122	84,539	\$ 83,214	\$ 97,880	\$ 113,309
May	104,202	98,910	\$ 114,372	\$ 144,273	\$ 177,727
June	79,967	88,005	\$ 100,826	\$ 123,358	\$ 153,014
July	87,466	94,611	\$ 105,982	\$ 110,595	\$ -
August	101,325	102,954	\$ 128,515	\$ 137,402	\$ -
Sept.	82,656	102,594	\$ 102,095	\$ 117,069	\$ -
	1,057,001	1,126,913	1,238,771	1,387,766	1,226,535

Sales Tax Tracking (City's Portion) FY 2021-22

	2017-18	2018-19	2019-20	2020-21	2021-22	2021-22 Estimated Amount	\$ Difference from Actual to Est. Amt	% from Actual	\$ Difference from Prior Year Amount	% from Pr. Yr. Actual
	Actual	Actual	Actual	Actual	Actual					
October	249,908	262,942	292,154	294,845	351,725	301,037	50,688	16.8%	56,879	19.3%
November	275,905	312,342	317,053	362,104	436,341	369,708	66,633	18.0%	74,237	20.5%
December	247,094	282,061	292,760	303,237	356,784	309,605	47,178	15.2%	53,546	17.7%
January	284,353	246,535	267,676	302,607	316,322	308,962	7,360	2.4%	13,715	4.5%
February	315,901	310,963	380,800	414,020	508,916	422,714	86,202	20.4%	94,896	22.9%
March	220,625	251,058	260,856	294,752	377,372	300,942	76,430	25.4%	82,620	28.0%
April	210,365	253,616	249,643	293,641	339,926	299,807	40,119	13.4%	46,285	15.8%
May	312,607	296,729	343,115	432,819	533,180	441,908	91,271	20.7%	100,360	23.2%
June	239,902	264,014	302,478	370,073	459,041	377,844	81,197	21.5%	88,969	24.0%
July	262,399	283,834	317,946	331,786		338,754		0.0%		0.0%
August	303,974	308,861	385,545	412,206		420,862		0.0%		0.0%
Sept.	247,969	307,783	306,286	351,207		358,582		0.0%		0.0%

Cumulative Year -to- Date (City's Portion) FY 2021-22

	2017-18	2018-19	2019-20	2020-21	2021-22	2021-22 Estimated Amount	\$ Difference from Actual to Est. Amt	% from Actual	\$ Difference from Prior Year Amount	% from Pr. Yr. Actual
	Actual	Actual	Actual	Actual	Actual					
October	249,908	262,942	292,154	294,845	351,725	301,037	50,688	16.8%	56,879	19.3%
November	525,813	575,285	609,207	656,949	788,065	670,745	117,320	17.5%	131,116	20.0%
December	772,907	857,345	901,967	960,186	1,144,849	980,350	164,499	16.8%	184,662	19.2%
January	1,057,260	1,103,880	1,169,643	1,262,794	1,461,171	1,289,312	171,859	13.3%	198,377	15.7%
February	1,373,161	1,414,843	1,550,443	1,676,813	1,970,087	1,712,026	258,060	15.1%	293,273	17.5%
March	1,593,785	1,665,901	1,811,298	1,971,566	2,347,459	2,012,969	334,490	16.6%	375,893	19.1%
April	1,804,151	1,919,517	2,060,942	2,265,207	2,687,385	2,312,776	374,609	16.2%	422,178	18.6%
May	2,116,757	2,216,245	2,404,057	2,698,026	3,220,565	2,754,684	465,880	16.9%	522,539	19.4%
June	2,356,659	2,480,259	2,706,535	3,068,099	3,679,606	3,132,529	547,077	17.5%	611,507	19.9%
July	2,619,058	2,764,094	3,024,481	3,399,885		3,471,283		0.0%		0.0%
August	2,923,032	3,072,955	3,410,026	3,812,091		3,892,145		0.0%		0.0%
Sept.	3,171,002	3,380,738	3,716,313	4,163,298		4,250,727		0.0%		0.0%
% Y-T-D Increase over prior year	7.0%	6.6%	9.9%	12.0%						

Attachment F
Quarterly Investment Report



QUARTERLY INVESTMENT REPORT

City of Taylor

JUNE 30, 2022



MEEDER

PUBLIC FUNDS
PATTERSON GROUP

The Fight Against Inflation

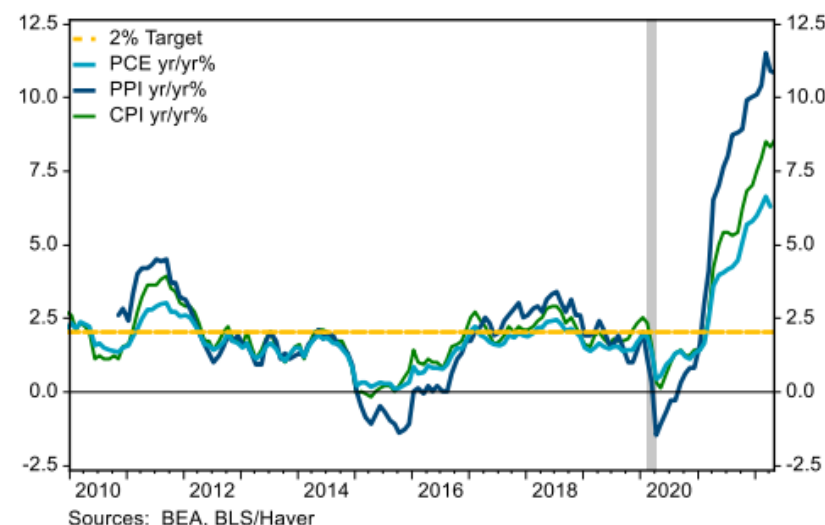
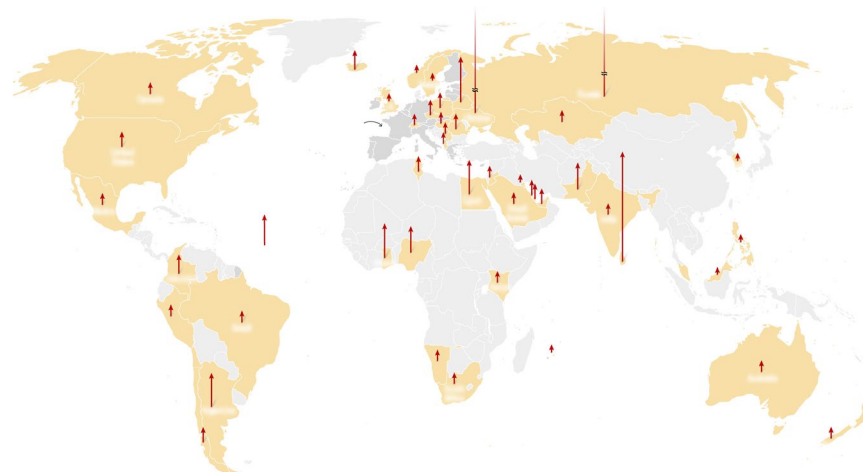
This month inflation is too hot and the Fed is actively fighting it. Current inflation is heavily “*supply-side*” driven which we have not seen since post WWII as the world recovered from a militarily focused economy. The confluence of too much money in the hands of consumers and a tangled supply chain continues to drive inflation. Higher rates can slow the consumer but the recovery timeline for the world-wide supply chains and its impact on business remains in question.

The government stimulus initiatives, while no doubt enacted with the best intentions, have exacerbated the inflationary pressures now crushing the American consumer. While other countries are also fighting inflation the US is fueled additionally by unprecedented stimulus funds which put so much money in the system. The economy has jumped from \$21.7T before the pandemic to \$24.4T – up 13%. Long-term, plowing money into the system doesn’t create growth, it causes inflation.

Inflation is easily seen at the pumps and the grocery store. Factors driving it are heightened by the Ukraine situation halting grain and energy flows, covid business shut-downs and the re-routing of shipping in China and Europe as well as our inability to re-start traditional energy sources/production.

Raising the short and long end bond rates will be effective but as central banks fight with massive rate increases, the markets have jumped ahead in their expectation of a recession. Now projections of recession abound.

45+ Central Banks are raising rates in the fight against inflation



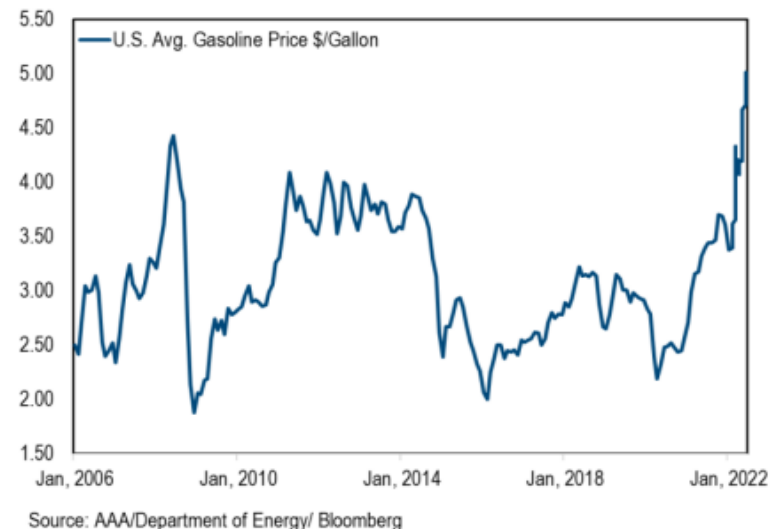
Growth Headwinds

The US economy is driven by the consumers who make up 2/3 of GDP. Growth is fragile partially because of the consumer's current challenges. Uncertainty causes cracks in the economy and fear of the future which then creates consumer caution. Ultimately production of goods slows and inventories build up unsold. There is still plenty of spending however as we see consumer spending up 9.2% even while personal income has risen only 2.6%.

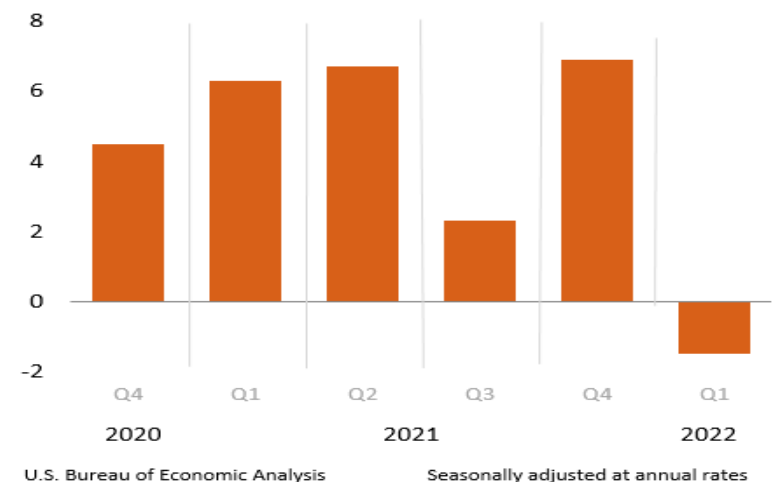
At some point the consumer will stop buying or shift their spending, sometimes out of necessity. Energy costs have risen 80% already in 2022 and with summer driving and then winter warming needs oil is expected to end the year over \$100/barrel.

Business must eventually pass on costs. A recent National Association of Business Economics survey found 45% of firms are passing on their production costs and 71% anticipate costs to increase. At some point the consumer will slow because the excess funds dry up and savings are depleted. As we've seen in the past businesses fail from lack of customers or lack of workers to serve those customers. This month's Chicago Fed National Activity index dropped from 0.4 to 0.01, a five-month low.

The ability to hire workers remains a real problem for business and therefore growth. There are currently two job openings for every unemployed person. To attract workers 70% of firms increased wages in the first quarter. Businesses cannot afford to keep raising wages as workers expect but many entities are initiating one-time bonuses or COLAs to help workers battle the high prices. Naturally, that brings us back to the impact of increased funds in the system increasing inflation. It will take time to work out all these factors.



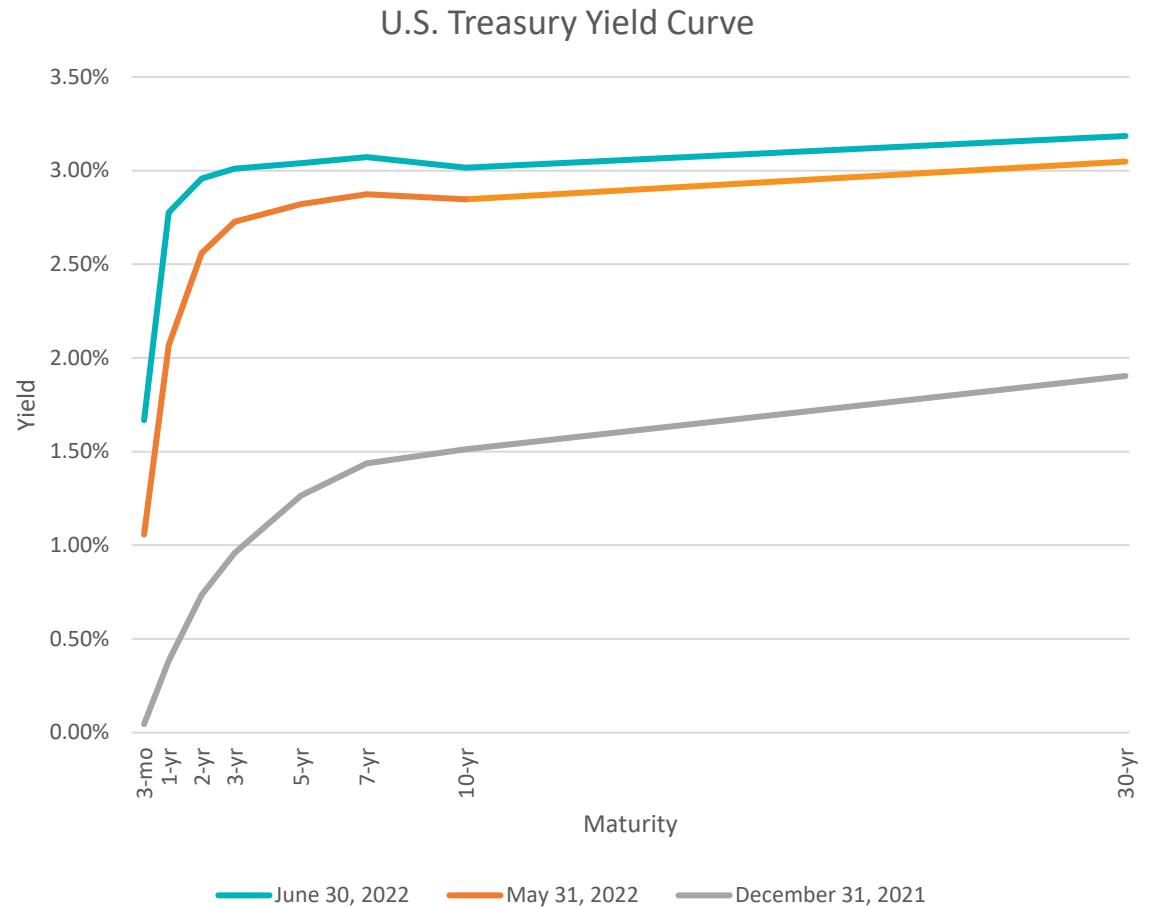
Real GDP: Percent change from preceding quarter



Built in Rate Increases

The Fed raised the overnight rate in June 0.75%. The move was directed at slowing inflation.

The Fed has conceded that raising rates will slow growth. It also reduces access to financing for those that need it, possibly putting at risk the prospect for a *soft landing*.



City of Taylor, Texas

Quarterly Investment Report

April – June 2022

Portfolio Summary Management Report

This quarterly report is prepared in compliance with the Investment Policy and Strategy of the City and the Public Funds Investment Act (Chapter 2256., Texas Government Code).

<u>Portfolio as of March 31, 2022</u>		<u>Portfolio as of June 30, 2022</u>	
Beginning Book Value	\$ 52,415,135	Ending Book Value	\$ 54,237,113
Beginning Market Value	\$ 52,326,712	Ending Market Value	\$ 54,096,985
Unrealized Gain/Loss	\$ (88,423)	Investment Income for the period	\$ 109,703
		Unrealized Gain/Loss	\$ (140,128)
		Change in Unrealized Gain/Loss	\$ (51,705)
WAM at Beginning Period Date ¹	66 days	WAM at Ending Period Date ¹	76 days
		Change in Market Value ²	\$ 1,770,273
Average Yield to Maturity for period		0.837%	
Average Yield 6 month Treasury Bill for period		1.650%	
Average Yield 1 year Treasury Note for period		2.200%	

Authorized by:

Jeffrey Wood, Finance Director
City of Taylor

Lindsay Strothman, Senior Accountant
City of Taylor



Linda Patterson, President
Patterson & Associates

¹ WAM, represents weighted average maturity.

² **Change in Market Value**" is required data, but will primarily reflect the receipt and expenditure of the City's funds from quarter to quarter.

Your Portfolio

AS of June 30, 2022

Your Portfolio Statistics

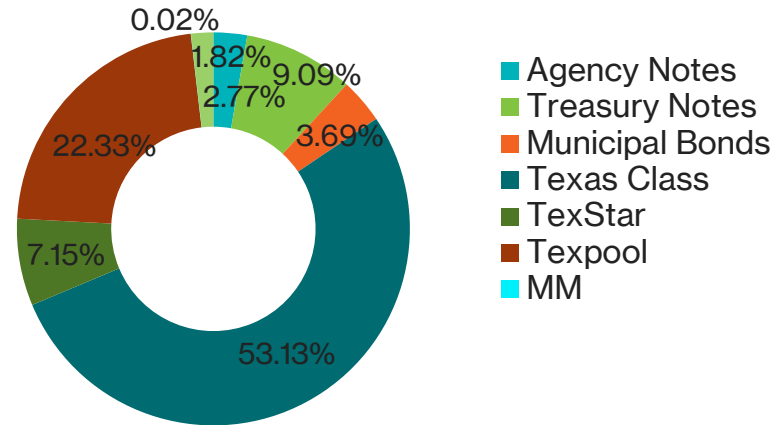
Weighted Average Maturity

0.21 years

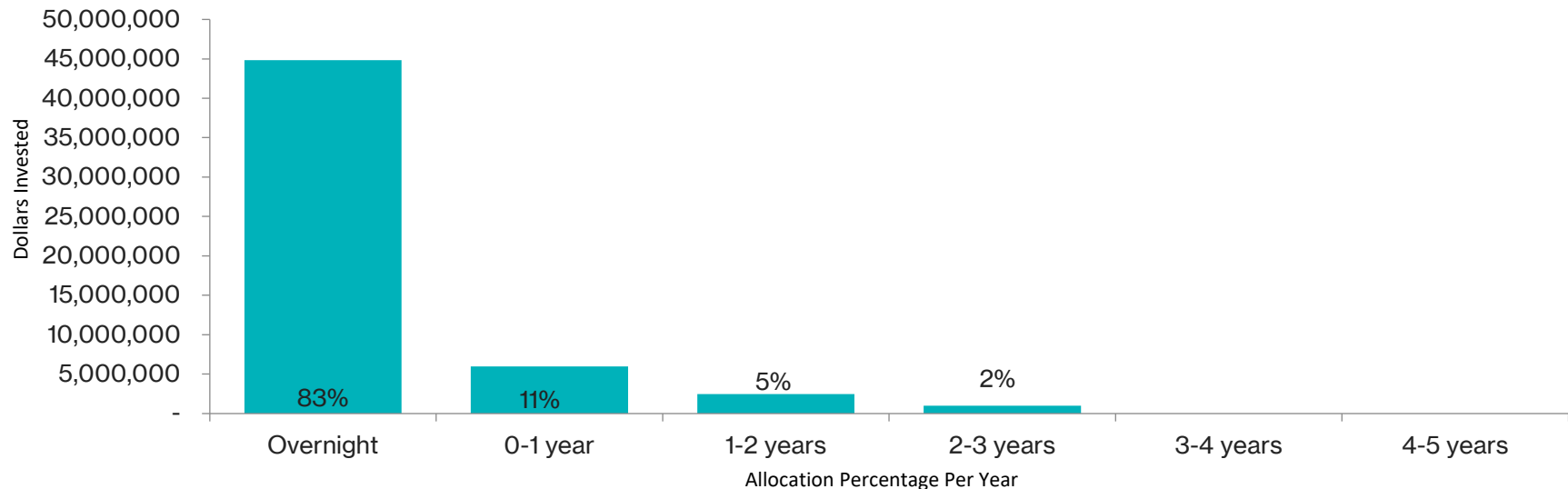
Weighted Average Yield (All Funds)

1.165%

Your Asset Allocation



Your Maturity Distribution



**City of Taylor, Texas
Portfolio Management
Portfolio Summary
June 30, 2022**

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

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 365 Equiv.
Commercial Paper Disc. -Amortizing	1,000,000.00	982,148.00	987,101.67	1.82	265	213	2.279
Federal Agency Coupon Securities	1,500,000.00	1,429,209.26	1,500,000.00	2.77	1,095	769	0.467
Treasury Coupon Securities	5,000,000.00	4,892,069.00	4,932,352.87	9.09	555	476	2.034
Municipal Bonds	2,000,000.00	1,975,900.00	2,000,000.00	3.69	808	183	0.454
Texpool	12,109,799.89	12,109,799.89	12,109,799.89	22.33	1	1	1.001
TexStar	3,880,546.67	3,880,546.67	3,880,546.67	7.15	1	1	0.985
Texas Class	28,815,078.93	28,815,078.93	28,815,078.93	53.13	1	1	1.158
Money Market	12,232.94	12,232.94	12,232.94	0.02	1	1	0.010
	54,317,658.43	54,096,984.69	54,237,112.97	100.00%	116	76	1.165

Investments

Cash and Accrued Interest

Accrued Interest at Purchase		40.76	40.76				
Subtotal		40.76	40.76				
Total Cash and Investments	54,317,658.43	54,097,025.45	54,237,153.73		116	76	1.165

Total Earnings	June 30 Month Ending	Fiscal Year To Date
Current Year	50,528.44	127,789.16

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

Jeffrey Wood, Finance Director

Reporting period 06/01/2022-06/30/2022

Data Updated: SET_TAYL: 07/11/2022 11:08

Run Date: 07/11/2022 - 11:08

Portfolio TAYL

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Report Ver. 7.3.6.1

City of Taylor, Texas
Summary by Type
June 30, 2022
Grouped by Fund

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

Security Type	Number of Investments	Par Value	Book Value	% of Portfolio	Average YTM 365	Average Days to Maturity
Fund: 2019 Bond Fund						
TexStar	1	1,873,866.23	1,873,866.23	3.45	0.985	1
Subtotal	1	1,873,866.23	1,873,866.23	3.45	0.985	1
Fund: 2022 Debt Non-Tax Supported						
Texas Class	1	11,291,299.72	11,291,299.72	20.82	1.158	1
Subtotal	1	11,291,299.72	11,291,299.72	20.82	1.158	1
Fund: 2022 Debt Tax Supported						
Texas Class	1	13,177,191.29	13,177,191.29	24.30	1.158	1
Subtotal	1	13,177,191.29	13,177,191.29	24.30	1.158	1
Fund: Airport Fund						
Texpool	1	939,935.92	939,935.92	1.73	1.001	1
Subtotal	1	939,935.92	939,935.92	1.73	1.001	1
Fund: Cemetery Permanent Fund						
Federal Agency Coupon Securities	1	1,000,000.00	1,000,000.00	1.84	0.500	789
Texas Class	1	869.45	869.45	0.00	1.158	1
Texpool	1	361.72	361.72	0.00	1.001	1
TexStar	1	56,561.61	56,561.61	0.10	0.985	1
Subtotal	4	1,057,792.78	1,057,792.78	1.94	0.527	746
Fund: Fleet Replacement Fund						
TexStar	1	218,425.72	218,425.72	0.40	0.985	1
Subtotal	1	218,425.72	218,425.72	0.40	0.985	1
Fund: General Fund						
Money Market	1	12,232.94	12,232.94	0.02	0.010	1
Federal Agency Coupon Securities	1	500,000.00	500,000.00	0.92	0.400	728

City of Taylor, Texas
Summary by Type
June 30, 2022
Grouped by Fund

Security Type	Number of Investments	Par Value	Book Value	% of Portfolio	Average YTM 365	Average Days to Maturity
Fund: General Fund						
Municipal Bonds	2	2,000,000.00	2,000,000.00	3.69	0.454	183
Commercial Paper Disc. -Amortizing	1	1,000,000.00	987,101.67	1.82	2.279	213
Treasury Coupon Securities	5	5,000,000.00	4,932,352.87	9.09	2.034	476
Texas Class	1	3,320,741.40	3,320,741.40	6.12	1.158	1
Texpool	1	9,786,144.54	9,786,144.54	18.04	1.001	1
TexStar	1	1,731,693.11	1,731,693.11	3.19	0.985	1
Subtotal	13	23,350,811.99	23,270,266.53	42.89	1.235	142
Fund: General Capital Fund						
TexStar	1	0.00	0.00	0.00	0.000	0
Subtotal	1	0.00	0.00	0.00	0.000	0
Fund: Special Rev-Tax Increment Fund						
Texpool	1	238,657.07	238,657.07	0.44	1.001	1
Subtotal	1	238,657.07	238,657.07	0.44	1.001	1
Fund: Utility Fund						
Texas Class	1	1,024,977.07	1,024,977.07	1.89	1.158	1
Texpool	1	1,144,700.64	1,144,700.64	2.11	1.001	1
Subtotal	2	2,169,677.71	2,169,677.71	4.00	1.075	1
Total and Average	26	54,317,658.43	54,237,112.97	100.00	1.165	76



MEEDER
PUBLIC FUNDS | PATTERSON GROUP

City of Taylor, Texas
Fund 19BOND - 2019 Bond Fund
Investments by Fund
June 30, 2022

Patterson & Associates
901 S. MoPac
Suite 195
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-

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
TexStar										
20190	10044	TexStar	04/24/2019	1,873,866.23	1,873,866.23	1,873,866.23	0.985	0.971	0.985	1
Subtotal and Average				1,873,866.23	1,873,866.23	1,873,866.23		0.972	0.985	1
Total Investments and Average				1,873,866.23	1,873,866.23	1,873,866.23		0.972	0.985	1

**Fund 22DNTS - 2022 Debt Non-Tax Supported
Investments by Fund
June 30, 2022**

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CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Texas Class										
70010	10063	Texas Class	03/29/2022	11,291,299.72	11,291,299.72	11,291,299.72	1.158	1.141	1.157	1
Subtotal and Average				11,291,299.72	11,291,299.72	11,291,299.72		1.142	1.158	1
Total Investments and Average				11,291,299.72	11,291,299.72	11,291,299.72		1.142	1.158	1

**Fund 22DTS - 2022 Debt Tax Supported
Investments by Fund
June 30, 2022**

Page 3

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Texas Class										
70009	10062	Texas Class	03/29/2022	13,177,191.29	13,177,191.29	13,177,191.29	1.158	1.141	1.157	1
Subtotal and Average				13,177,191.29	13,177,191.29	13,177,191.29		1.142	1.158	1
Total Investments and Average				13,177,191.29	13,177,191.29	13,177,191.29		1.142	1.158	1

**Fund AIR - Airport Fund
Investments by Fund
June 30, 2022**

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CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Texpool										
300019	10007	Texpool	11/01/2017	939,935.92	939,935.92	939,935.92	1.001	0.987	1.001	1
Subtotal and Average				939,935.92	939,935.92	939,935.92		0.988	1.001	1
Total Investments and Average				939,935.92	939,935.92	939,935.92		0.988	1.001	1

Fund CEM - Cemetery Permanent Fund
Investments by Fund
June 30, 2022

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CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Date	Days To Maturity
Federal Agency Coupon Securities											
3130ANNS5	10058	FHLB Call Note	08/30/2021	1,000,000.00	1,000,000.00	952,004.73	0.500	0.493	0.500	08/28/2024	789
Subtotal and Average				1,000,000.00	1,000,000.00	952,004.73		0.493	0.500		789
Texpool											
300007	10008	Texpool	11/01/2017	361.72	361.72	361.72	1.001	0.987	1.001		1
Subtotal and Average				361.72	361.72	361.72		0.988	1.001		1
TexStar											
22880	10003	TexStar	11/01/2017	56,561.61	56,561.61	56,561.61	0.985	0.971	0.985		1
Subtotal and Average				56,561.61	56,561.61	56,561.61		0.972	0.985		1
Texas Class											
70006	10001	Texas Class	11/01/2017	869.45	869.45	869.45	1.158	1.141	1.157		1
Subtotal and Average				869.45	869.45	869.45		1.142	1.158		1
Total Investments and Average				1,057,792.78	1,057,792.78	1,009,797.51		0.519	0.527		745

Fund FLEET - Fleet Replacement Fund
Investments by Fund
June 30, 2022

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CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
TexStar										
20180	10030	TexStar	08/08/2018	218,425.72	218,425.72	218,425.72	0.985	0.971	0.985	1
Subtotal and Average				218,425.72	218,425.72	218,425.72		0.972	0.985	1
Total Investments and Average				218,425.72	218,425.72	218,425.72		0.972	0.985	1

**Fund GEN - General Fund
Investments by Fund
June 30, 2022**

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CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Date	Days To Maturity
Commercial Paper Disc. -Amortizing											
80285QNW6	10065	Santander UK CP	05/10/2022	987,101.67	1,000,000.00	982,148.00		2.247	2.278	01/30/2023	213
Subtotal and Average				987,101.67	1,000,000.00	982,148.00		2.248	2.279		213
Federal Agency Coupon Securities											
3130AMT85	10056	FHLB Call Note	06/28/2021	500,000.00	500,000.00	477,204.53	0.400	0.394	0.400	06/28/2024	728
Subtotal and Average				500,000.00	500,000.00	477,204.53		0.395	0.400		728
Treasury Coupon Securities											
91282CCK5	10059	T Note	03/18/2022	985,841.88	1,000,000.00	972,773.00	0.125	1.540	1.561	06/30/2023	364
912828ZD5	10060	T Note	03/18/2022	994,398.10	1,000,000.00	984,492.00	0.500	1.285	1.303	03/15/2023	257
912828XT2	10061	T Note	03/28/2022	995,666.28	1,000,000.00	982,734.00	2.000	2.201	2.232	05/31/2024	700
91282CCD1	10064	T Note	04/18/2022	983,883.27	1,000,000.00	975,195.00	0.125	1.886	1.913	05/31/2023	334
9128286Z8	10066	T Note	06/21/2022	972,563.34	1,000,000.00	976,875.00	1.750	3.135	3.178	06/30/2024	730
Subtotal and Average				4,932,352.87	5,000,000.00	4,892,069.00		2.006	2.034		476
Municipal Bonds											
419792ZH2	10054	State of Hawaii	10/29/2020	1,000,000.00	1,000,000.00	996,470.00	0.429	0.422	0.428	10/01/2022	92
59333NN90	10053	Maimi-Dade County FL	09/30/2020	1,000,000.00	1,000,000.00	979,430.00	0.375	0.473	0.480	04/01/2023	274
Subtotal and Average				2,000,000.00	2,000,000.00	1,975,900.00		0.448	0.454		183
Texpool											
300003	10004	Texpool	11/01/2017	9,786,144.54	9,786,144.54	9,786,144.54	1.001	0.987	1.001		1
Subtotal and Average				9,786,144.54	9,786,144.54	9,786,144.54		0.988	1.001		1
TexStar											
34440	10002	TexStar	11/01/2017	1,731,693.11	1,731,693.11	1,731,693.11	0.985	0.971	0.985		1
Subtotal and Average				1,731,693.11	1,731,693.11	1,731,693.11		0.972	0.985		1
Texas Class											
70008	10048	Texas Class	01/22/2020	3,320,741.40	3,320,741.40	3,320,741.40	1.158	1.141	1.157		1
Subtotal and Average				3,320,741.40	3,320,741.40	3,320,741.40		1.142	1.158		1
Money Market											

**Fund GEN - General Fund
Investments by Fund
June 30, 2022**

Page 8

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Money Market										
60618	10000	Citizens Nat'l Bank MM-Public	11/01/2017	12,232.94	12,232.94	12,232.94	0.010	0.009	0.010	1
Subtotal and Average				12,232.94	12,232.94	12,232.94		0.010	0.010	1
Total Investments and Average				23,270,266.53	23,350,811.99	23,178,133.52		1.218	1.235	142

Fund GENCAP - General Capital Fund
Investments by Fund
June 30, 2022

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

Fund SPECREV - Special Rev-Tax Increment Fund
Investments by Fund
June 30, 2022

Page 10

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Texpool										
300004	10005	Texpool	11/01/2017	238,657.07	238,657.07	238,657.07	1.001	0.987	1.001	1
Subtotal and Average				238,657.07	238,657.07	238,657.07		0.988	1.001	1
Total Investments and Average				238,657.07	238,657.07	238,657.07		0.988	1.001	1

Fund UTIL - Utility Fund
Investments by Fund
June 30, 2022

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CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Texpool										
300001	10006	Texpool	11/01/2017	1,144,700.64	1,144,700.64	1,144,700.64	1.001	0.987	1.001	1
Subtotal and Average				1,144,700.64	1,144,700.64	1,144,700.64		0.988	1.001	1
Texas Class										
70007	10047	Texas Class	01/22/2020	1,024,977.07	1,024,977.07	1,024,977.07	1.158	1.141	1.157	1
Subtotal and Average				1,024,977.07	1,024,977.07	1,024,977.07		1.142	1.158	1
Total Investments and Average				2,169,677.71	2,169,677.71	2,169,677.71		1.060	1.075	1

City of Taylor, Texas
Cash Reconciliation Report
For the Period April 1, 2022 - June 30, 2022
Grouped by Fund

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

Trans. Date	Investment #	Fund	Trans. Type	Security ID	Par Value	Security Description	Maturity Date	Purchases	Interest	Redemptions	Cash
General Fund											
04/01/2022	10053	GEN	Interest	59333NN90	1,000,000.00	MIAMI 1.0M 0.38% Mat. 04/01/2023	04/01/2023	0.00	1,875.00	0.00	1,875.00
04/01/2022	10054	GEN	Interest	419792ZH2	1,000,000.00	HAWAII 1.0M 0.43% Mat.	10/01/2022	0.00	2,145.00	0.00	2,145.00
04/18/2022	10064	GEN	Purchase	91282CCD1	1,000,000.00	TNOTE 1.0M 0.13% Mat. 05/31/2023	05/31/2023	-980,312.50	-477.34	0.00	-980,789.84
05/10/2022	10065	GEN	Purchase	80285QNW6	1,000,000.00	SANTCP 1.0M 0.00% Mat.	01/30/2023	-983,952.78	0.00	0.00	-983,952.78
05/31/2022	10061	GEN	Interest	912828XT2	1,000,000.00	TNOTE 1.0M 2.00% Mat. 05/31/2024	05/31/2024	0.00	10,000.00	0.00	10,000.00
05/31/2022	10064	GEN	Interest	91282CCD1	1,000,000.00	TNOTE 1.0M 0.13% Mat. 05/31/2023	05/31/2023	0.00	625.00	0.00	625.00
06/21/2022	10066	GEN	Purchase	9128286Z8	1,000,000.00	TNOTE 1.0M 1.75% Mat. 06/30/2024	06/30/2024	-972,187.50	-8,314.92	0.00	-980,502.42
06/28/2022	10056	GEN	Interest	3130AMT85	500,000.00	FHLBC 0.5M 0.40% Mat. 06/28/2024	06/28/2024	0.00	1,000.00	0.00	1,000.00
06/30/2022	10059	GEN	Interest	91282CCK5	1,000,000.00	TNOTE 1.0M 0.13% Mat. 06/30/2023	06/30/2023	0.00	625.00	0.00	625.00
06/30/2022	10066	GEN	Interest	9128286Z8	1,000,000.00	TNOTE 1.0M 1.75% Mat. 06/30/2024	06/30/2024	0.00	8,750.00	0.00	8,750.00
Subtotal								-2,936,452.78	16,227.74	0.00	-2,920,225.04
Total								-2,936,452.78	16,227.74	0.00	-2,920,225.04

**City of Taylor, Texas
Purchases Report
Sorted by Fund - Fund
April 1, 2022 - June 30, 2022**

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

CUSIP	Investment #	Fund	Sec. Type	Issuer	Original Par Value	Purchase Date	Payment Periods	Principal Purchased	Accrued Interest at Purchase	Rate at Purchase	Maturity Date	YTM	Ending Book Value	
General Fund														
91282CCD1	10064	GEN	TRC	TNOTE	1,000,000.00	04/18/2022	05/31 - 11/30	980,312.50	Received	0.125	05/31/2023	1.913	983,883.27	
80285QNW6	10065	GEN	ACP	SANTCP	1,000,000.00	05/10/2022	01/30 - At Maturity	983,952.78			01/30/2023	2.248	987,101.67	
9128286Z8	10066	GEN	TRC	TNOTE	1,000,000.00	06/21/2022	06/30 - 12/31	972,187.50	Received	1.750	06/30/2024	3.179	972,563.34	
Subtotal					3,000,000.00			2,936,452.78	0.00					2,943,548.28
Total Purchases					3,000,000.00			2,936,452.78	0.00					2,943,548.28

Received = Accrued Interest at Purchase was received by report ending date.

City of Taylor, Texas
Interest Earnings
Sorted by Fund - Fund
April 1, 2022 - June 30, 2022
Yield on Average Book Value

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

										Adjusted Interest Earnings		
CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Fund: 2019 Bond Fund												
20190	10044	19BOND	RR2	1,873,866.23	1,870,827.89	1,871,537.62		0.985	0.651	3,038.34	0.00	3,038.34
			Subtotal	1,873,866.23	1,870,827.89	1,871,537.62			0.651	3,038.34	0.00	3,038.34
Fund: 2022 Debt Non-Tax Supported												
70010	10063	22DNTS	RR3	11,291,299.72	11,268,403.17	11,274,200.46		1.158	0.815	22,896.55	0.00	22,896.55
			Subtotal	11,291,299.72	11,268,403.17	11,274,200.46			0.815	22,896.55	0.00	22,896.55
Fund: 2022 Debt Tax Supported												
70009	10062	22DTS	RR3	13,177,191.29	13,150,470.51	13,157,236.08		1.158	0.815	26,720.78	0.00	26,720.78
			Subtotal	13,177,191.29	13,150,470.51	13,157,236.08			0.815	26,720.78	0.00	26,720.78
Fund: Airport Fund												
300019	10007	AIR	RRP	939,935.92	959,882.89	946,551.01		1.001	0.640	1,510.03	0.00	1,510.03
			Subtotal	939,935.92	959,882.89	946,551.01			0.640	1,510.03	0.00	1,510.03
Fund: Cemetery Permanent Fund												
300007	10008	CEM	RRP	361.72	361.16	361.25		1.001	0.622	0.56	0.00	0.56
70006	10001	CEM	RR3	869.45	867.79	868.21		1.158	0.767	1.66	0.00	1.66
22880	10003	CEM	RR2	56,561.61	56,469.89	56,491.32		0.985	0.651	91.72	0.00	91.72
3130ANNS5	10058	CEM	FAC	1,000,000.00	1,000,000.00	1,000,000.00	08/28/2024	0.500	0.501	1,250.00	0.00	1,250.00
			Subtotal	1,057,792.78	1,057,698.84	1,057,720.78			0.510	1,343.94	0.00	1,343.94
Fund: Fleet Replacement Fund												
20180	10030	FLEET	RR2	218,425.72	218,071.56	218,154.29		0.985	0.651	354.16	0.00	354.16
			Subtotal	218,425.72	218,071.56	218,154.29			0.651	354.16	0.00	354.16
Fund: General Fund												
912828XT2	10061	GEN	TRC	1,000,000.00	995,102.89	995,387.68	05/31/2024	2.000	2.238	4,990.69	563.39	5,554.08

City of Taylor, Texas
Interest Earnings
April 1, 2022 - June 30, 2022

										Adjusted Interest Earnings		
CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Fund: General Fund												
91282CCK5	10059	GEN	TRC	1,000,000.00	982,302.35	984,091.57	06/30/2023	0.125	1.571	314.17	3,539.53	3,853.70
91282CCD1	10064	GEN	TRC	1,000,000.00	0.00	798,648.67	05/31/2023	0.125	1.921	253.53	3,570.77	3,824.30
912828ZD5	10060	GEN	TRC	1,000,000.00	992,414.54	993,417.22	03/15/2023	0.500	1.300	1,236.41	1,983.56	3,219.97
9128286Z8	10066	GEN	TRC	1,000,000.00	0.00	106,856.51	06/30/2024	1.750	3.222	482.63	375.84	858.47
300003	10004	GEN	RRP	9,786,144.54	9,565,829.67	9,911,073.73		1.001	0.641	15,827.49	0.00	15,827.49
70008	10048	GEN	RR3	3,320,741.40	3,314,007.60	3,315,712.56		1.158	0.815	6,733.80	0.00	6,733.80
60618	10000	GEN	RR4	12,232.94	12,232.64	12,232.74		0.010	0.010	0.30	0.00	0.30
34440	10002	GEN	RR2	1,731,693.11	2,144,430.23	1,877,790.46		0.985	0.627	2,935.94	0.00	2,935.94
3130AMT85	10056	GEN	FAC	500,000.00	500,000.00	500,000.00	06/28/2024	0.400	0.401	500.00	0.00	500.00
59333NN90	10053	GEN	MC1	1,000,000.00	1,000,000.00	1,000,000.00	04/01/2023	0.375	0.374	932.38	0.00	932.38
419792ZH2	10054	GEN	MC1	1,000,000.00	1,000,000.00	1,000,000.00	10/01/2022	0.429	0.430	1,072.50	0.00	1,072.50
80285QNW6	10065	GEN	ACP	1,000,000.00	0.00	563,175.72	01/30/2023		2.243	0.00	3,148.89	3,148.89
Subtotal				23,350,811.99	20,506,319.92	22,058,386.85			0.881	35,279.84	13,181.98	48,461.82
Fund: Special Rev-Tax Increment Fund												
300004	10005	SPECREV	RRP	238,657.07	238,275.18	238,361.53		1.001	0.643	381.89	0.00	381.89
Subtotal				238,657.07	238,275.18	238,361.53			0.643	381.89	0.00	381.89
Fund: Utility Fund												
300001	10006	UTIL	RRP	1,144,700.64	2,122,286.33	2,015,302.68		1.001	0.581	2,916.73	0.00	2,916.73
70007	10047	UTIL	RR3	1,024,977.07	1,022,898.62	1,023,424.87		1.158	0.815	2,078.45	0.00	2,078.45
Subtotal				2,169,677.71	3,145,184.95	3,038,727.56			0.659	4,995.18	0.00	4,995.18
Total				54,317,658.43	52,415,134.91	53,860,876.18			0.817	96,520.71	13,181.98	109,702.69

City of Taylor, Texas
Amortization Schedule
April 1, 2022 - June 30, 2022
Sorted By Fund - Fund

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

Investment #		Maturity Date	Beginning Par Value				Amounts Amortized			
Issuer	Fund	Amort. Date	Current Rate	Purchase Principal	Original Premium or Discount	Ending Book Value	And Unamortized As of 04/01/2022	Amount Amortized This Period	Amt Amortized Through 06/30/2022	Amount Unamortized Through 06/30/2022
General Fund										
10053	GEN	04/01/2023	1,000,000.00	997,390.00	-2,610.00	1,000,000.00	2,610.00	0.00	2,610.00	0.00
Maimi-Dade County FL		10/01/2021	0.375				0.00			
10065	GEN	01/30/2023	1,000,000.00	983,952.78	-16,047.22	987,101.67	0.00	3,148.89	3,148.89	-12,898.33
Santander UK CP							-16,047.22			
10059	GEN	06/30/2023	1,000,000.00	981,757.81	-18,242.19	985,841.88	544.54	3,539.53	4,084.07	-14,158.12
T Note			0.125				-17,697.65			
10060	GEN	03/15/2023	1,000,000.00	992,109.38	-7,890.62	994,398.10	305.16	1,983.56	2,288.72	-5,601.90
T Note			0.500				-7,585.46			
10061	GEN	05/31/2024	1,000,000.00	995,078.13	-4,921.87	995,666.28	24.76	563.39	588.15	-4,333.72
T Note			2.000				-4,897.11			
10064	GEN	05/31/2023	1,000,000.00	980,312.50	-19,687.50	983,883.27	0.00	3,570.77	3,570.77	-16,116.73
T Note			0.125				-19,687.50			
10066	GEN	06/30/2024	1,000,000.00	972,187.50	-27,812.50	972,563.34	0.00	375.84	375.84	-27,436.66
T Note			1.750				-27,812.50			
Subtotal				6,902,788.10	-97,211.90	6,919,454.54	3,484.46	13,181.98	16,666.44	-80,545.46
							-93,727.44			
Total				6,902,788.10	-97,211.90	6,919,454.54	3,484.46	13,181.98	16,666.44	-80,545.46
							-93,727.44			

City of Taylor, Texas
Projected Cashflow Report
Sorted by Monthly
For the Period July 1, 2022 - January 31, 2023

Patterson & Associates
 901 S. MoPac
 Suite 195
 Austin, TX 78746
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Projected Trans. Date	Investment #	Fund	Security ID	Transaction Type	Issuer	Par Value	Original Cost	Principal	Interest	Total
August 2022										
08/28/2022	10058	CEM	3130ANNS5	Interest	FHLB Call Note	0.00	0.00	0.00	2,500.00	2,500.00
08/28/2022	10058	CEM	3130ANNS5	Call	FHLB Call Note	1,000,000.00	1,000,000.00	1,000,000.00	0.00	1,000,000.00
Total for August 2022						1,000,000.00	1,000,000.00	1,000,000.00	2,500.00	1,002,500.00
September 2022										
09/15/2022	10060	GEN	912828ZD5	Interest	T Note	0.00	0.00	0.00	2,500.00	2,500.00
09/28/2022	10056	GEN	3130AMT85	Call	FHLB Call Note	500,000.00	500,000.00	500,000.00	0.00	500,000.00
Total for September 2022						500,000.00	500,000.00	500,000.00	2,500.00	502,500.00
October 2022										
10/01/2022	10053	GEN	59333NN90	Interest	Maimi-Dade County FL	0.00	0.00	0.00	1,875.00	1,875.00
10/01/2022	10053	GEN	59333NN90	Call	Maimi-Dade County FL	1,000,000.00	997,390.00	1,000,000.00	0.00	1,000,000.00
10/01/2022	10054	GEN	419792ZH2	Maturity	State of Hawaii	1,000,000.00	1,000,000.00	1,000,000.00	2,145.00	1,002,145.00
Total for October 2022						2,000,000.00	1,997,390.00	2,000,000.00	4,020.00	2,004,020.00
November 2022										
11/30/2022	10061	GEN	912828XT2	Interest	T Note	0.00	0.00	0.00	10,000.00	10,000.00
11/30/2022	10064	GEN	91282CCD1	Interest	T Note	0.00	0.00	0.00	625.00	625.00
Total for November 2022						0.00	0.00	0.00	10,625.00	10,625.00
December 2022										
12/28/2022	10056	GEN	3130AMT85	Interest	FHLB Call Note	0.00	0.00	0.00	1,000.00	1,000.00
12/31/2022	10059	GEN	91282CCK5	Interest	T Note	0.00	0.00	0.00	625.00	625.00
12/31/2022	10066	GEN	9128286Z8	Interest	T Note	0.00	0.00	0.00	8,750.00	8,750.00
Total for December 2022						0.00	0.00	0.00	10,375.00	10,375.00
January 2023										
01/30/2023	10065	GEN	80285QNW6	Maturity	Santander UK CP	1,000,000.00	983,952.78	1,000,000.00	0.00	1,000,000.00
Total for January 2023						1,000,000.00	983,952.78	1,000,000.00	0.00	1,000,000.00
GRAND TOTALS:						4,500,000.00	4,481,342.78	4,500,000.00	30,020.00	4,530,020.00

City of Taylor, Texas
Texas Compliance Change in Val Report
Sorted by Fund
April 1, 2022 - June 30, 2022

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

Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
Fund: 2019 Bond Fund									
10044	TXSTAR	19BOND	04/24/2019	3,038.34	1,870,827.89	3,038.34	0.00	3,038.34	1,873,866.23
20190	1,873,866.23	0.985	/ /	3,038.34	1,870,827.89	3,038.34	0.00	3,038.34	1,873,866.23
Sub Totals For: Fund: 2019 Bond Fund				3,038.34	1,870,827.89	3,038.34	0.00	3,038.34	1,873,866.23
				3,038.34	1,870,827.89	3,038.34	0.00	3,038.34	1,873,866.23
Fund: 2022 Debt Non-Tax Su									
10063	TXCLSS	22DNTS	03/29/2022	22,896.55	11,268,403.17	22,896.55	0.00	22,896.55	11,291,299.72
70010	11,291,299.72	1.157	/ /	22,896.55	11,268,403.17	22,896.55	0.00	22,896.55	11,291,299.72
Sub Totals For: Fund: 2022 Debt Non-Tax Su				22,896.55	11,268,403.17	22,896.55	0.00	22,896.55	11,291,299.72
				22,896.55	11,268,403.17	22,896.55	0.00	22,896.55	11,291,299.72
Fund: 2022 Debt Tax Suppor									
10062	TXCLSS	22DTS	03/29/2022	26,720.78	13,150,470.51	26,720.78	0.00	26,720.78	13,177,191.29
70009	13,177,191.29	1.157	/ /	26,720.78	13,150,470.51	26,720.78	0.00	26,720.78	13,177,191.29
Sub Totals For: Fund: 2022 Debt Tax Suppor				26,720.78	13,150,470.51	26,720.78	0.00	26,720.78	13,177,191.29
				26,720.78	13,150,470.51	26,720.78	0.00	26,720.78	13,177,191.29
Fund: Airport Fund									
10007	TXPOOL	AIR	11/01/2017	1,510.03	959,882.89	1,510.03	21,457.00	-19,946.97	939,935.92
300019	939,935.92	1.001	/ /	1,510.03	959,882.89	1,510.03	21,457.00	-19,946.97	939,935.92
Sub Totals For: Fund: Airport Fund				1,510.03	959,882.89	1,510.03	21,457.00	-19,946.97	939,935.92
				1,510.03	959,882.89	1,510.03	21,457.00	-19,946.97	939,935.92
Fund: Cemetery Permanent F									
10001	TXCLSS	CEM	11/01/2017	1.66	867.79	1.66	0.00	1.66	869.45
70006	869.45	1.157	/ /	1.66	867.79	1.66	0.00	1.66	869.45

Portfolio TAYL

City of Taylor, Texas
Texas Compliance Change in Val Report
April 1, 2022 - June 30, 2022

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Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
10003	TXSTAR	CEM	11/01/2017	91.72	56,469.89	91.72	0.00	91.72	56,561.61
22880	56,561.61	0.985	/ /	91.72	56,469.89	91.72	0.00	91.72	56,561.61
10008	TXPOOL	CEM	11/01/2017	0.56	361.16	0.57	0.01	0.56	361.72
300007	361.72	1.001	/ /	0.57	361.16	0.57	0.01	0.56	361.72
10058	FHLBC	CEM	08/30/2021	1,250.00	1,000,000.00	0.00	0.00	0.00	1,000,000.00
3130ANNS5	1,000,000.00	0.500	08/28/2024	0.00	959,993.14	0.00	0.00	-7,988.41	952,004.73
Sub Totals For: Fund: Cemetery Permanent F				1,343.94	1,057,698.84	93.95	0.01	93.94	1,057,792.78
				93.95	1,017,691.98	93.95	0.01	-7,894.47	1,009,797.51
Fund: Fleet Replacement Fu									
10030	TXSTAR	FLEET	08/08/2018	354.16	218,071.56	354.16	0.00	354.16	218,425.72
20180	218,425.72	0.985	/ /	354.16	218,071.56	354.16	0.00	354.16	218,425.72
Sub Totals For: Fund: Fleet Replacement Fu				354.16	218,071.56	354.16	0.00	354.16	218,425.72
				354.16	218,071.56	354.16	0.00	354.16	218,425.72
Fund: General Fund									
10000	CNB	GEN	11/01/2017	0.30	12,232.64	0.30	0.00	0.30	12,232.94
60618	12,232.94	0.010	/ /	0.30	12,232.64	0.30	0.00	0.30	12,232.94
10002	TXSTAR	GEN	11/01/2017	2,935.94	2,144,430.23	2,935.94	415,673.06	-412,737.12	1,731,693.11
34440	1,731,693.11	0.985	/ /	2,935.94	2,144,430.23	2,935.94	415,673.06	-412,737.12	1,731,693.11
10004	TXPOOL	GEN	11/01/2017	15,827.49	9,565,829.67	2,143,818.80	1,923,503.93	220,314.87	9,786,144.54
300003	9,786,144.54	1.001	/ /	15,827.49	9,565,829.67	2,143,818.80	1,923,503.93	220,314.87	9,786,144.54
10048	TXCLSS	GEN	01/22/2020	6,733.80	3,314,007.60	6,733.80	0.00	6,733.80	3,320,741.40
70008	3,320,741.40	1.157	/ /	6,733.80	3,314,007.60	6,733.80	0.00	6,733.80	3,320,741.40
10053	MIAMI	GEN	09/30/2020	932.38	1,000,000.00	0.00	0.00	0.00	1,000,000.00
59333NN90	1,000,000.00	0.480	04/01/2023	1,875.00	985,510.00	0.00	0.00	-6,080.00	979,430.00
10054	HAWAII	GEN	10/29/2020	1,072.50	1,000,000.00	0.00	0.00	0.00	1,000,000.00
419792ZH2	1,000,000.00	0.428	10/01/2022	2,145.00	995,770.00	0.00	0.00	700.00	996,470.00

Portfolio TAYL

City of Taylor, Texas
Texas Compliance Change in Val Report
April 1, 2022 - June 30, 2022

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Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
10056	FHLBC	GEN	06/28/2021	500.00	500,000.00	0.00	0.00	0.00	500,000.00
3130AMT85	500,000.00	0.400	06/28/2024	1,000.00	480,826.20	0.00	0.00	-3,621.67	477,204.53
10059	TNOTE	GEN	03/18/2022	314.17	982,302.35	0.00	0.00	3,539.53	985,841.88
91282CCK5	1,000,000.00	1.561	06/30/2023	359.12	977,891.00	0.00	0.00	-5,118.00	972,773.00
10060	TNOTE	GEN	03/18/2022	1,236.41	992,414.54	0.00	0.00	1,983.56	994,398.10
912828ZD5	1,000,000.00	1.303	03/15/2023	0.00	989,219.00	0.00	0.00	-4,727.00	984,492.00
10061	TNOTE	GEN	03/28/2022	4,990.69	995,102.89	0.00	0.00	563.39	995,666.28
912828XT2	1,000,000.00	2.232	05/31/2024	3,516.48	992,188.00	0.00	0.00	-9,454.00	982,734.00
10064	TNOTE	GEN	04/18/2022	253.53	0.00	980,312.50	0.00	983,883.27	983,883.27
91282CCD1	1,000,000.00	1.913	05/31/2023	147.66	0.00	980,312.50	0.00	975,195.00	975,195.00
10065	SANTCP	GEN	05/10/2022	0.00	0.00	983,952.78	0.00	987,101.67	987,101.67
80285QNW6	1,000,000.00	2.247	01/30/2023	0.00	0.00	983,952.78	0.00	982,148.00	982,148.00
10066	TNOTE	GEN	06/21/2022	482.63	0.00	972,187.50	0.00	972,563.34	972,563.34
9128286Z8	1,000,000.00	3.178	06/30/2024	435.08	0.00	972,187.50	0.00	976,875.00	976,875.00
Sub Totals For: Fund: General Fund				35,279.84	20,506,319.92	5,089,941.62	2,339,176.99	2,763,946.61	23,270,266.53
				34,975.87	20,457,904.34	5,089,941.62	2,339,176.99	2,720,229.18	23,178,133.52
Fund: General Capital Fund									
10029	TXSTAR	GENCAP	08/08/2018	0.00	0.00	0.00	0.00	0.00	0.00
20181	0.00	0.000	/ /	0.00	0.00	0.00	0.00	0.00	0.00
Sub Totals For: Fund: General Capital Fund				0.00	0.00	0.00	0.00	0.00	0.00
				0.00	0.00	0.00	0.00	0.00	0.00
Fund: Special Rev-Tax Incr									
10005	TXPOOL	SPECREV	11/01/2017	381.89	238,275.18	381.89	0.00	381.89	238,657.07
300004	238,657.07	1.001	/ /	381.89	238,275.18	381.89	0.00	381.89	238,657.07

Portfolio TAYL

City of Taylor, Texas
Texas Compliance Change in Val Report
April 1, 2022 - June 30, 2022

Page 4

Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
Sub Totals For: Fund: Special Rev-Tax Incr				381.89	238,275.18	381.89	0.00	381.89	238,657.07
				381.89	238,275.18	381.89	0.00	381.89	238,657.07
Fund: Utility Fund									
10006	TXPOOL	UTIL	11/01/2017	2,916.73	2,122,286.33	2,916.73	980,502.42	-977,585.69	1,144,700.64
300001	1,144,700.64	1.001	/ /	2,916.73	2,122,286.33	2,916.73	980,502.42	-977,585.69	1,144,700.64
10047	TXCLSS	UTIL	01/22/2020	2,078.45	1,022,898.62	2,078.45	0.00	2,078.45	1,024,977.07
70007	1,024,977.07	1.157	/ /	2,078.45	1,022,898.62	2,078.45	0.00	2,078.45	1,024,977.07
Sub Totals For: Fund: Utility Fund				4,995.18	3,145,184.95	4,995.18	980,502.42	-975,507.24	2,169,677.71
				4,995.18	3,145,184.95	4,995.18	980,502.42	-975,507.24	2,169,677.71
Report Grand Totals:				96,520.71	52,415,134.91	5,149,932.50	3,341,136.42	1,821,978.06	54,237,112.97
				94,966.75	52,326,712.47	5,149,932.50	3,341,136.42	1,770,272.22	54,096,984.69

Portfolio TAYL

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**Meeder Public Funds
Patterson Group**

Barton Oaks Plaza II
901 S. MoPac Expy
Suite 195
Austin, Texas
78746

800.817.2442



City Council Meeting August 11, 2022 Transmittal Letter

STRATEGIC PILLAR

- ☐ Streets/Infrastructure
- ☐ Quality of Life
- ☒ Economic Vitality

Agenda Item #: 4

Agenda Title: Consider Ordinance 2022-25 regarding a request to amend Ordinances 2019-28 and 2022-14, RCR-Taylor Logistics Park Commercial Planned Development, consisting of approximately 756.00 acres of land, located at 201 FM 3349, more particularly described by Williamson Central Appraisal District Parcels R019173, R019450, R349685, R435559, R435560, R586971, R586972, R586973, R586974, R605658, R605702, R619617, and R621879, part of and out of the Watkins Nobles Survey, Abstract No. 484 and James C. Eaves Survey, Abstract No. 213, Taylor, Williamson County, Texas.

Council Action to be taken: Consider ordinance adoption

Department Submitted: Development Services

Staff Contact: Tom Yantis, Assistant City Manager

1. PURPOSE/DESCRIPTION

The applicant is proposing changes to the land uses and development standards in the approved planned development as there have been some significant changes since the project began.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

City Council adopted ordinance 2019-28 rezoning the RCR Rail Park property to a commercial planned development zoning district in September 2019. Most recently, the off-street parking standard was updated some adjustments were made to the landscape standards (vegetative buffer) along FM 3349. The updates resulted in the amended ordinance 2022-14.

The property owner has requested to change the land uses and development standards. The purpose of request for the changes is two-fold. As mentioned previously, Samsung had not selected Taylor for their new facility when RCR and the City worked on the original Commercial Planned Development (CPD). Now, that Samsung announced the construction of a manufacturing facility here, RCR is seeing more and different end user interest which has resulted in this request.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Will provide areas for new businesses associated with the Samsung facility • Will allow like uses to cluster, and • Will facilitate economic growth	• N/A

4. RECOMMENDATION

The Planning and Zoning Commission unanimously recommended approving the requested amendment to the planned development standards at their July 12, 2022, meeting.

5. FUNDING SOURCE

N/A

6. TIMELINE

The Planning and Zoning Commission held a public hearing on July 12, 2022.
The public hearing and introduction of the ordinance amending Ordinance 2022-25 rezoning the subject property was held July 28, 2022

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

- 4a. [P&Z Staff Report](#)
- 4b. [Location Map](#)
- 4c. [Notice Area Map](#)
- 4d. [Ordinance 2022-25](#)
 - 4d(a). [Exhibit "A"](#)
 - 4d(b). [Exhibit "B"](#)
- 4e. [PowerPoint](#)

City of Taylor
201 FM 3349
RCR Planned Development Amendment No. 2
Staff Report

Requested Action: Amendment to the Sub-Districts, Use Tables, 2.1 - Lot standards by sub-district, Fire Code reference, street section details and Zone boundaries in the Planned Development Ordinance No. 2022-14.

Applicant: Richard Heiges/Railroad Infrastructure and Terminal Development, RITD

Subject Property: Is approximately 756.00 acres, addressed as 201 FM 3349 and located at the southwest intersection of SH 79 and FM 3349; more particularly described by Williamson Central Appraisal District Parcel numbers R586971, R605484, R605486, R586973, R586972, R019450, R019173 R435559, R435560, R605658, R605704, R349685, R605702, and R619617, Taylor, Williamson County, Texas.

Parcel Information

Current Zoning: General Business Zoning District with a Commercial Planned Development Overlay (B-2/CPD)

Current Use: Rail Distribution Center

Proposed Change: Primarily adding more industrial land uses

Future Land Use Plan: Employment Center: Regional

Adjacent Parcel Information

Direction	Land Use	Zoning
North	SH 79	Outside the City Limits
South	Rural Estate/Farmland	Outside the City Limits
East	Farmland	Future Samsung
West	FM 3349	Outside the City Limits

Purpose:

The applicant is proposing to amend the Commercial Planned Development Ordinance that was adopted September 26, 2019 and amended on May 12, 2022. The applicant is proposing the changes because there have been some significant changes since the project began. The most significant change being Samsung's choice to locate a new semi-conductor plant in Taylor. This development has added to the expected fluidity of the Logistics Park. The proposed updates are below:

- In 1.2 – Sub-Districts some text will be added for clarification, more uses will be permitted in Sub-District RR-2 due to it's proximity to Samsung,

- The Use Tables are being updated so they are consistent with the changes to the text in 1.2 Sub-Districts,
- Changes to 2.1 Lot Standards, which will be changed to 2.1 Development Standards,
- The “*” and “Note” that follow the Land Use Tables is being removed but the “*” and the Note will remain,
- Before the Land Use Tables “P - Permitted”, “X - Not Permitted” and “S – Specific Use Permit” with an explanation of each is being incorporated,
- Some deviations to the Subdivision Ordinance are being added, and
- The Sub-Districts or Zones will be updated so the text, tables and boundaries on the map are consistent.

Updated Staff Analysis:

As City Staff we acknowledge that Taylor’s world has changed since inception of the RCR project began so some updates to the Commercial Planned Development are warranted. As before we must defer to the guiding documents. The Growth Sectors Map designates the RCR - Taylor Logistics Park as a controlled growth area as the adequate public facilities are either being constructed, currently or the near future. The Future Land Use Map designates RCR as a Regional Employment Center. The proposed updates are consistent with the Comprehensive Plan.

Staff Recommendation

Staff recommends approval of the request to update the Commercial Planned Development Overlay. First, at this time, land uses that would help Samsung and the City of Taylor meet their timelines aren’t permitted by-right, so some adjustments need to be made to the CPD. Second, by updating Table 1.1, COMMERCIAL PLANNED DEVELOPMENT, RCR-TAYLOR LOGISTICS PARK, LAND USE TABLE (table) more industrial land uses can be permitted by-right in the park while some other industrial land uses can be added to the table but made to require a specific use permit so additional standards may be added. Third, there are no standards to speak of for industrial development in the adopted Zoning Ordinance so some of the standards can be updated to keep the CPD current with events in Taylor. .

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission is charged with reviewing all zoning requests and making recommendations to City Council either in favor of or in opposition to each request.

In determining a recommendation on a re-zoning request, the Planning and Zoning Commission should consider the following factors:

- **Are the Planned Development updates consistent with the Comprehensive Plan?**

The updates are consistent with the Comprehensive Plan. The subject property is designated for Regional Employment Center on Future Land Use Map. RCR – Taylor Logistics Park provides regional transportation services and is working to accommodate businesses from all over who are wanting to facilitate the construction of the Samsung plant and those wanting to provide goods and services to Samsung. The requested amendments are consistent with furthering RCR's regional presence and furthering they're ability to keep current with the changing landscape in Taylor.

- **Is the Planned Development compatible with the surrounding area?**

The updates are compatible with the surrounding area as the amendments are in response to all the changes and growth Taylor is experiencing.

- **Does the update promote the public health, safety, or general welfare?**

The Future Land Use Plan Map provides guidance with regard to the appropriate placement of various uses in the City. While making the map transportation, water, wastewater, size and other aspects of the area are considered. As the subject property is on the edge of the City, has rail, US 79 and FM 3349 adjacency and larger swaths of developable land, it is designated as a Regional Employment Center. The amendments do promote the public health, safety, and welfare of Taylor as they are consistent with the Future Land Use Plan Map.

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

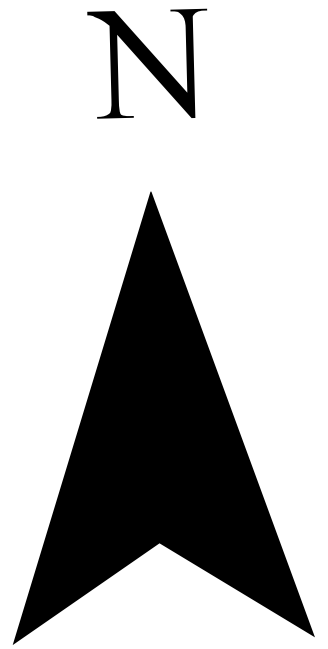
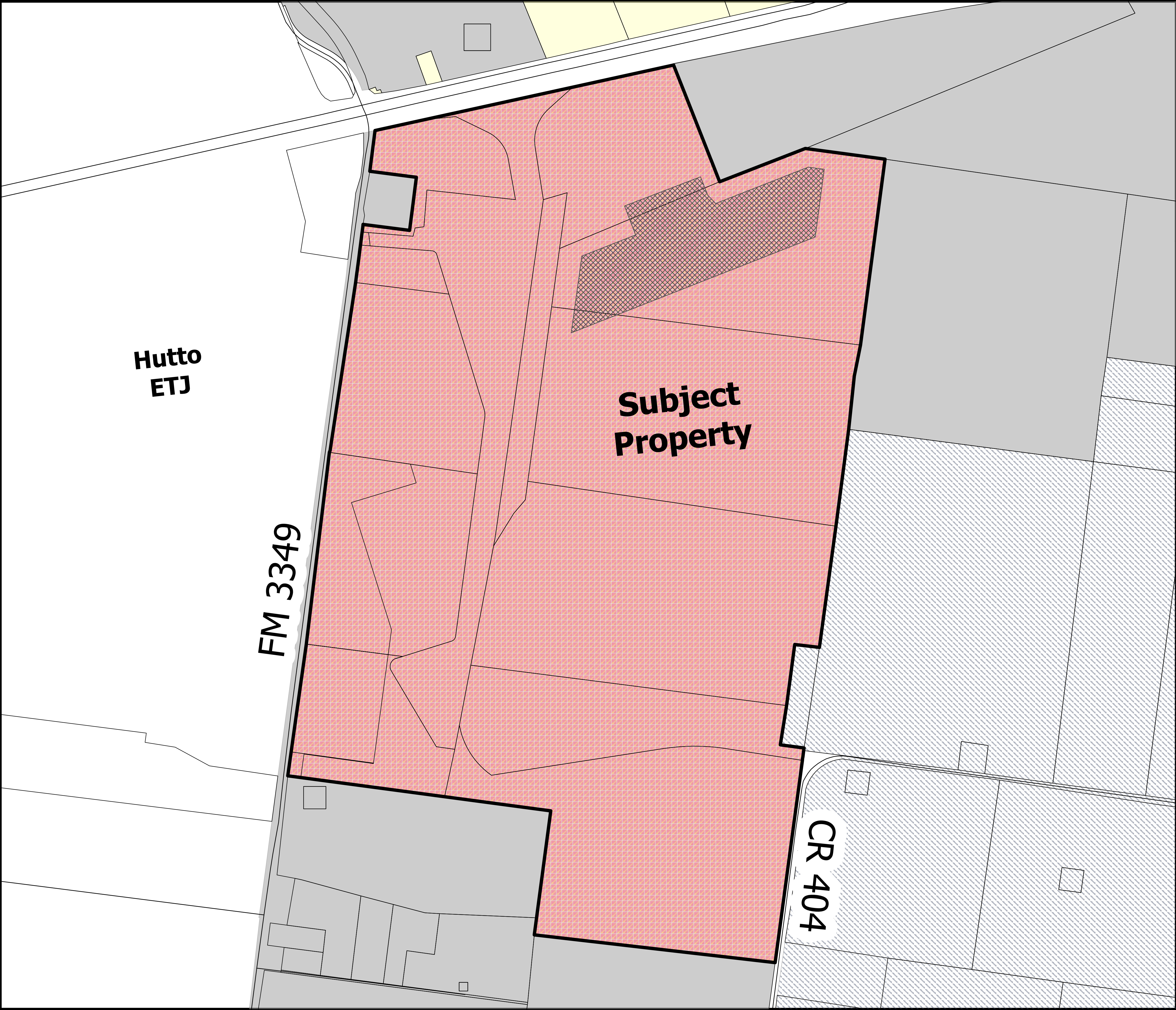
Water is available and being extended by the developer. At this time, there are no options available to RCR for wastewater; however, in the future there will be options to the north, west and east. Temporary septic was approved for the lots to the west of RCR - Taylor Logistics Park previously and may still be necessary as the earliest prediction for wastewater availability is 2023 or 2024.

- **Do current conditions indicate that the proposed updates to the Planned Development are necessary?**

As stated above, the updates are in response to the changes and growth in Taylor so they are necessary for RCR to be up to date with current events such as the trickle down from the Samsung.

Attachments:

1. Zoning map
2. Notice Area Map
3. Draft Planned Development Ordinance 2022-18 Update
 - a. Exhibit "A"
 - b. Exhibit "B"

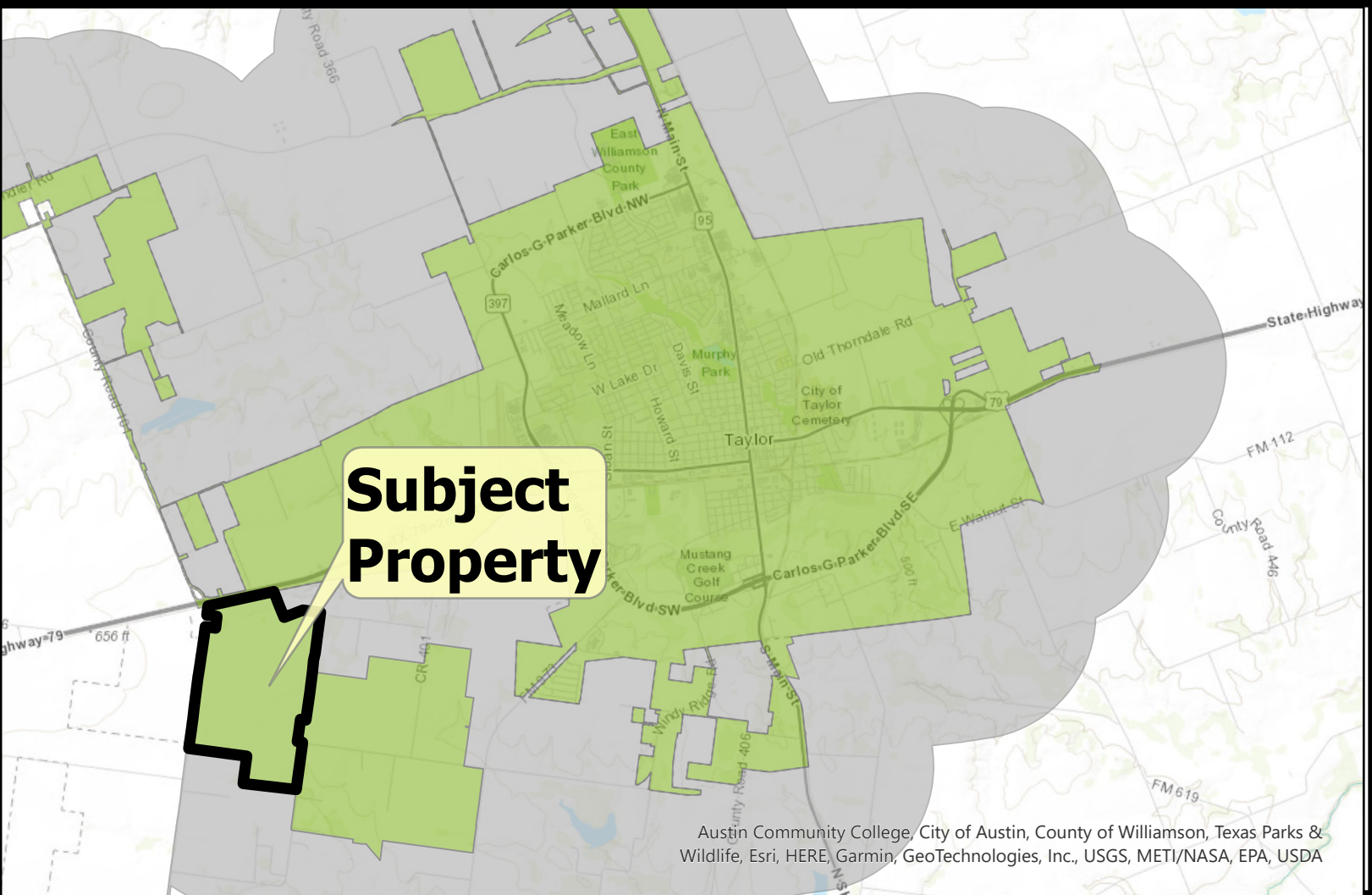


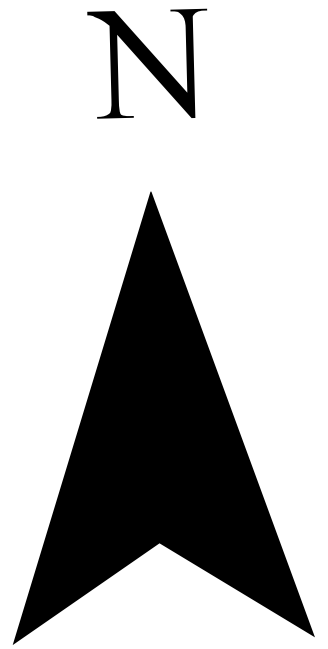
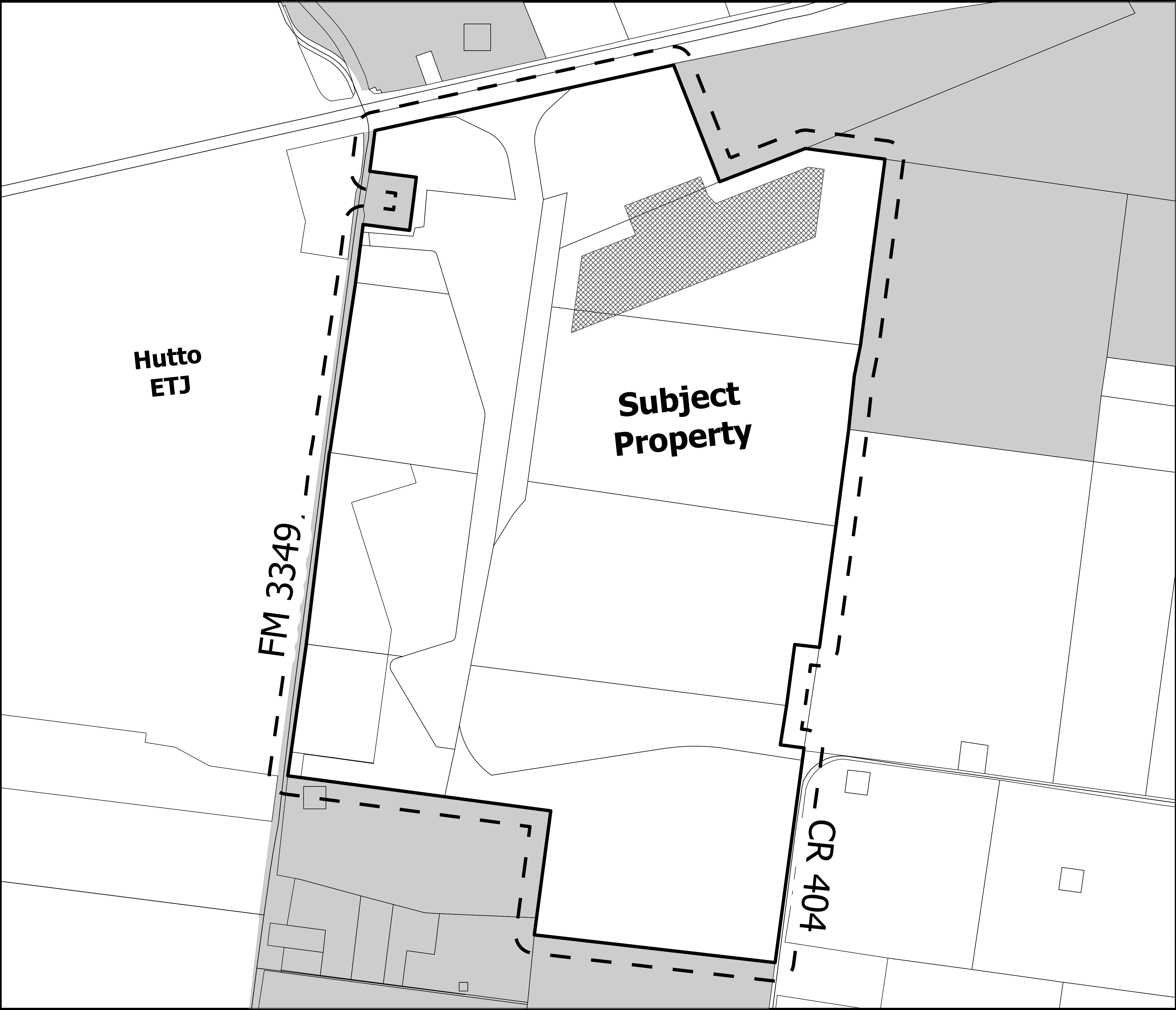
PZ-2019-1133

RCR-Taylor Logistics Park Planned Development
Amendment No. 2
Proposed Zoning Map
(Zoning District & Overlay to Remain the Same)
201 FM 3349
Approximately 756.00 Acres

Legend

- ETJ
- Subject Property
- Specific Use Permit - Ord. 2022-18
- Parcels
- Streets
- ZONING
- B-2/CPD
- R-1 Single Family
- M-2/CPD





PZ-2019-1133

**RCR-Taylor Logistics Park Planned
Development Amendment No. 2
Notice Area Map
201 FM 3349
Approximately 756.00 Acres**

Legend

- ETJ
- Subject Property
- Specific Use Permit - Ord. 2022-18
- 200 ft. Buffer
- Parcels
- Streets

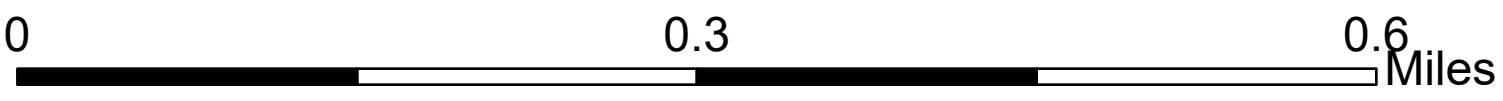
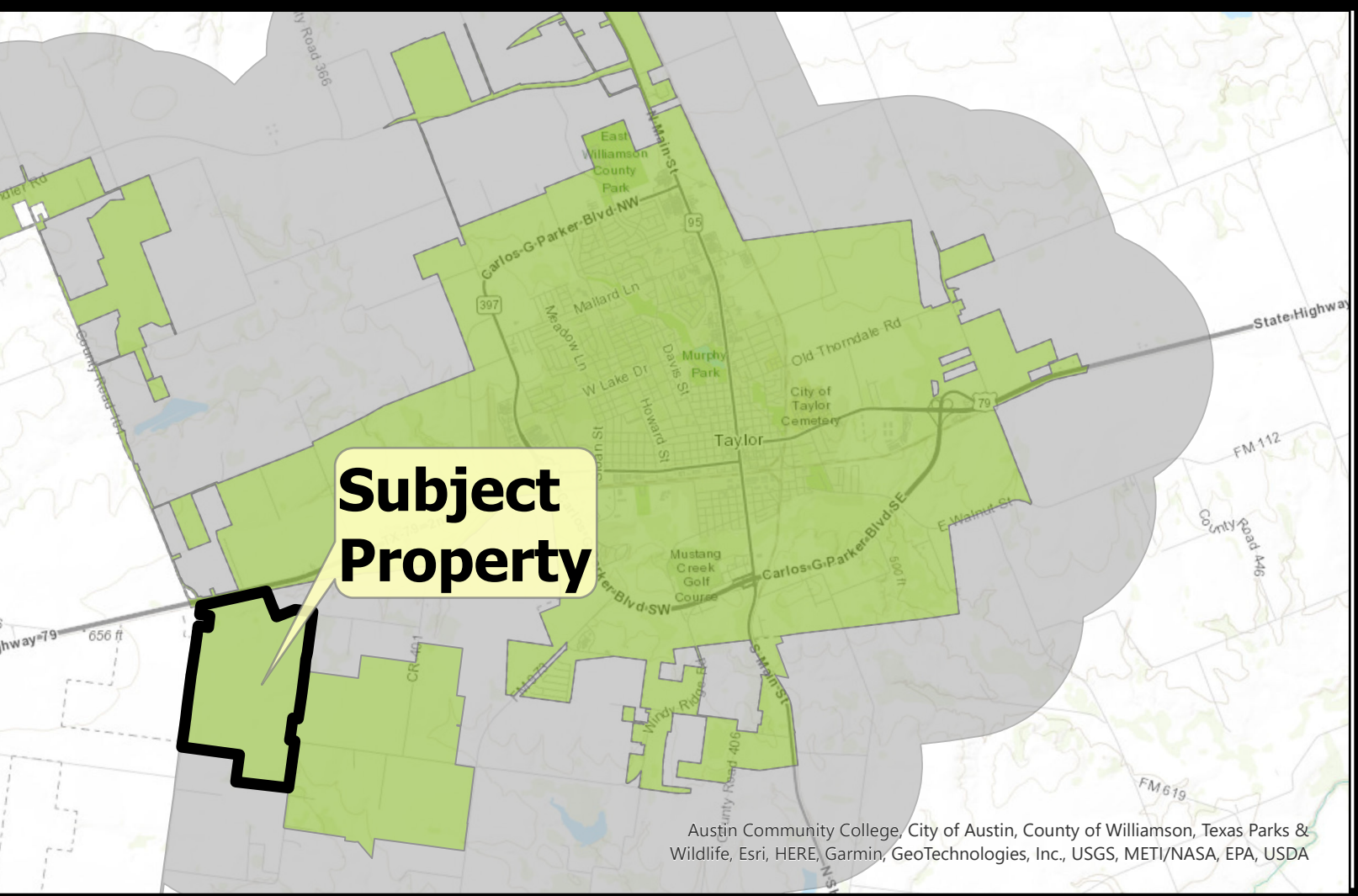


EXHIBIT "A"

DESCRIPTION OF A 193.41 ACRE TRACT OF LAND SITUATED IN THE J. J. STUBBLEFIELD SURVEY, ABSTRACT 562, THE W. NOBLES SURVEY, ABSTRACT 484, AND THE J. C. EAVES SURVEY, ABSTRACT 213, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CALLED 199.922 ACRE TRACT OF LAND, SAVE AND EXCEPT 5.00 ACRES AND SAVE AND EXCEPT ANY OTHER PORTION OR PORTIONS THEREOF PREVIOUSLY CONVEYED AS DESCRIBED IN A DEED FROM MARGARET MINGS BUNNELL TO STEVEN SLAUGHTER AS TRUSTEE OF THE MARGARET MINGS BUNNELL, REVOCABLE LIVING TRUST, AND RECORDED IN DOCUMENT NO. 2014008746 OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 193.41 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a Texas Department of Transportation (TxDOT) Type I concrete monument found on the west right-of-way line of Farm to Market Road 3349 (FM 3349), a 100' width right-of-way, as described in deed to the State of Texas, and recorded in Volume 673, Page 207 of the Deed Records of Williamson County, Texas (D.R.W.C.TX.), said point being the northeast corner of a called 1.699 acre tract as described in deed to Elisabeth Henning and husband, Emmanuel Manigand and being Lot 1 of the Gene Rydell Estate, and recorded in Document No. 2008081540, O.P.R.W.C.TX., same being the southeast corner of a called 13.18 acre tract as described in deed to Jonah Water Special Utility District and recorded in Document No. 2002103516, O.P.R.W.C.TX.;

THENCE S 82°24'18" E, over and across said FM 3349, a distance of 100.00 feet to a 1/2-inch iron rod with SAM cap set on the west line and the POINT OF BEGINNING of the herein described tract, said point being on the east right-of-way line of said FM 3349, said point having calculated grid coordinates of N:10175317.24, E:3193541.32;

THENCE N 07°13'58" E, with the east right-of-way line of said FM 3349 and the west line of the herein described tract, a distance of 342.08 feet to a 1/2-inch iron rod with SAM cap set for the southwest corner of a called 5.00 acre tract of land as described in a deed to the City of Hutto, and recorded in Document No. 2003011596, O.P.R.W.C.TX., from which a TxDOT Type I monument found bears N 07°13'58" E, a distance of 60.24 feet;

THENCE with the south, east and north line of said 5.00 acre tract, the following three (3) courses and distances numbered 1-3:

- 1) S 82°38'41" E, a distance of 436.92 feet to a 1/2-inch iron rod with SAM cap set for the southeast corner of said 5.00 acre tract,
- 2) N 07°13'58" E, a distance of 498.81 feet to 1/2-inch iron rod found for the northeast corner of said 5.00 acre tract, and
- 3) N 82°38'41" W, passing at a distance of 436.70 feet a 5/8-inch iron rod with a cap stamped "VARA SURVEYING" found, and continuing for a total distance of 436.92 feet to a calculated point on the east right-of-way line of said FM 3349, same being the northwest corner of said 5.00 acre tract;

THENCE N 07°13'58" E, with the west line of the herein described tract, same being the east right-of-way line of said FM 3349, passing at a distance of 329.77 feet to a 1/2-inch iron rod with SAM cap set on the south right-of-way line of Union Pacific Railroad (200 foot width right-of-way), and recorded in Volume 17, Page 588, D.R.W.C.TX., and continuing for a total distance of 383.12 feet to a calculated point in the north line of said 199.922 acre tract, for the northwest corner of the herein described tract;

193.41 ACRES

J. J. STUBBLEFIELD SURVEY, ABSTRACT 562

W. NOBLES SURVEY, ABSTRACT 484

J. C. EAVES SURVEY, ABSTRACT 213

WILLIAMSON COUNTY, TEXAS

FN17489(JMC).doc
SAM, LLC Job No. 34369
Page 2 of 2

THENCE N 77°23'39"E, with the north line of said 199.922 acre tract and the herein described tract, passing at a distance of 1.29 feet a 3/4-inch iron rod found, and continuing for a total distance of 2,846.85 feet to a 2-inch cedar post found for the most northerly northeast corner of said 199.922 acre tract and the herein described tract, from which a 1-inch iron pipe found bears N 27°26'55" W, a distance of 4.58 feet;

THENCE S 21°32'51" E, with an east line of said 199.922 acre tract, passing at a distance of 47.27 feet to a 1/2-inch iron rod with SAM cap set on the south right-of-way line of said Union Pacific Railroad, and continuing with the east line of said 199.922 acre tract, same being a west line of a called 305.22 acre tract as described in a deed to C. Ernest Lawrence and recorded in Document No. 2005011334, O.P.R.W.C.TX., for a total distance of 1,181.09 feet to a 1/2-inch iron rod found for the interior ell corner of the said 199.922 acre tract and the herein described tract;

THENCE N 68°47'13" E, with a north line of said 199.922 acre tract and a south line of said 305.22 acre tract, a distance of 856.19 feet to a 1/2-inch iron rod with SAM cap set for an angle point;

THENCE S 82°23'17" E, with a north line of said 199.922 acre tract and a south line of said 305.22 acre tract, a distance of 750.03 feet to a 3-inch metal post found for the most easterly northeast corner of said 199.922 acre tract and the herein described tract;

THENCE S 07°32'28" W, with the east line of said 199.922 acre tract, and a west line of said 305.22 acre tract, a distance of 1,747.60 feet to a 1/2-inch iron rod with SAM cap set for the southeast corner of said 199.922 acre tract and the herein described tract, same being the northeast corner of a called 186 acre tract as described in a deed to Irving J. Bentley and wife, Nancy Bunnell Bentley, and recorded in Volume 1974, Page 994 of the Official Records, Williamson County, Texas (O.R.W.C.TX.), from which a 1-inch iron pipe bears S 82°56'29" E, a distance of 0.74 feet, also from which a 1/2-inch iron rod with SAM cap set at the base of the leaning cross-tie fence post called for in deed found bears S 07°32'28" W, passing a calculated point from which a 1/2-inch iron rod found bears N 80°33'47" W, a distance of 2.03 feet, passing a 1/2-inch iron rod with SAM cap set, a distance of 1,689.68 feet, from which a disturbed 3/4-inch iron pipe found bears S 82°56'27" E, a distance of 1.34 feet; for a total distance of 2,829.56 feet;

THENCE N 82°56'29" W, with the south line of said 199.922 acre tract and the north line of said 186 acre tract, a distance of 4,741.28 feet to a 1/2-inch iron rod with SAM cap set on the east right-of-way line of said FM 3349, for the southwest corner of the herein described tract, from which a TxDOT Type I monument found bears S 07°35'42" W, a distance of 2,514.05 feet, S 07°28'28" W, a distance of 1,896.17 feet, and S 07°39'33" W, a distance of 376.62 feet;

193.41 ACRES
J. J. STUBBLEFIELD SURVEY, ABSTRACT 562
W. NOBLES SURVEY, ABSTRACT 484
J. C. EAVES SURVEY, ABSTRACT 213
WILLIAMSON COUNTY, TEXAS

FN17489(JMC).doc
SAM, LLC Job No. 34369
Page 3 of 2

THENCE N 07°35'42" E, with the east right-of-way line of said FM 3349, same being the west line of the herein described tract, a distance of 204.18 feet to the **POINT OF BEGINNING**, containing 193.41 acres of land more or less, of which 3.18 acres of land is within the said Railroad right-of-way.

Bearing Basis: Texas State Plane Coordinate System, NAD83, Central Zone (4203). All coordinates are grid values. All distances are surface values in U.S. Survey Feet. To compute grid values, multiply surface distances by a Combined Scale Factor of 0.99988651.

Reference is herein made to the Survey Plat accompanying this metes and bounds description of even date.

THE STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, Gina Loftis-Franklin, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

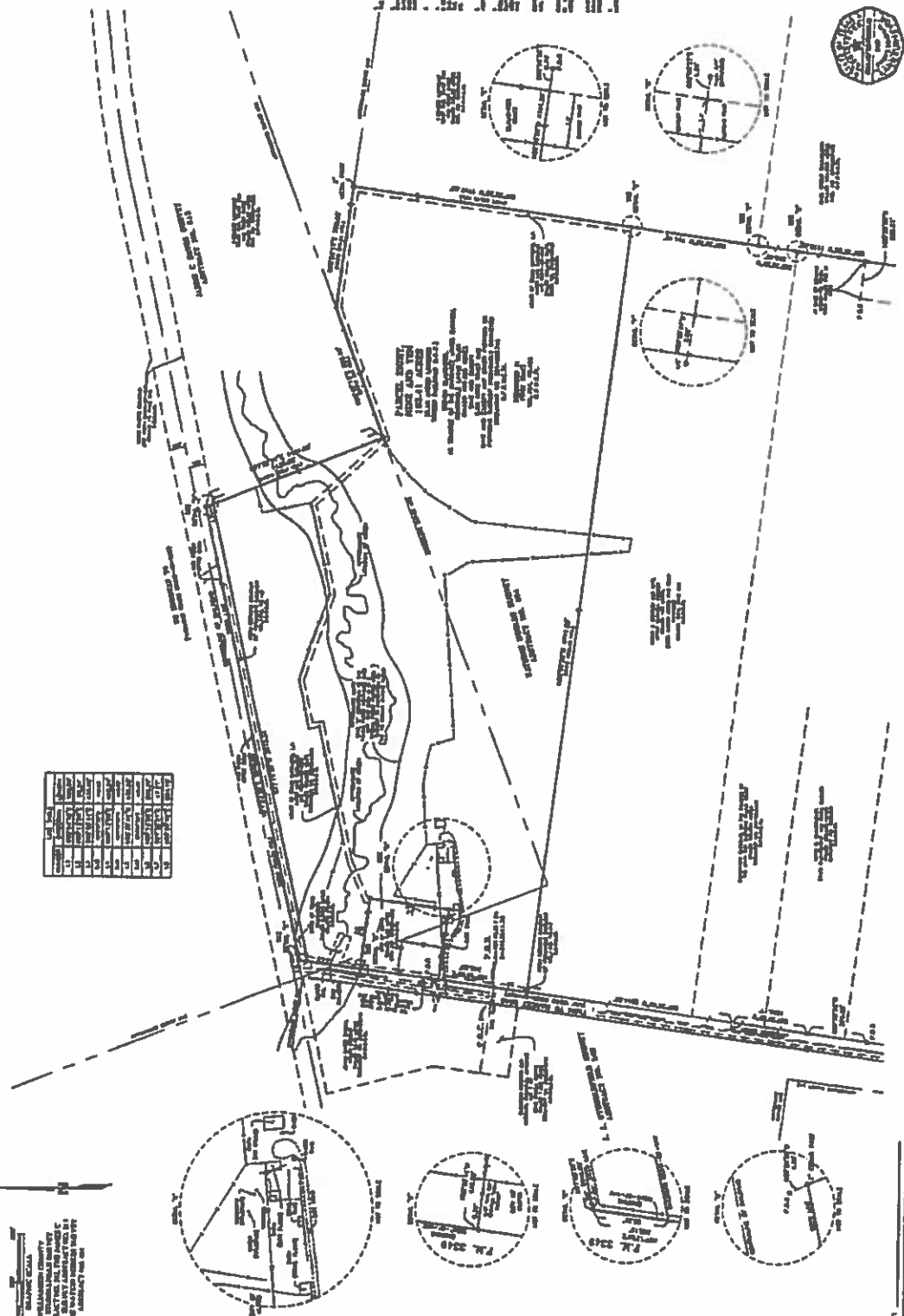
SURVEYING AND MAPPING, LLC
4801 Southwest Parkway
Parkway Two, Suite 100
Texas 78735
TX. Firm Registration No. 10064300


Gina Loftis-Franklin Date 5-21-14
Registered Professional Land Surveyor Austin,
Texas Registration No. 6087



WILLIAMSON COUNTY
 JAMES C. BAYES SURVEY
 ABSTRACT NO. 442
 AND THE
 ABSTRACT NO. 443

LINE	BEARING	DISTANCE	POINT
1	N 89° 15' E	1.00	1
2	S 89° 15' E	1.00	2
3	N 89° 15' E	1.00	3
4	S 89° 15' E	1.00	4
5	N 89° 15' E	1.00	5
6	S 89° 15' E	1.00	6
7	N 89° 15' E	1.00	7
8	S 89° 15' E	1.00	8
9	N 89° 15' E	1.00	9
10	S 89° 15' E	1.00	10
11	N 89° 15' E	1.00	11
12	S 89° 15' E	1.00	12
13	N 89° 15' E	1.00	13
14	S 89° 15' E	1.00	14
15	N 89° 15' E	1.00	15
16	S 89° 15' E	1.00	16
17	N 89° 15' E	1.00	17
18	S 89° 15' E	1.00	18
19	N 89° 15' E	1.00	19
20	S 89° 15' E	1.00	20



- LEGEND**
- 1. 1/4 SECTION 10, T. 1 N., R. 1 E., S. 10 E.
 - 2. 1/4 SECTION 11, T. 1 N., R. 1 E., S. 10 E.
 - 3. 1/4 SECTION 12, T. 1 N., R. 1 E., S. 10 E.
 - 4. 1/4 SECTION 13, T. 1 N., R. 1 E., S. 10 E.
 - 5. 1/4 SECTION 14, T. 1 N., R. 1 E., S. 10 E.
 - 6. 1/4 SECTION 15, T. 1 N., R. 1 E., S. 10 E.
 - 7. 1/4 SECTION 16, T. 1 N., R. 1 E., S. 10 E.
 - 8. 1/4 SECTION 17, T. 1 N., R. 1 E., S. 10 E.
 - 9. 1/4 SECTION 18, T. 1 N., R. 1 E., S. 10 E.
 - 10. 1/4 SECTION 19, T. 1 N., R. 1 E., S. 10 E.
 - 11. 1/4 SECTION 20, T. 1 N., R. 1 E., S. 10 E.
 - 12. 1/4 SECTION 21, T. 1 N., R. 1 E., S. 10 E.
 - 13. 1/4 SECTION 22, T. 1 N., R. 1 E., S. 10 E.
 - 14. 1/4 SECTION 23, T. 1 N., R. 1 E., S. 10 E.
 - 15. 1/4 SECTION 24, T. 1 N., R. 1 E., S. 10 E.
 - 16. 1/4 SECTION 25, T. 1 N., R. 1 E., S. 10 E.
 - 17. 1/4 SECTION 26, T. 1 N., R. 1 E., S. 10 E.
 - 18. 1/4 SECTION 27, T. 1 N., R. 1 E., S. 10 E.
 - 19. 1/4 SECTION 28, T. 1 N., R. 1 E., S. 10 E.
 - 20. 1/4 SECTION 29, T. 1 N., R. 1 E., S. 10 E.
 - 21. 1/4 SECTION 30, T. 1 N., R. 1 E., S. 10 E.
 - 22. 1/4 SECTION 31, T. 1 N., R. 1 E., S. 10 E.
 - 23. 1/4 SECTION 32, T. 1 N., R. 1 E., S. 10 E.
 - 24. 1/4 SECTION 33, T. 1 N., R. 1 E., S. 10 E.
 - 25. 1/4 SECTION 34, T. 1 N., R. 1 E., S. 10 E.
 - 26. 1/4 SECTION 35, T. 1 N., R. 1 E., S. 10 E.
 - 27. 1/4 SECTION 36, T. 1 N., R. 1 E., S. 10 E.
 - 28. 1/4 SECTION 37, T. 1 N., R. 1 E., S. 10 E.
 - 29. 1/4 SECTION 38, T. 1 N., R. 1 E., S. 10 E.
 - 30. 1/4 SECTION 39, T. 1 N., R. 1 E., S. 10 E.
 - 31. 1/4 SECTION 40, T. 1 N., R. 1 E., S. 10 E.
 - 32. 1/4 SECTION 41, T. 1 N., R. 1 E., S. 10 E.
 - 33. 1/4 SECTION 42, T. 1 N., R. 1 E., S. 10 E.
 - 34. 1/4 SECTION 43, T. 1 N., R. 1 E., S. 10 E.
 - 35. 1/4 SECTION 44, T. 1 N., R. 1 E., S. 10 E.
 - 36. 1/4 SECTION 45, T. 1 N., R. 1 E., S. 10 E.
 - 37. 1/4 SECTION 46, T. 1 N., R. 1 E., S. 10 E.
 - 38. 1/4 SECTION 47, T. 1 N., R. 1 E., S. 10 E.
 - 39. 1/4 SECTION 48, T. 1 N., R. 1 E., S. 10 E.
 - 40. 1/4 SECTION 49, T. 1 N., R. 1 E., S. 10 E.
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 - 45. 1/4 SECTION 54, T. 1 N., R. 1 E., S. 10 E.
 - 46. 1/4 SECTION 55, T. 1 N., R. 1 E., S. 10 E.
 - 47. 1/4 SECTION 56, T. 1 N., R. 1 E., S. 10 E.
 - 48. 1/4 SECTION 57, T. 1 N., R. 1 E., S. 10 E.
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 - 50. 1/4 SECTION 59, T. 1 N., R. 1 E., S. 10 E.
 - 51. 1/4 SECTION 60, T. 1 N., R. 1 E., S. 10 E.
 - 52. 1/4 SECTION 61, T. 1 N., R. 1 E., S. 10 E.
 - 53. 1/4 SECTION 62, T. 1 N., R. 1 E., S. 10 E.
 - 54. 1/4 SECTION 63, T. 1 N., R. 1 E., S. 10 E.
 - 55. 1/4 SECTION 64, T. 1 N., R. 1 E., S. 10 E.
 - 56. 1/4 SECTION 65, T. 1 N., R. 1 E., S. 10 E.
 - 57. 1/4 SECTION 66, T. 1 N., R. 1 E., S. 10 E.
 - 58. 1/4 SECTION 67, T. 1 N., R. 1 E., S. 10 E.
 - 59. 1/4 SECTION 68, T. 1 N., R. 1 E., S. 10 E.
 - 60. 1/4 SECTION 69, T. 1 N., R. 1 E., S. 10 E.
 - 61. 1/4 SECTION 70, T. 1 N., R. 1 E., S. 10 E.
 - 62. 1/4 SECTION 71, T. 1 N., R. 1 E., S. 10 E.
 - 63. 1/4 SECTION 72, T. 1 N., R. 1 E., S. 10 E.
 - 64. 1/4 SECTION 73, T. 1 N., R. 1 E., S. 10 E.
 - 65. 1/4 SECTION 74, T. 1 N., R. 1 E., S. 10 E.
 - 66. 1/4 SECTION 75, T. 1 N., R. 1 E., S. 10 E.
 - 67. 1/4 SECTION 76, T. 1 N., R. 1 E., S. 10 E.
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 - 70. 1/4 SECTION 79, T. 1 N., R. 1 E., S. 10 E.
 - 71. 1/4 SECTION 80, T. 1 N., R. 1 E., S. 10 E.
 - 72. 1/4 SECTION 81, T. 1 N., R. 1 E., S. 10 E.
 - 73. 1/4 SECTION 82, T. 1 N., R. 1 E., S. 10 E.
 - 74. 1/4 SECTION 83, T. 1 N., R. 1 E., S. 10 E.
 - 75. 1/4 SECTION 84, T. 1 N., R. 1 E., S. 10 E.
 - 76. 1/4 SECTION 85, T. 1 N., R. 1 E., S. 10 E.
 - 77. 1/4 SECTION 86, T. 1 N., R. 1 E., S. 10 E.
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 - 80. 1/4 SECTION 89, T. 1 N., R. 1 E., S. 10 E.
 - 81. 1/4 SECTION 90, T. 1 N., R. 1 E., S. 10 E.
 - 82. 1/4 SECTION 91, T. 1 N., R. 1 E., S. 10 E.
 - 83. 1/4 SECTION 92, T. 1 N., R. 1 E., S. 10 E.
 - 84. 1/4 SECTION 93, T. 1 N., R. 1 E., S. 10 E.
 - 85. 1/4 SECTION 94, T. 1 N., R. 1 E., S. 10 E.
 - 86. 1/4 SECTION 95, T. 1 N., R. 1 E., S. 10 E.
 - 87. 1/4 SECTION 96, T. 1 N., R. 1 E., S. 10 E.
 - 88. 1/4 SECTION 97, T. 1 N., R. 1 E., S. 10 E.
 - 89. 1/4 SECTION 98, T. 1 N., R. 1 E., S. 10 E.
 - 90. 1/4 SECTION 99, T. 1 N., R. 1 E., S. 10 E.
 - 91. 1/4 SECTION 100, T. 1 N., R. 1 E., S. 10 E.

WARRANTY

The undersigned, James C. Bayes, do hereby warrant and defend the title of the above described land, and the validity of the survey thereon, and the correctness of the bearings and distances thereon, and the location of the corners thereon, and the location of the lines thereon, and the location of the points thereon, and the location of the monuments thereon, and the location of the marks thereon, and the location of the stakes thereon, and the location of the pins thereon, and the location of the nails thereon, and the location of the screws thereon, and the location of the bolts thereon, and the location of the nuts thereon, and the location of the washers thereon, and the location of the gaskets thereon, and the location of the seals thereon, and the location of the labels thereon, and the location of the tags thereon, and the location of the signs thereon, and the location of the notices thereon, and the location of the advertisements thereon, and the location of the publications thereon, and the location of the records thereon, and the location of the documents thereon, and the location of the instruments thereon, and the location of the contracts thereon, and the location of the agreements thereon, and the location of the covenants thereon, and the location of the promises thereon, and the location of the obligations thereon, and the location of the duties thereon, and the location of the responsibilities thereon, and the location of the liabilities thereon, and the location of the losses thereon, and the location of the damages thereon, and the location of the injuries thereon, and the location of the deaths thereon, and the location of the disabilities thereon, and the location of the diseases thereon, and the location of the accidents thereon, and the location of the events thereon, and the location of the occurrences thereon, and the location of the transactions thereon, and the location of the dealings thereon, and the location of the interactions thereon, and the location of the communications thereon, and the location of the contacts thereon, and the location of the connections thereon, and the location of the relationships thereon, and the location of the associations thereon, and the location of the affiliations thereon, and the location of the memberships thereon, and the location of the participations thereon, and the location of the involvements thereon, and the location of the engagements thereon, and the location of the commitments thereon, and the location of the undertakings thereon, and the location of the obligations thereon, and the location of the duties thereon, and the location of the responsibilities thereon, and the location of the liabilities thereon, and the location of the losses thereon, and the location of the damages thereon, and the location of the injuries thereon, and the location of the deaths thereon, and the location of the disabilities thereon, and the location of the diseases thereon, and the location of the accidents thereon, and the location of the events thereon, and the location of the occurrences thereon, and the location of the transactions thereon, and the location of the dealings thereon, and the location of the interactions thereon, and the location of the communications thereon, and the location of the contacts thereon, and the location of the connections thereon, and the location of the relationships thereon, and the location of the associations thereon, and the location of the affiliations thereon, and the location of the memberships thereon, and the location of the participations thereon, and the location of the involvements thereon, and the location of the engagements thereon, and the location of the commitments thereon, and the location of the undertakings thereon.

WARRANTY

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LAND TITLE SURVEY
 STEVEN LAUGHTER, TRUSTEE
 SURVEY PLAT OF A 191.41 ACRES TRACT OUT OF THE
 2.2 STUBBLEFIELD SURVEY ABSTRACT NO. 342,
 THE JAMES C. BAYES SURVEY ABSTRACT NO. 315 AND
 THE WATKINS SURVEY ABSTRACT NO. 442
 WILLIAMSON COUNTY, TEXAS

NO.	DATE	DESCRIPTION
1	10/1/19	1000 Acres Survey
2	10/1/19	1000 Acres Survey
3	10/1/19	1000 Acres Survey
4	10/1/19	1000 Acres Survey
5	10/1/19	1000 Acres Survey
6	10/1/19	1000 Acres Survey
7	10/1/19	1000 Acres Survey
8	10/1/19	1000 Acres Survey
9	10/1/19	1000 Acres Survey
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97	10/1/19	1000 Acres Survey
98	10/1/19	1000 Acres Survey
99	10/1/19	1000 Acres Survey
100	10/1/19	1000 Acres Survey

EXHIBIT "A"

DESCRIPTION OF A 183.94 ACRE TRACT OF LAND SITUATED IN THE WATKINS NOBLES SURVEY, ABSTRACT 484, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CALLED 186 ACRE TRACT OF LAND, SAVE AND EXCEPT 3.8806 ACRES, AS DESCRIBED IN A DEED FROM NANCY BUNNELL BENTLEY TO IRVING J. BENTLEY AND WIFE, NANCY BUNNELL BENTLEY, AND RECORDED IN VOLUME 1974, PAGE 994, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS (O.R.W.C.TX.); SAID 183.89 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a Texas Department of Transportation (TxDOT) Type I concrete monument found (broken) on the west right-of-way line of Farm to Market 3349 (FM 3349), a 100-foot width right-of-way, for the northeast corner of that certain called 1.699 acre tract of land described as Lot 1 of the Gene Rydell Estate, and recorded in Cabinet EE, Slide 384, Plat Records, Williamson County, Texas, same being the southeast corner of that certain called 13.18 acre tract of land described in a deed to Jonah Water Special Utility District, and recorded in Document No. 2002103516, Official Public Records, Williamson County, Texas (O.P.R.W.C.TX.);

THENCE S82°24'18"E, over and across said FM 3349, a distance of 100.00 feet to a 1/2-inch iron rod with SAM cap set on the east right-of-way line of said FM 3349 and the west line of that certain called 199.922 acre tract of land described in a deed to Steven Slaughter, as Trustee of the Margaret Mings Bunnell Revocable Living Trust, and recorded in Document No. 2014008746, O.P.R.W.C.TX.;

THENCE S07°35'42"W, with the east right-of-way line of said FM 3349 and the west line of said 199.922 acre tract, a distance of 204.18 feet to a 1/2-inch iron rod with SAM cap set in the north line of said 186 acre tract for the northwest corner and POINT OF BEGINNING of the herein described tract, said point having grid coordinates of N:10175115.19, E:3193514.38;

THENCE S82°56'29"E, with the north line of said 186 acre tract and the south line of said 199.922 acre tract, a distance of 4741.28 feet to a 1/2-inch iron rod with SAM cap set for the northeast corner of the herein described tract, same being the southeast corner of said 199.922 acre tract, from which a 1-inch iron pipe found (disturbed) bears S82°56'29"E, a distance of 0.74 feet;

THENCE S07°32'28"W, with the east line of said 186 acre tract, passing at a distance of 794.19 feet a calculated point for the northwest corner of that certain called 164.685 acre tract of land described in a deed to Carl Brent Samuelson, and recorded in Document No. 2012107105, O.P.R.W.C.TX., from which a 1/2-inch iron rod found bears N80°33'47"W, a distance of 2.03 feet, and continuing for a total distance of 1689.68 feet to a 1/2-inch iron rod with SAM cap set for the southeast corner of the herein described tract, same being the northeast corner of that certain called 185.994 acre tract of land described in a deed to Constance Slocumb, as Trustee of the John Guy Slocumb Family Trust, and recorded in Document No. 2011033689, O.P.R.W.C.TX., from which a 3/4-inch iron pipe found (disturbed) bears S82°56'27"E, a distance of 1.34 feet;

THENCE N82°56'27"W, with the south line of said 186 acre tract and the north line of said 185.994 acre tract, a distance of 4742.86 feet to a 1/2-inch iron rod with SAM cap set on the east right-of-way line of said FM 3349, for the southwest corner of the herein described tract, from which a TxDOT Type I concrete monument found bears S07°35'42"W, a distance of 824.39 feet, S07°28'28"W, a distance of 1896.17 feet, and S07°39'33"W, a distance of 376.62 feet,

183.94 ACRES
WATKINS NOBLES SURVEY, ABSTRACT 484
WILLIAMSON COUNTY, TEXAS

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THENCE N07°35'42"E, with the east right-of-way line of said FM 3349, a distance of 1689.66 feet to the POINT OF BEGINNING, containing 183.94 acres of land, more or less.

Bearing Basis: Texas State Plane Coordinate System, NAD83, Central Zone (4203). All coordinates at grid values. All distances are surface values in U.S. Survey Feet. To compute grid values, multiply surface distances by a Combined Scale Factor of 0.99988651.

Reference is herein made to the Survey Plat accompanying this metes and bounds description of even date.

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

That I, Gina Loftis-Franklin, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

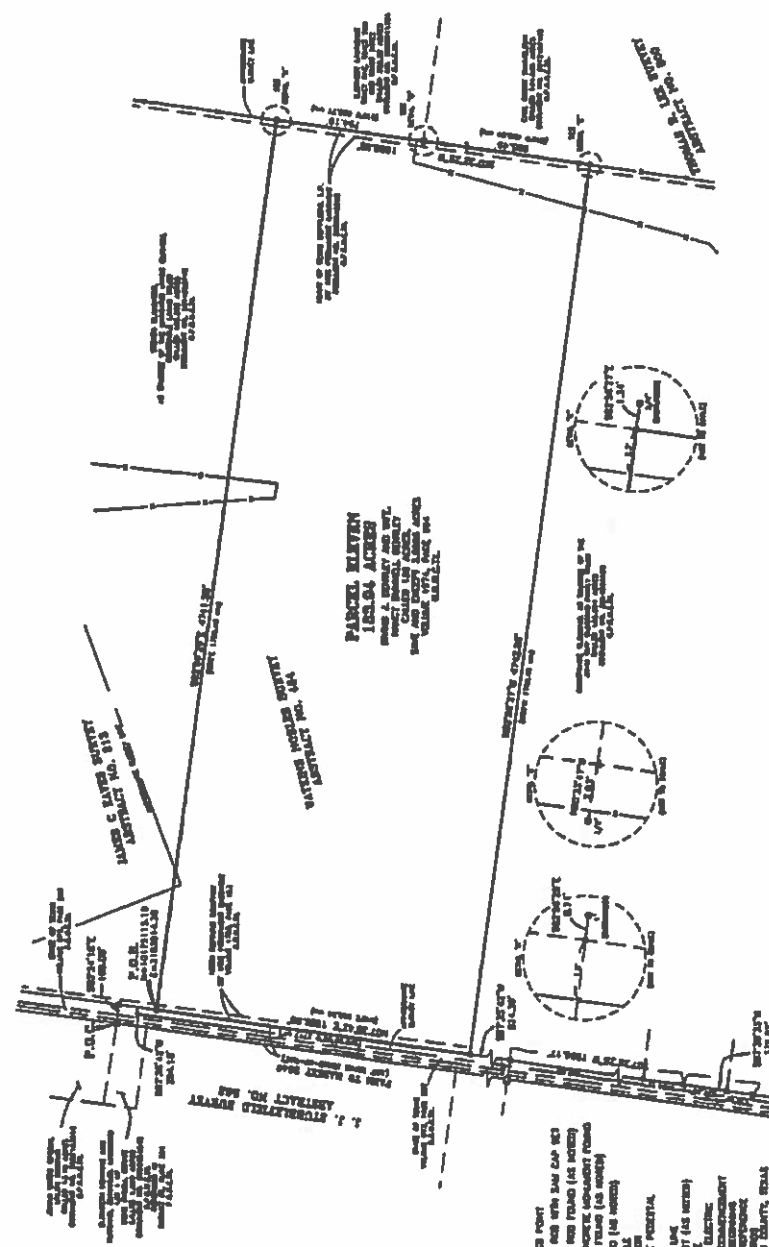
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

SURVEYING AND MAPPING, LLC
4801 Southwest Parkway
Parkway Two, Suite 100
Texas 78735
TX. Firm Registration No. 10064300


Gina Loftis-Franklin
Registered Professional Land Surveyor Austin,
Texas Registration No. 6087

5-21-14
Date



[illegible][illegible]

4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas, 78735
Otel: 512.447.0579
Fax: 512.378.9033
email: bfg@com.net

Form 7779 Registration No. 10064100

[illegible]

LAND TITLE SURVEY
IRVING J. BENTLEY AND WIFE, NANCY BUNNELL BENTLEY
SURVEY PLAT OF A 183.94 ACRE TRACT OUT OF THE
WATKINS NOBLES SURVEY, ABSTRACT NO. 484
WILLIAMSON COUNTY, TEXAS

EXHIBIT "A"

DESCRIPTION OF A 183.84 ACRE TRACT OF LAND SITUATED IN THE WATKINS NOBLES SURVEY, ABSTRACT 484, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CALLED 185.994 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM CONSTANCE SLOCOMB, AS THE INDEPENDENT EXECUTRIX OF THE ESTATE OF JOHN GUY SLOCOMB, DECEASED, TO CONSTANCE SLOCOMB, AS THE TRUSTEE OF THE JOHN GUY SLOCOMB FAMILY TRUST, AND RECORDED IN DOCUMENT NO. 2011033689, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 183.84 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with SAM cap set on the east right-of-way line of Farm to Market 3349 (FM 3349), a 100-foot width right-of-way, for a northwest corner of that certain called 186 acre tract of land, save and except 3.8806 acres, described in a deed to Irving J. Bentley and wife, Nancy Bunnell Bentley, and recorded in Volume 1974, Page 994, Official Records, Williamson County, Texas (O.R.W.C.TX.), from which a 1-inch iron pipe found disturbed bears S82°56'29"E, a distance of 4741.28 feet to a 1/2-inch iron rod with SAM cap set for the northeast corner of said 186 acre tract, and continuing S82°56'29"E, a distance of 0.74 feet;

THENCE S07°35'42"W, with the east right-of-way line of said FM 3349, a distance of 1689.66 feet to a 1/2-inch iron rod with SAM cap set for the northwest corner and **POINT OF BEGINNING** of the herein described tract, said point having grid coordinates of N:10173440.54, E:3193291.08, said point being in the north line of said 185.994 acre tract;

THENCE S82°56'27"E, with the north line of said 185.994 acre tract and the south line of said 186 acre tract, a distance of 4742.86 feet to a 1/2-inch iron rod with SAM cap set for the northeast corner of said 185.994 acre tract and the herein described tract, same being the southeast corner of said 186 acre tract, and also being on the west line of that certain called 164.685 acre tract of land described in a deed to Carl Brent Samuelson, and recorded in Document No. 2012107105, O.P.R.W.C.TX., from which a 3/4-inch iron pipe found bears S82°56'27"E, a distance of 1.34 feet;

THENCE S07°32'28"W, with an east line of said 185.994 acre tract and a west line of said 164.685 acre tract, a distance of 1139.88 feet to a 1/2-inch iron rod with SAM cap set at the base of a cross-tie fence post found as called for in deed, for the most easterly southeast corner of said 185.994 acre tract and the herein described tract, same being an interior ell corner of said 164.685 acre tract;

THENCE N83°33'29"W, with a south line of said 185.994 acre tract and said 164.685 acre tract, a distance of 231.81 feet to a 1/2-inch iron rod with SAM cap set at the base of a cross-tie fence post found as called for in deed, for an interior ell corner of said 185.994 acre tract and the herein described tract;

THENCE S07°23'02"W, with an east line of said 185.994 acre tract and a west line of said 164.685 acre tract, a distance of 574.06 feet to a 1/2-inch iron rod with SAM cap set for the most southerly southeast corner of said 185.994 acre tract and the herein described tract, same being the northeast corner of that certain called 195.435 acre tract of land described in a deed to David C. Blankenship, Sylvia Blankenship, and Carol Sweger, and recorded in Document No. 9902621, O.R.W.C.TX., from which a 1/2-inch iron rod with plastic cap stamped "Bryan Tech Services" found for the southwest corner of said 164.685 acre tract bears S07°23'02"W, a distance of 386.22 feet;

THENCE N82°56'27"W, with the south line of said 185.994 acre tract and the north line of said 195.435 acre tract, a distance of 4512.40 feet to a 1/2-inch iron rod with SAM cap set on the east right-of-way line of said FM 3349, for the southwest corner of the herein described tract, same being the northwest corner of said 195.435 acre tract, from which a Texas Department of Transportation Type I concrete monument found bears S07°28'28"W, a distance of 1004.11 feet, and S07°39'33"W, a distance of 376.62 feet;

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SAM, LLC Job No. 34369
Page 2 of 2

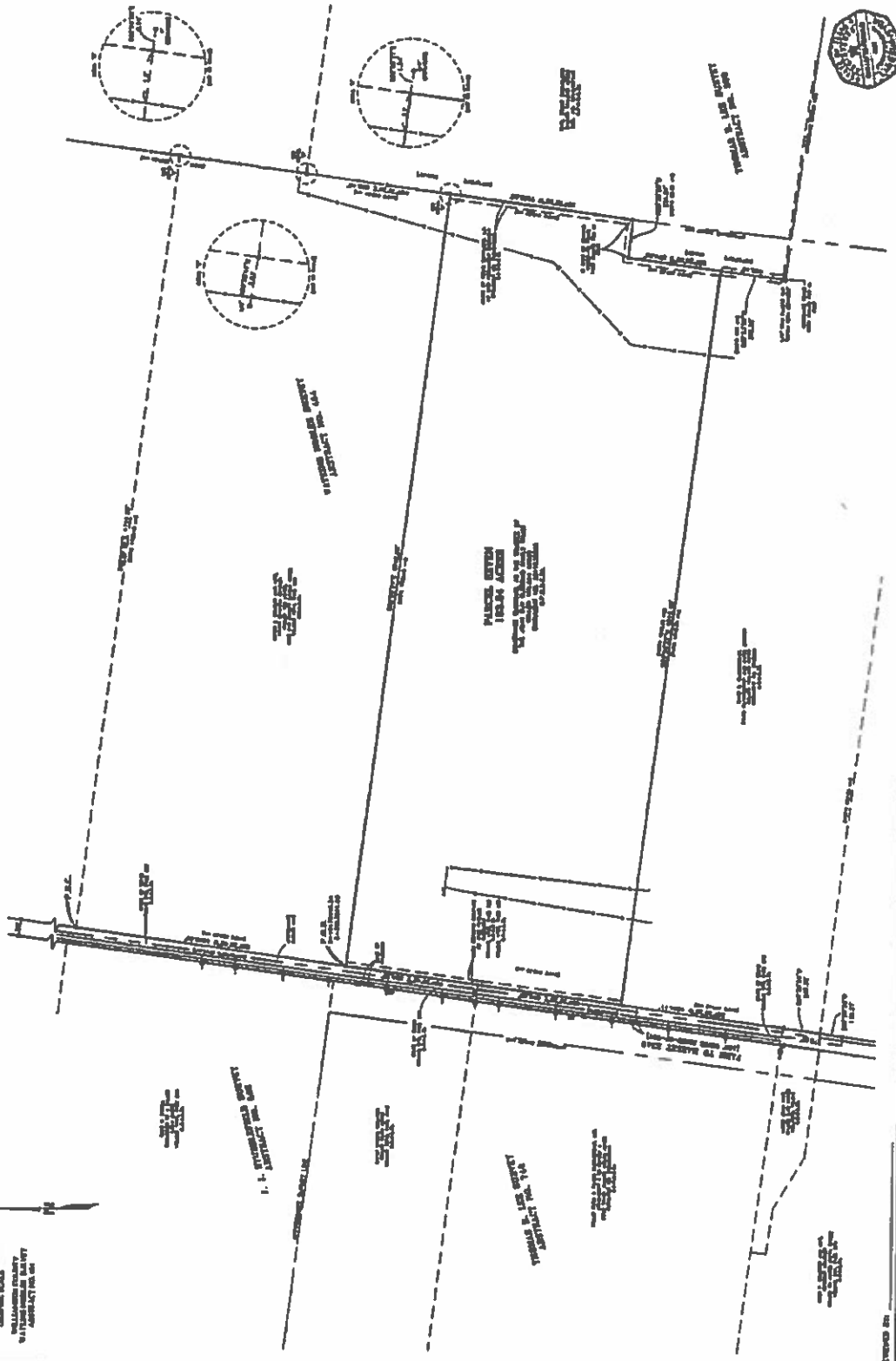
- 1) N07°28'28"E, a distance of 892.06 feet to a 1/2-inch iron rod with SAM cap set, and
- 2) N07°35'42"E, a distance of 824.39 feet to the **POINT OF BEGINNING**, containing 183.84 acres of land more or less.

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

 5-21-14
Gina Lofis-Franklin Date
Registered Professional Land Surveyor Austin,
Texas Registration No. 6087



WILLIAMSON COUNTY
WATKINS SURVEY
ABSTRACT NO. 484



- LEGEND**
- 1. 1/4 SECTION, 10.00 ACRES
 - 2. 1/4 SECTION, 10.00 ACRES
 - 3. 1/4 SECTION, 10.00 ACRES
 - 4. 1/4 SECTION, 10.00 ACRES
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 - 100. 1/4 SECTION, 10.00 ACRES

WARRANTY

The undersigned, being duly qualified and sworn, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in the records of the County Clerk of Williamson County, Texas.

Witness my hand and seal of office this 1st day of January, 1911.

Notary Public for Williamson County, Texas.

WITNESSES

The undersigned, being duly qualified and sworn, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in the records of the County Clerk of Williamson County, Texas.

Witness my hand and seal of office this 1st day of January, 1911.

Notary Public for Williamson County, Texas.



1000 Broadway Building
New York, N.Y. 10010
Phone BR 1-2345
Cable: SAMSURV

LAND TITLE SURVEY
CONSTANCE SLOCOMB, AS TRUSTEE OF THE
JOHN GUY SLOCOMB FAMILY TRUST
SURVEY PLAT OF A 10.00 ACRES TRACT OUT OF THE
WATKINS SURVEY, ABSTRACT NO. 484
WILLIAMSON COUNTY, TEXAS

DESCRIPTION

DESCRIPTION OF A 194.559 ACRE TRACT OF LAND, BEING ALL OF THAT CALLED 195.435 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO DAVID C. BLANKENSHIP, SYLVIA BLANKENSHIP AND CAROL SWEGER, RECORDED IN DOCUMENT NUMBER 9902621, OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THAT 0.46 ACRE TRACT OF LAND CONVEYED TO SAM V. STONE, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, RECORDED IN VOLUME 392, PAGE 421, DEED RECORDS WILLIAMSON COUNTY, TEXAS AND SAVE AND EXCEPT THAT 2.8485 ACRES, CONVEYED TO THE STATE OF TEXAS, RECORDED IN VOLUME 673, PAGE 213, DEED RECORDS WILLIAMSON COUNTY, TEXAS BEING A PART OF THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with "SAM" cap found for the most westerly southwest corner of said 194.559 acre tract, same being the northwest corner of that called 58.001 acres, described in a deed to Raymond E. Naivar and wife, Diane E. Naivar, recorded in Volume 713, Page 723, Deed Records Williamson County, Texas, being an east right-of-way line of Farm to Market (F.M.) 3349, a 100 foot wide right-of-way being the most westerly southwest corner of the tract described herein, from which a concrete right-of-way monument found in said east right-of-way line bears, S07°40'10"W, a distance of 1280.62 feet;

THENCE along said east right-of-way line, same being the west line of the tract described herein, N07°30'37"E, a distance of 1241.35 feet to a 1/2-inch iron rod with "SAM" cap found for the northwest corner of said 194.559 acre tract, same being the southwest corner of that called 185.994 acres, described in a deed to Constance Slocomb, as the Trustee of the John Guy Slocomb Family Trust, recorded in Document No. 2011033689, Official Public Records Williamson County, Texas;

THENCE leaving said east right-of-way line, along the common line of said 194.559 acre tract and said 185.994 acre tract, S82°56'27"E, a distance of 4511.87 feet to a 1/2-inch iron rod with "SAM" cap found for the southeast corner of said 185.994 acre tract, same being the west line of that called 164.685 acres, described in a deed to Eugene & Judy Kanak, Trustee of the Eugene R. & Judy A. Kanak Living Trust, recorded in Document No. 2015101314, Official Public Records Williamson County, Texas and the most northerly northeast corner of the tract described herein;

THENCE leaving the common line of said 194.559 acre tract and said 185.994 acre tract, along the common line of said called 164.685 acre tract and said 194.559 acre tract the following two (2) courses and distances:

1. S07°23'06"W, a distance of 386.21 feet to a 1/2-inch iron rod with Bryan Tech Services cap found for an angle point, and
2. S82°29'31"E, a distance of 223.00 feet to a 5/8-inch iron rod with SAM cap set for the most easterly northeast corner of the tract described herein, same being the south line of said 164.685 acre tract and the west right-of-way line of County Road 404, (no record information found);

THENCE along said west right-of-way line, along the east line of said 194.559 acre tract, S07°37'17"W, a distance of 2018.41 feet to a mag nail with "SAM" washer set for the southeast corner of said 194.559 acre tract, being within the existing limits of County Road 404;

THENCE leaving said west right-of-way line, along the south line of said 194.559 acre tract, same being the north line of that called 85.681 acres, described in a deed to Henry H. Holubec, Jr. & Nancy Rydell & Edythe J. Holubec, recorded in Volume 1051, Page 818, Official Public Records Williamson County, Texas, N83°29'49"W, passing at a distance of 19.00 feet a concrete right-of-way monument found, continuing for a total distance of 2259.27 feet to a concrete right-of-way monument found for the northwest corner of said 85.681 acre tract, same being the east line of that called 18.165 acre tract, described in a deed to Joel B. Carpenter, recorded in Document No. 2012073128, Official Public Records Williamson County, Texas and the southwest corner of the tract described herein;

THENCE leaving said south line, along the west line of said 194.559 acre tract, along the east line of said 18.165 acre tract and said 58.001 acre tract, N07°29'46"E, a distance of 1166.03 feet to a 9-inch wood fence post found for an angle point of said 194.559 acre tract;

THENCE along a south line of said 194.559 acre tract, same being the north line of said 58.001 acre tract, N82°27'26"W, a distance of 2472.45 feet to the **POINT OF BEGINNING**, and containing 194.559 acres of land.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83. All distances are Grid distances in U.S. Survey Feet. To compute Surface values, Multiply Grid distance by a Combined Scale Factor of 0.99988651.

This property description is accompanied by a separate plat of even date.

THE STATE OF TEXAS

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

SURVEYING AND MAPPING, LLC
4801 Southwest Parkway
Building Two, Ste. 100
Austin, Texas 78735
TX Firm Registration No. 10064300

Scott C. Brashear

Scott C. Brashear
Registered Professional Land Surveyor
No. 6600 - State of Texas

6/22/18

Date



Page 10 of 10



4801 Southwest Parkway
Building Two, Suite 100
Austin Texas, 78733
Ofc: 512.447.0075
Fax: 512.328.3018
email: info@sam.biz

Case# Firm Registration No. 1804300

PROJECT: ~~REDACTED~~

[illegible]

LAND TITLE SURVEY
DAVID C. BLANKENSHIP, SYLVIA BLANKENSHIP AND
CAROL SWEDER SURVEY PLAT OF A 194.59 ACRE TRACT
OUT OF THE WATKINS NOBLES SURVEY,
ABSTRACT NO. 484
WILLIAMSON COUNTY, TEXAS

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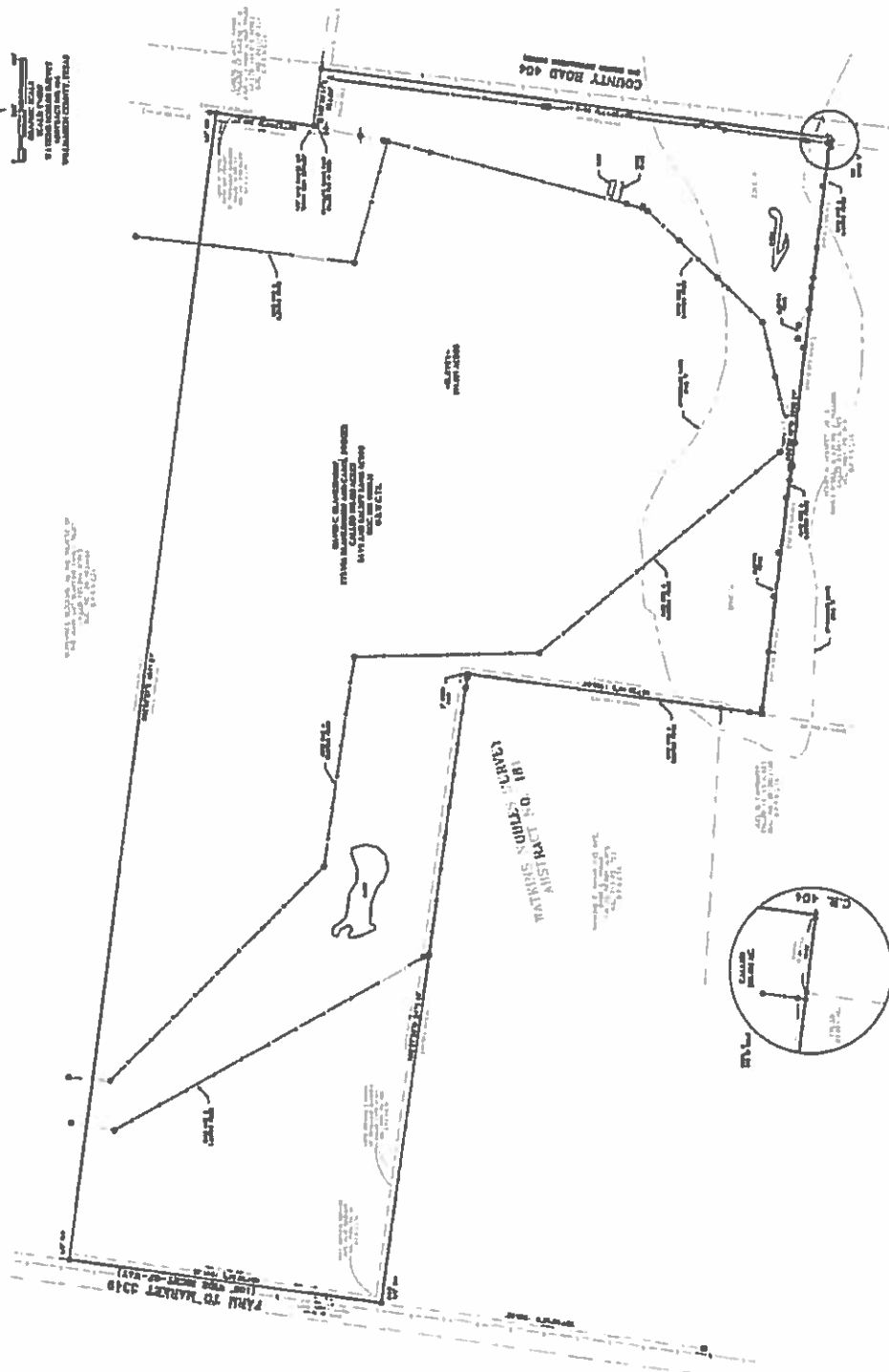


EXHIBIT B – COMMERCIAL PLANNED DEVELOPMENT

Article I – Permitted Uses

1.1 – Base Zoning District

The Base Zoning District for this CPD is General Business Zoning District (B-2). The B-2 district provides for adequate high-density commercial development within the City, while maintaining consistency and continuity within the community

1.2 – Sub-Districts

Sub-District RR-1 (Light Railroad District)

The RR-1 district permits uses defined as light industrial or heavy commercial projects that are intended to provide services by utilizing, in part or in whole, on-site private railroad/railyard facilities. The intent is to concentrate these uses within this CPD in order to best represent the community as well as protect the character, safety and general welfare of the surrounding neighborhoods.

Sub-District RR-2 (Heavy Railroad District)

The RR-2 district is intended to allow variety in development and encourage concentration of more intense land uses, including certain heavy industrial uses, for projects that are intended to provide services by utilizing, in part or in whole, on-site private railroad/railyard facilities.

Sub-District RR-3 (Railroad Service District)

The RR-3 district ~~only allows the construction of on-site industrial~~ railroad tracks, rail uses, and accessory uses generally associated with rail uses and other industrial uses for adjacent track service areas that will be utilized to transport goods and materials into and out of the CPD District. Railroad projects shall be designed to industry-standard specifications.

1.3 – Use Tables

The following Land Use Tables (Table 1.1 and Table 1.2) summarize the land use categories that have designations which vary from the corresponding designations as defined in the General Business Zoning District (B-2). This CPD allows for multiple land uses on a single lot as required for related rail operations.

Some land uses that The land uses in Table 1.1, which are not permitted in the B-2 zoning district, will be permitted by-right or require a Specific Use Permit that are permitted as shown in Table 1.1 below:

TABLE 1.1			
COMMERCIAL PLANNED DEVELOPMENT RCR-TAYLOR LOGISTICS PARK			
LAND USE TABLE			
Use Category	RR-1	RR-2	RR-3
<u>Aggregate Distribution Terminal with Rail Unloading, Truck Loading, and Stockpiles</u>	<u>S</u>	<u>P</u>	<u>P</u>
Airport or Landing Field			

**Cement or Hydrated Lime Plant	S	<u>SP</u>	<u>XP</u>
Cement Distribution Terminal with Rail Unloading and Truck Loading	<u>S</u>	<u>P</u>	<u>P</u>
** Chemical Plant	<u>S</u>	<u>P</u>	<u>S</u>
**Concrete or Asphalt Batching Plant (Permanent)	S	<u>SP</u>	<u>XP</u>
**Concrete or Asphalt Batching Plant (Temporary, Max. 624 Months)	S	<u>SP</u>	<u>XP</u>
Concrete Batch Plant with Rail Unloading and Stockpiles	S	P	P
Contractor Shop W/Outside Storage Yard	P	P	P
Equipment Rental (Heavy)	P	P	P
Hauling or Storage Company w/Outside Storage	P	P	<u>XP</u>
Heavy Machinery Sales Storage	<u>P</u>	<u>P</u>	<u>XP</u>
High Risk or Hazardous Industrial Manufacturing Storage Wholly Enclosed Within a Building	<u>S</u>	<u>P</u>	<u>S</u>
Hot Mix Asphalt Plant with Stockpiles	<u>S</u>	<u>P</u>	<u>S</u>
Laboratory Equipment Manufacturing	P	P	X
Light Manufacturing and Assembly Process	P	P	<u>XP</u>
Light Manufacturing or Industrial Use	P	P	<u>XP</u>
Maintenance and Repair Service for Buildings	P	P	<u>XP</u>
Parking lot, Trucks and Trailers	<u>P</u>	<u>P</u>	<u>XP</u>
**Petroleum Storage and Collection Facilities	<u>XS</u>	<u>SP</u>	<u>XS</u>
**Refinery	<u>S</u>	<u>S</u>	<u>S</u>
**Sand, Gravel, Stone or Petroleum Extraction or Storage	P	P	<u>XP</u>
Storage or Wholesale Warehouse	P	P	<u>P</u>
Smelting	<u>X</u>	<u>X</u>	<u>X</u>
Tinsmith/Sheet Metal Shop	P	P	X
Trailer and Heavy Load Vehicle Repair	P	P	X
Trailer or Truck Rental	P	P	X
Welding or Machine Shop	P	P	X

Some of the land uses permitted in the B-2, General Business district will not be permitted within this CPD as shown in Table 1.2 below:

TABLE 1.2			
COMMERCIAL PLANNED DEVELOPMENT RCR-TAYLOR LOGISTICS PARK			
LAND USE TABLE			
Use Category	RR-1	RR-2	RR-3
Animal Pound	X	X	X
Architect's Office	P	X	X
Assisted Living Facility	X	X	X
Auto Laundry or Car Wash	P	X	X
Bakery or Confectionery Shop (Retail)	P	X	X
Bakery or Confectionery, Wholesale or Commercial	P	X	X

Ballroom Dancing	P	X	X
Bar or tavern	P	X	X
Caretaker's or Guard's Residence	P	X	X
Carnival, Circus or Tent Service (Temporary)	X	X	X
Cellular Phone/Pager Sales (Indoor)	P	X	X
Cemetery or Mausoleum	X	X	X
Child Care Center/Daycare Center	X	X	X
Community Center (Public)	P	X	X
Continuing Care Retirement Community	X	X	X
Day Camp for Children	X	X	X
Detention Centers	X	X	X
Family Home (Child Care)	X	X	X
Food Bank or Pantry	X	X	X
Fraternal Organization, Lodge, Union Hall or Civic Club	X	X	X
Funeral Home or Mortuary	P	X	X
Golf Course	X	X	X
Group Day Care Home	X	X	X
Halfway House	X	X	X
Home Occupation	X	X	X
Hospital Chronic Care	X	X	X
Hospital, Acute Care	X	X	X
Hospitals (residential facilities)	X	X	X
Institution for Alcoholic, Narcotic or Psychiatric Patients	X	X	X
Jails	X	X	X
Kennel (Indoor Pens)	X	X	X
Kennel (Outdoor Pens)	X	X	X
Kindergarten or Nursery School (Private)	X	X	X
Libraries	X	X	X
Liquor Store	P	X	X
Livestock Sales	X	X	X
Medical Clinic or Office	P	X	X
Minor Medical Emergency Clinic	P	X	X
Motel or Hotel (Less than 75 Rooms)	P	X	X
Motel or Hotel (Over 75 Rooms)	P	X	X
Multiple Family (up to and including four family)	X	X	X
Multiple Family Dwelling	X	X	X
Optician or Optometrist	P	X	X
Palm Reader/Card Reader	P	X	X
Pet Grooming	X	X	X
Pet Shop	X	X	X
Playfield or Stadium (Public)	P	X	X
Real Estate Office	P	X	X
Recreation Centers	P	X	X
Rehabilitation Care Facility (Halfway House)	X	X	X
Retirement Housing for the Elderly	X	X	X
School, Business	X	X	X

School, Driving/Defensive Driving	X	X	X
School, Private (Primary or Secondary)	X	X	X
School, Public or Parochial	X	X	X
Single Family Dwelling (Detached)	X	X	X
Skilled Nursing Facility	X	X	X
Stadiums	P	X	X
Studio, Health/Reducing/Fitness or Similar Service/Establishment	P	X	X
Studio, Music, Dance or Drama	P	X	X
Swimming Instructions as Home Occupation	X	X	X
Swimming Pool (Commercial)	X	X	X
Swimming Pool (Private)	X	X	X
Tennis Court (Private, No Lights)	X	X	X
Theatre (Open Drive-in)	X	X	X
Theatre or Playhouse (Indoor)	P	X	X
Two Family Dwelling (Duplex)	X	X	X
Used Merchandise or Second Hand Thrift Store	P	X	X
Used Merchandise or Second Hand Thrift Store (Non-Profit)	P	X	X
Veterinarian (Contained)	X	X	X
Veterinarian Hospital (Inside Animal Pens Only)	X	X	X
Veterinarian Hospital (With Outside Animal Pens)	X	X	X
Veterinarian, Office Only (No Animal Pens)	X	X	X
Zoo (Private)	X	X	X
Zoo (Public)	X	X	X

P – Permitted X – Not Permitted S – Specific Use Permit (SUP) required

****Note:** Uses marked with (**) shall not be closer than ~~200~~ 100 feet to any existing public right-of-way or the proposed 120-foot wide collector public right-of-way (RCR Parkway) indicated on Exhibit “3” of this CPD. Additionally, site development specifications beyond the requirements specified in the Zoning Ordinance may be imposed on these uses and included in the Specific Use Permit which must be approved following the procedures set forth in the Zoning Ordinance.

Article II – Development Standards

2.1 – Lot standards by sub-district

TABLE 2.1 COMMERCIAL PLANNED DEVELOPMENT RCR-TAYLOR LOGISTICS PARK							
LOT STANDARDS BY SUB-DISTRICT							
Standard	Minimum Lot Area	Front Yard Setback	Rear Yard Setback	Interior Side Yard Setback	Street Side Yard Setback	Perimeter ¹ Line Setback	Maximum ² Building Height
RR-1	2 Acres	75'	25'	NONE	75'	75'	80'

RR-2	2 Acres	75'	25'	NONE	75'	75'	80'
RR-3	1 Acre	75'	25'	NONE	75'	75'	80'

NOTES:

1) A MINIMUM PERIMETER SETBACK OF 75 FEET SHALL BE REQUIRED ALONG THE PERIMETER LINES, BEING THE ORIGINAL BOUNDARY LINES OF THE COMBINED PROPERTY (CALLED 755.749 ACRES), OF THIS DEVELOPMENT IF GREATER THAN THE RESPECTIVE SETBACK REQUIREMENT IN TABLE 2.1 above.

2) BUILDING HEIGHT MAY INCREASE ABOVE THE SPECIFIED HEIGHT RESTRICTION, AT A RATE OF ONE ADDITIONAL FOOT OF SETBACK FOR EVERY TWO FEET OF HEIGHT ABOVE THE MAXIMUM AT A 2:1 RATIO.

2.2 – Performance standards

All performance standards, as found in Chapter 5 of the Zoning Ordinance, applicable to the B-2 zoning district shall apply with the following exceptions:

CPD Exceptions 5.4.2 (Noise): Sites shall be laid out and uses shall be operated to prevent noise from becoming a nuisance to adjacent residential districts. Operations shall not create noise above the average intensity of street and/or railroad traffic noise beyond the boundaries of the property.

CPD Exceptions to 5.4.4 (Fire and Explosive Hazards): This CPD shall comply with all of the most current edition of the International Fire Code 2009 edition pertaining to Fire and Explosive Hazards setbacks including but not limited to 2206.2.2 MINIMUM SEPARATION REQUIREMENTS FOR ABOVE-GROUND TANKS. Also, the setbacks specified in this section of the Zoning Ordinance shall apply to all perimeter lines of this CPD.

An opaque screen at least six feet in height shall be installed between any property zoned or used for single-family residential.

2.3 – Off street parking

Off street parking standards shall be determined in accordance with Chapter 6 of the Zoning Ordinance with the exceptions as shown below in Table 2.2 Off-Street Parking Deviations:

TABLE 2.2 COMMERCIAL PLANNED DEVELOPMENT RCR-TAYLOR LOGISTICS PARK	
OFF-STREET PARKING DEVIATIONS	
Land Use/Type	Off-Street Parking Requirement
Office Space	1/400 sf of the floor area
Warehouse Space/Distribution Center	None
Loading/Unloading Area	None

Buildings that will be used, whether fully or partially, as “warehouse space” with limited consistent personnel occupancy shall have a total number of required off-street parking spaces of 1 per 400 square feet of enclosed office space within the building footprint. Building areas designated as “warehouse space” shall not have an off-street parking space requirement.

2.4 – Landscape and screening standards

All landscaping within this CPD shall be designed under a unified set of landscape standards.

A vegetative buffer of fifty (50) feet in width shall be required adjacent to existing and proposed rights-of-way for roadways adjacent to or within this CPD as shown on the “Landscaping Standards” exhibits included in this CPD (Exhibit 1A & Exhibit 1B).

The vegetative buffer adjacent to FM 3349 (see Exhibit 1A) shall have a single row of vegetation 25 feet from the front boundary of the property line. The vegetation shall be a mixture of canopy trees which shall be planted every 30 linear feet with four (4) shrubs per tree planted to provide proper screening. This row of vegetative buffer shall be built up on a berm no less than 4 feet high to provide elevated screening, and groundcover shall be planted and maintained throughout the full vegetative buffer.

For the vegetative buffer adjacent to all other public roadways, the first 25 feet from the front boundary of the property line (Zone 1) shall be a mixture of 50% evergreen trees and 50% canopy trees, which shall be planted every 20 linear feet, 15 feet from the outside boundary of the front property line and 15 feet from the boundary of the side property line; provided, however, no more than 50% of trees may be small trees. The area from 25 feet to 50 feet from the property line (Zone 2-25’ wide) shall have a planted and maintained a minimum of one shade tree every 20 linear feet, starting 20 feet from the side boundary line and 10 feet forward of the rear boundary of the vegetative buffer. The trees in zone 2 shall be offset 15 feet from the trees in Zone 1. Groundcover shall be planted and maintained in Zone 1 and Zone 2. Additionally, shrubs may be planted to provide additional screening. Installation, maintenance, and acceptable tree species for landscaping/screening within this CPD shall follow City of Taylor Landscaping Ordinance guidelines.

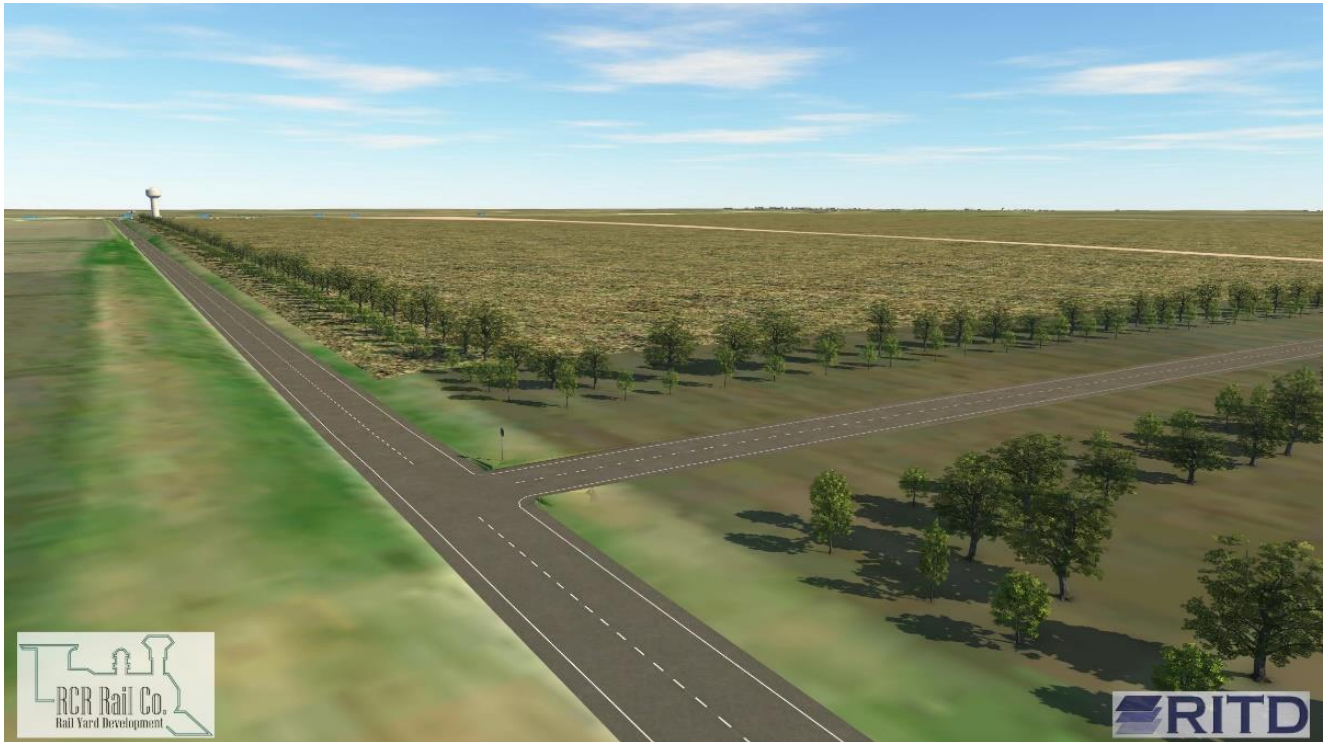
Examples of acceptable tree species include, but are not limited to, the following:

Evergreen – Live Oak, Afghan Pine, Deodar Cedar

Canopy – Crape Myrtle, Red Oak, Redbud

Shade – Cottonwood, Pin Oak, Pecan

An example of the installed vegetative buffer is shown below, and locations of required landscape buffer zones are shown in Exhibit 3 of this CPD.



2.5 – Architectural standards

All buildings within this CPD shall be designed under a unified set of architectural standards.

For new building construction, the building material may be brick, stone, concrete tilt-wall, or a combination of any of these three. Engineered metal buildings may also be constructed, providing that exterior building walls facing a public right-of-way have installed façade of brick or stone material, and the installed façade shall cover a minimum of 30% of the rectangular wall surface.

Any material used for exterior building construction should be of a neutral color and consistent throughout the perimeter of the building, with the exception of any signage incorporated.

Examples of acceptable building construction are shown below.



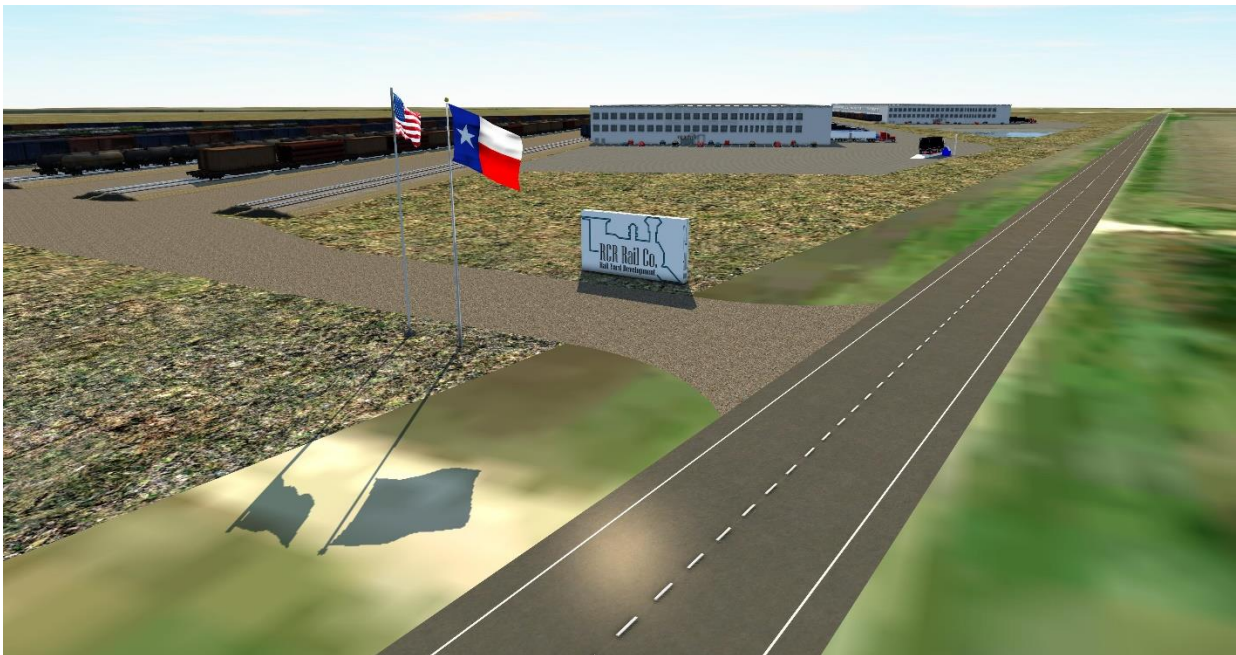
2.6 – Signage standards

All signage within this CPD shall be designed under a unified set of signage standards. Exhibit 2 in this CPD summarizes the sign standards.

- (a) Signage for developments must keep a cohesive appearance with the respective building and with the CPD standards in general
- (b) Freestanding signs, low profile signs, wall signs, and corporate flags, along with exempt signs from the City of Taylor Sign Ordinance, shall be the only signs allowed on any given premises. The City of Taylor may review requests for other types of signage if a hardship occurs from a development that is otherwise code compliant.

- (c) Only one low profile or freestanding sign shall be allowed on any premises, except that for properties that are situated at a roadway intersection where at minimum 1,000 feet of road frontage is situated along one of the roadways, one sign may be placed adjacent to each public right-of-way, provided that both signs are positioned as close to the center of the respective road frontage as practical.
- (d) Low profile signs that are built of rock, stone, or concrete may use a natural-cut form without any additional material. Low profile signs that are made of wood, glass, or other materials shall have a wooden, brick, or solid color metal trim around the full exposed border of the sign.
- (e) The bottom of wall signs shall be positioned no less than five (5) feet above ground level of a single-story building, and no less than twelve (12) feet above ground level of a multi-story building. Wall signs shall cover no more than 10% of the building wall façade area to which the wall sign is attached.

An example of a standard low profile sign is shown below.



2.7 – Subdivision Design and Improvement standards

All subdivision design and improvement standards, as found in Chapter 2 of the Subdivision Ordinance, applicable to the B-2 zoning district shall apply with the following exceptions:

CPD Exception to 2.6 (Lots): Lots should be rectangular so far as practicable and should have the side lot lines at right angles to the streets on which the lot faces or radial to curved street lines unless the design of railroad service to the lot dictates otherwise. Additionally, double frontage lots are permitted.

CPD Exception to 2.7 (Blocks): Per this CPD, block length may be greater than 600 feet without limitation for street layouts.

CPD Exception to 2.8 (Streets): Lot configuration may deviate from perpendicular to street frontage when practical for rail service, so street intersection angles may deviate from ninety (90°) degrees.

2.8.4 Intersection Angles

All streets are to intersect at a ninety (90) degree angle except as shown on Exhibit 3 or in the case that the design of railroad service throughout the development dictates otherwise.

2.8.8 Cul-de-sacs

Cul-de-sacs shall not be longer than one thousand (1,000) feet and shall have a turnaround roadway (cul-de-sac) of eighty (80) feet and a street right-of-way of at least one hundred (100) feet at the closed end.

CPD Exception to 2.9 (Utility Easements)

CPD Exception to 2.14 (Sidewalks): Public sidewalks, five (5) feet in width shall be required along one side of all internal public rights-of-way.

TXDOT will provide future sidewalks along or parallel to the FM 3349 right-of-way.

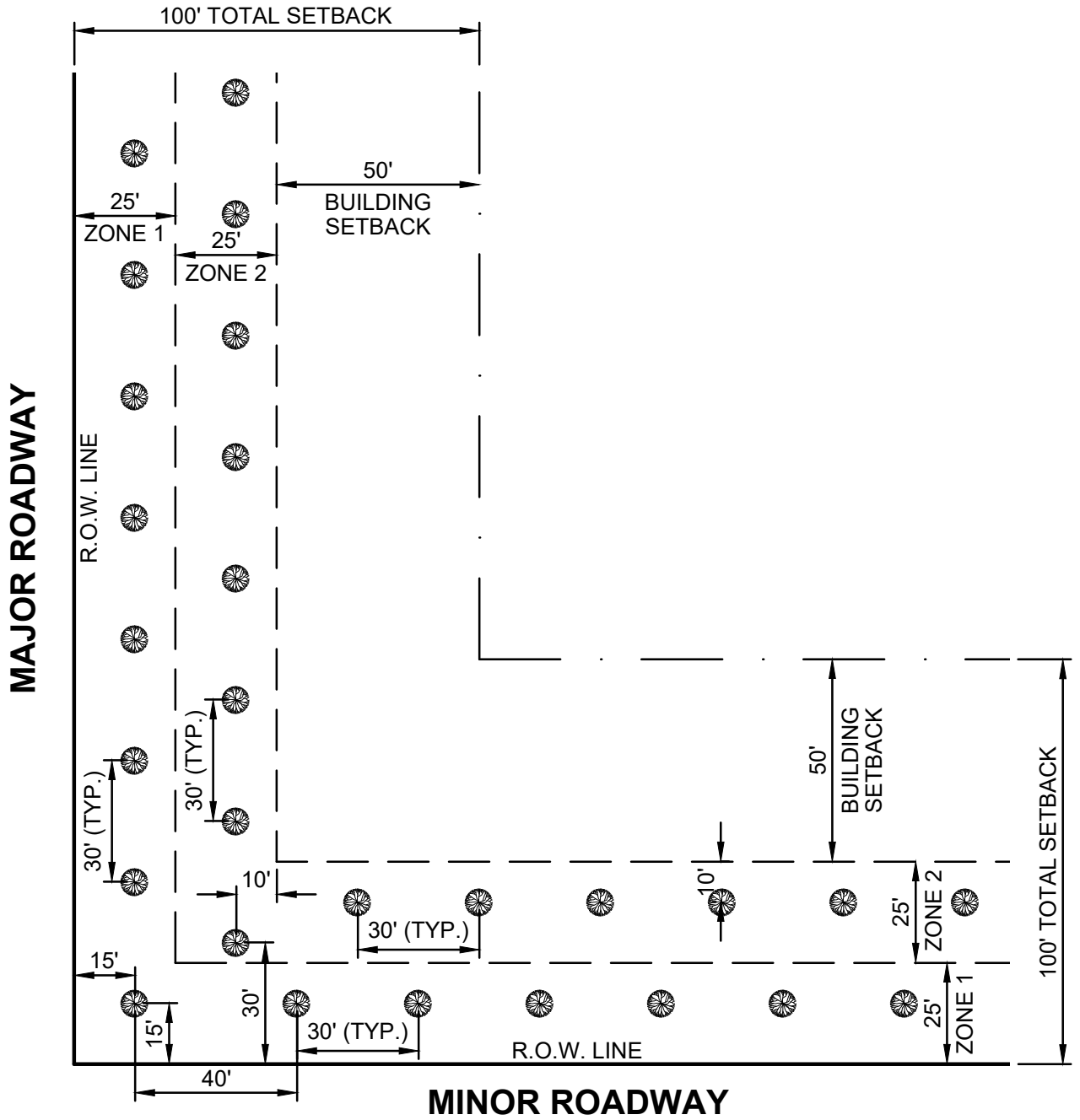
Article III – Site Plan

The proposed Site Plan is shown on Exhibit 3 of this CPD. In the event of conflict between the Site Plan and the regulations of the B-2 zoning district, the Site Plan shall prevail.

Article IV – Typical Street Design

Typical design cross-sections are shown for various pavement types and right-of-way widths on Exhibit 4 of this CPD.

**RCR - TAYLOR LOGISTICS PARK CPD
EXHIBIT 1
LANDSCAPE SCREENING STANDARDS**

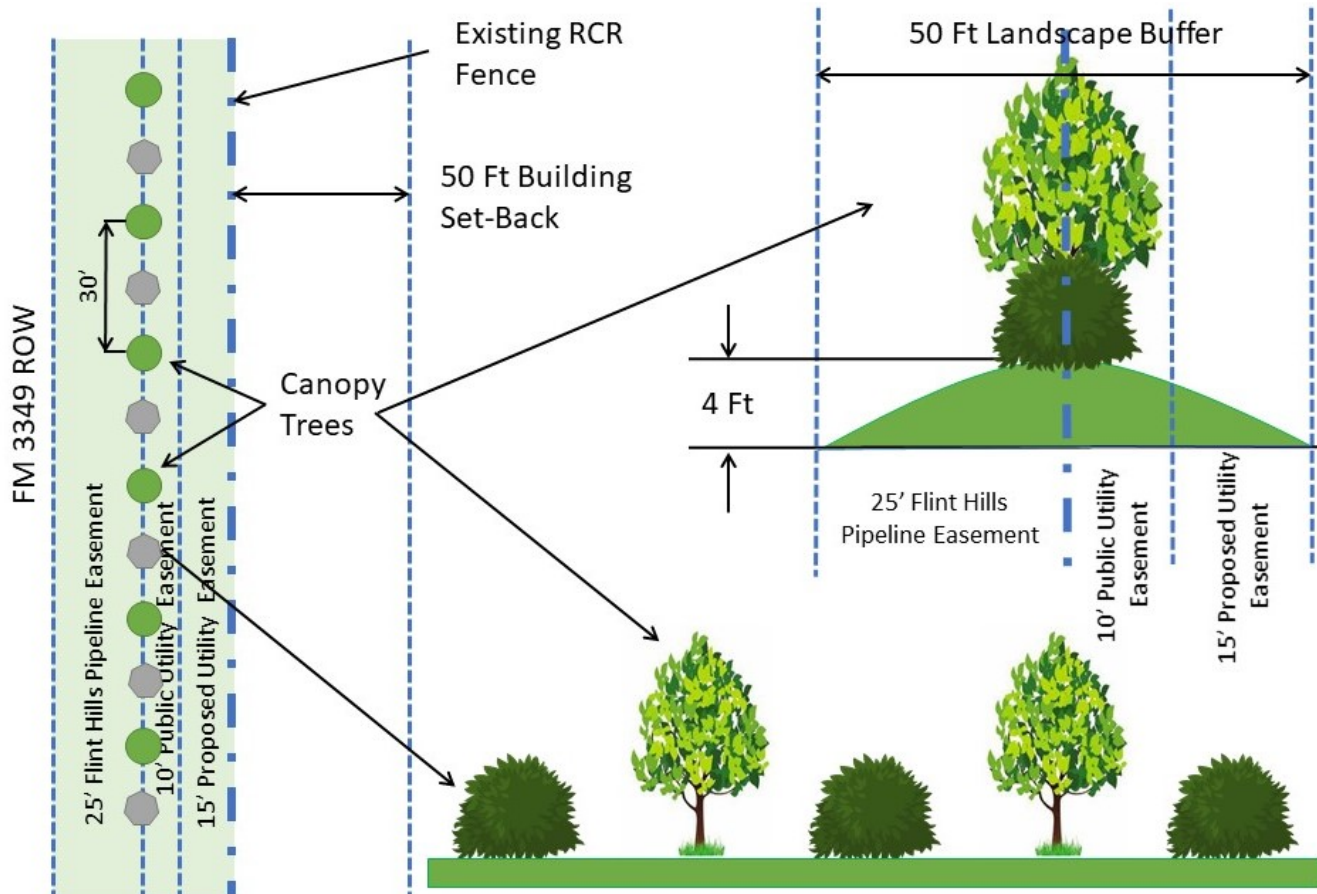


CPD MASTER PLAN SCHEDULE

ZONE 1
278 EVERGREEN TREES
276 CANOPY TREES
(SHRUBS AS NEEDED FOR
ADDITIONAL SCREENING)

ZONE 2
556 SHADE TREES

RCR - TAYLOR LOGISTICS PARK CPD
EXHIBIT 1A
LANDSCAPE SCREENING STANDARDS
TO BE IMPLEMENTED ALONG FM 3349 ONLY

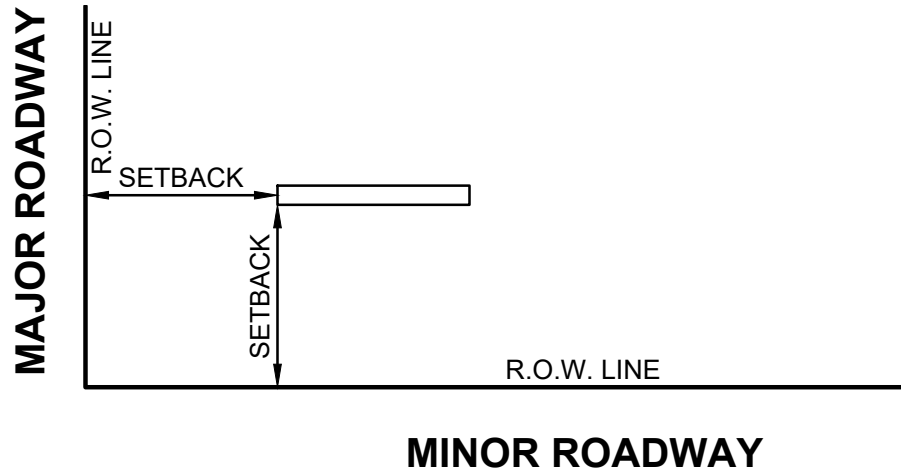


CPD MASTER PLAN SCHEDULE

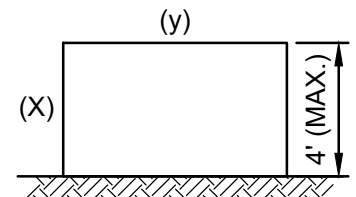
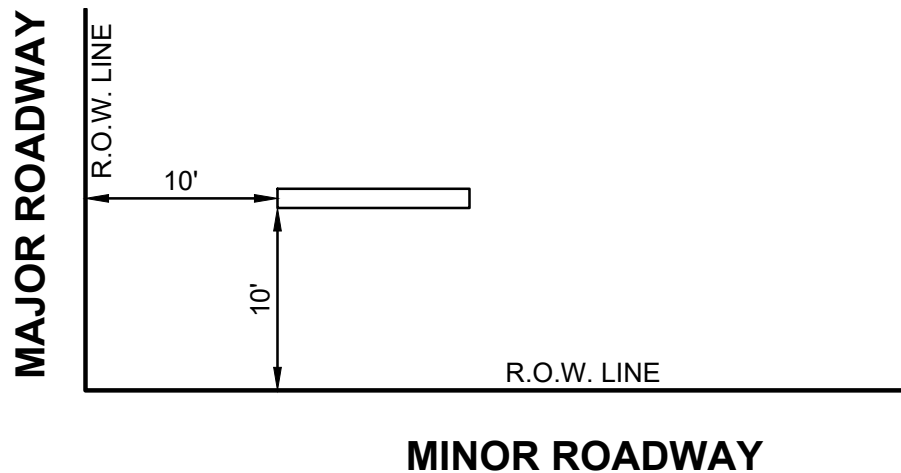
CANOPY TREES
165 TOTAL TREES
(SHALLOW-ROOT SPECIES)

SHRUBS
FOUR (4) PER TREE
(SHALLOW-ROOT SPECIES)

RCR - TAYLOR LOGISTICS PARK CPD
EXHIBIT 2
SIGNAGE STANDARDS



FREESTANDING SIGN



MAXIMUM SIZE
(X)*(Y) ≤ 60 sf

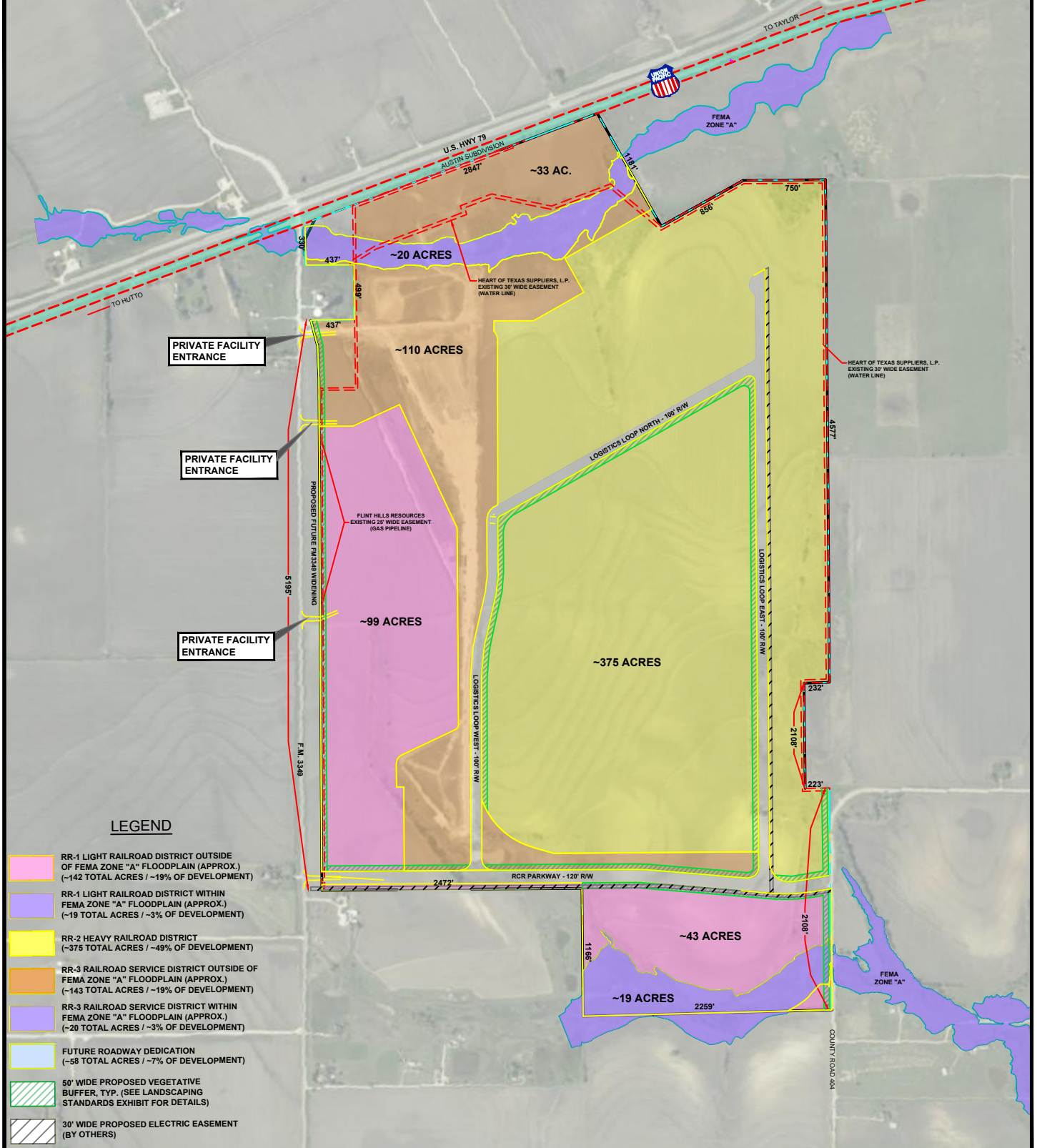
LOW PROFILE SIGN



RCR - TAYLOR LOGISTICS PARK CPD

EXHIBIT 3

PROPOSED LAND USE MAP



LEGEND

- RR-1 LIGHT RAILROAD DISTRICT OUTSIDE OF FEMA ZONE "A" FLOODPLAIN (APPROX.) (~142 TOTAL ACRES / ~19% OF DEVELOPMENT)
- RR-1 LIGHT RAILROAD DISTRICT WITHIN FEMA ZONE "A" FLOODPLAIN (APPROX.) (~19 TOTAL ACRES / ~3% OF DEVELOPMENT)
- RR-2 HEAVY RAILROAD DISTRICT (~375 TOTAL ACRES / ~49% OF DEVELOPMENT)
- RR-3 RAILROAD SERVICE DISTRICT OUTSIDE OF FEMA ZONE "A" FLOODPLAIN (APPROX.) (~143 TOTAL ACRES / ~19% OF DEVELOPMENT)
- RR-3 RAILROAD SERVICE DISTRICT WITHIN FEMA ZONE "A" FLOODPLAIN (APPROX.) (~20 TOTAL ACRES / ~3% OF DEVELOPMENT)
- FUTURE ROADWAY DEDICATION (~58 TOTAL ACRES / ~7% OF DEVELOPMENT)
- 50' WIDE PROPOSED VEGETATIVE BUFFER, TYP. (SEE LANDSCAPING STANDARDS EXHIBIT FOR DETAILS)
- 30' WIDE PROPOSED ELECTRIC EASEMENT (BY OTHERS)



35505 COOPER ROAD, P.O. BOX 1087
BROOKSHIRE, TEXAS 77423
(281) 392-4850 WWW.RITD-LLC.COM FIRM P-16254



DATE 07/01/2022 DRAWN MA
CHECK RH APPR'D RH

THIS DRAWING SET WAS CREATED FROM INFORMATION PROVIDED BY OTHERS AND HAS NOT BEEN VERIFIED BY FIELD MEASUREMENTS OR TOPOGRAPHICAL SURVEYS. RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THE DRAWING SET. USE OF ANY PORTION OF THIS DRAWING CONSTITUTES ACCEPTANCE OF THE TERMS & CONDITIONS OF RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC.



**ISSUE FOR REVIEW
EXHIBIT DRAWING
PROPOSED LAND USE MAP**

PERMIT PZ-2019-1133

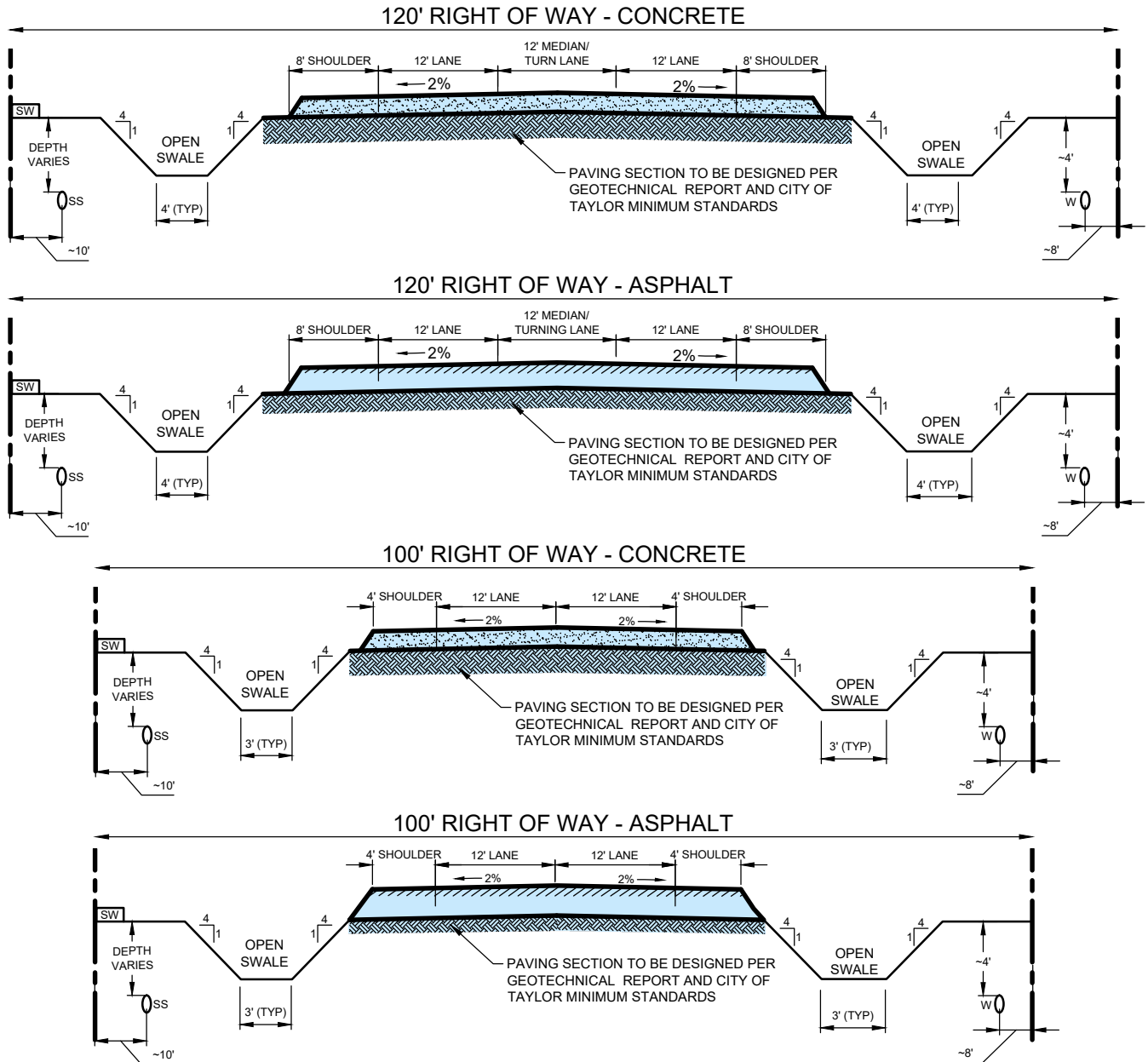
EXH.3

PROJ #: 474-2

RCR - TAYLOR LOGISTICS PARK CPD

EXHIBIT 4

TYPICAL ROADWAY SECTIONS



LEGEND

	SS SANITARY SEWER LINE		ASPHALT
	W WATER LINE		CONCRETE
	SW SIDEWALK (ONLY REQUIRED ON ONE SIDE OF R/W)		SUBGRADE

NOTES:

- 1) A PUBLIC SIDEWALK FIVE (5) FEET IN WIDTH SHALL BE CONSTRUCTED ALONG ONE SIDE OF ALL PUBLIC ROADWAYS IN THIS CPD AND SHALL BE SITUATED ADJACENT TO THE RIGHT-OF-WAY LINE.
- 2) A GEOTECHNICAL STUDY SHALL BE PERFORMED TO ANALYZE REQUIREMENTS OF PAVEMENT SECTIONS SHOWN HEREON PRIOR TO APPROVAL OF SUBDIVISION IMPROVEMENT PLANS FOR PUBLIC ROADWAYS.
- 3) A TRAFFIC IMPACT ANALYSIS (TIA) SHALL BE PERFORMED IN CONJUNCTION WITH SUBDIVISION IMPROVEMENT PLANS FOR ROADWAYS TO DETERMINE TRAFFIC PATTERNS, LANE ASSIGNMENTS, AUTOTURN ANALYSIS FOR STREET INTERSECTIONS, AND OTHER TRANSPORTATION DESIGN CRITERIA.
- 4) LOCATIONS AND UTILITY ASSIGNMENTS ARE SUBJECT TO CHANGE DUE TO ENGINEERING DESIGN AND WILL BE APPROVED WITH THE SUBDIVISION IMPROVEMENT PLANS.

ORDINANCE NO. 2022-25

AN ORDINANCE AMENDING ORDINANCES 2019-28 AND 2022-14 THAT CHANGED THE ZONING OF APPROXIMATELY 756 ACRES OF LAND DESCRIBED IN THIS ORDINANCE FROM SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT (R-1) TO GENERAL BUSINESS ZONING DISTRICT WITH A COMMERCIAL PLANNED DEVELOPMENT OVERLAY (B-2/CPD) WHICH IS GENERALLY LOCATED AT 201 FM 3349, IN TAYLOR, WILLIAMSON COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF TAYLOR, TEXAS TO SHOW THE ZONING CHANGE SET FORTH IN THIS ORDINANCE; AND PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on July 28, 2022, to consider the request made by Railroad Infrastructure & Terminal Development, LLC./Richard Heiges as agent for Hydrie McAlister, owner of the 756 acre tract, which 756.00 acres is legally described in **Exhibit “A”** attached hereto and incorporated by reference herein for all purposes (“Property”); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on July 12, 2022, to consider the amendment, and recommended approval of the amendment to the City Council; and

WHEREAS, the City Council, after the public hearing, approved the request for the amendment, as herein after set out.

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

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

SECTION 2. The property is described in Exhibit A, being approximately 756.00 acres of land zoned General Business Zoning District with a Commercial Planned Development Overlay (B-2/CPD).

SECTION 3. The Commercial Planned Development hereby referred to as the RCR-Taylor Logistics Park Planned Development shall be amended as shown in **Exhibit “B”**, attached hereto and incorporated by reference herein.

SECTION 4. The City Council hereby adopts the amended Ordinance 2022-25.

SECTION 5. All other terms and conditions contained in Ordinances 2019-28 and 2022-14, except as amended herein, shall continue and remain in full force and effect.

SECTION 6. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of

this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional.

SECTION 7. In accordance with Article VIII of the City Charter, Ordinance 2022-25 was introduced before the Taylor City Council on the 28th day of July 2022.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2022.

Gerald Anderson, Mayor Pro-Tem

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, 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. 2022-25, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2022, 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 _____ 2022.

Dianna McLean
City Clerk



City of Taylor City Council

Thursday, July 28, 2022

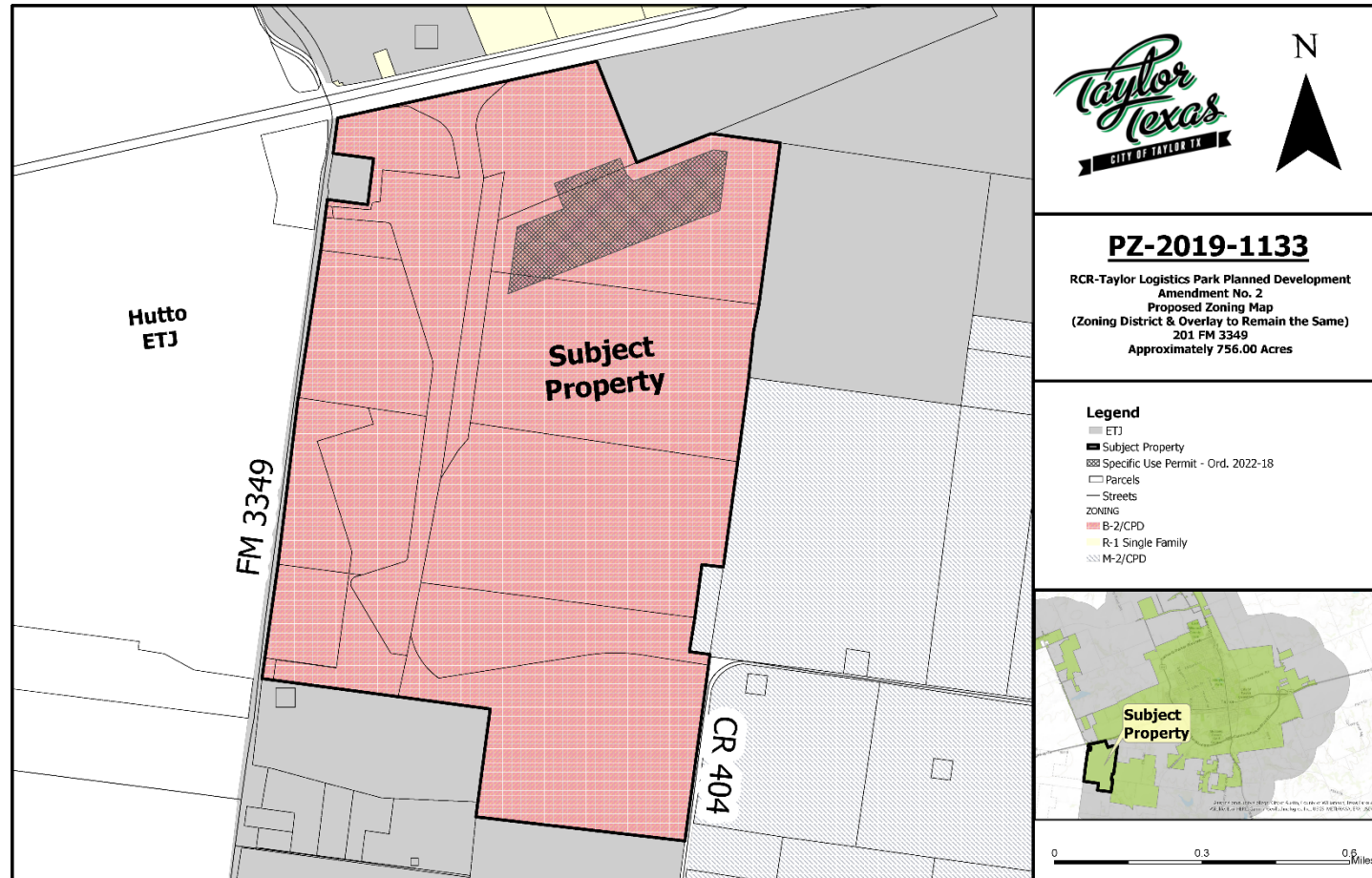
At 6:00 P.M.



PZ-2019-1133

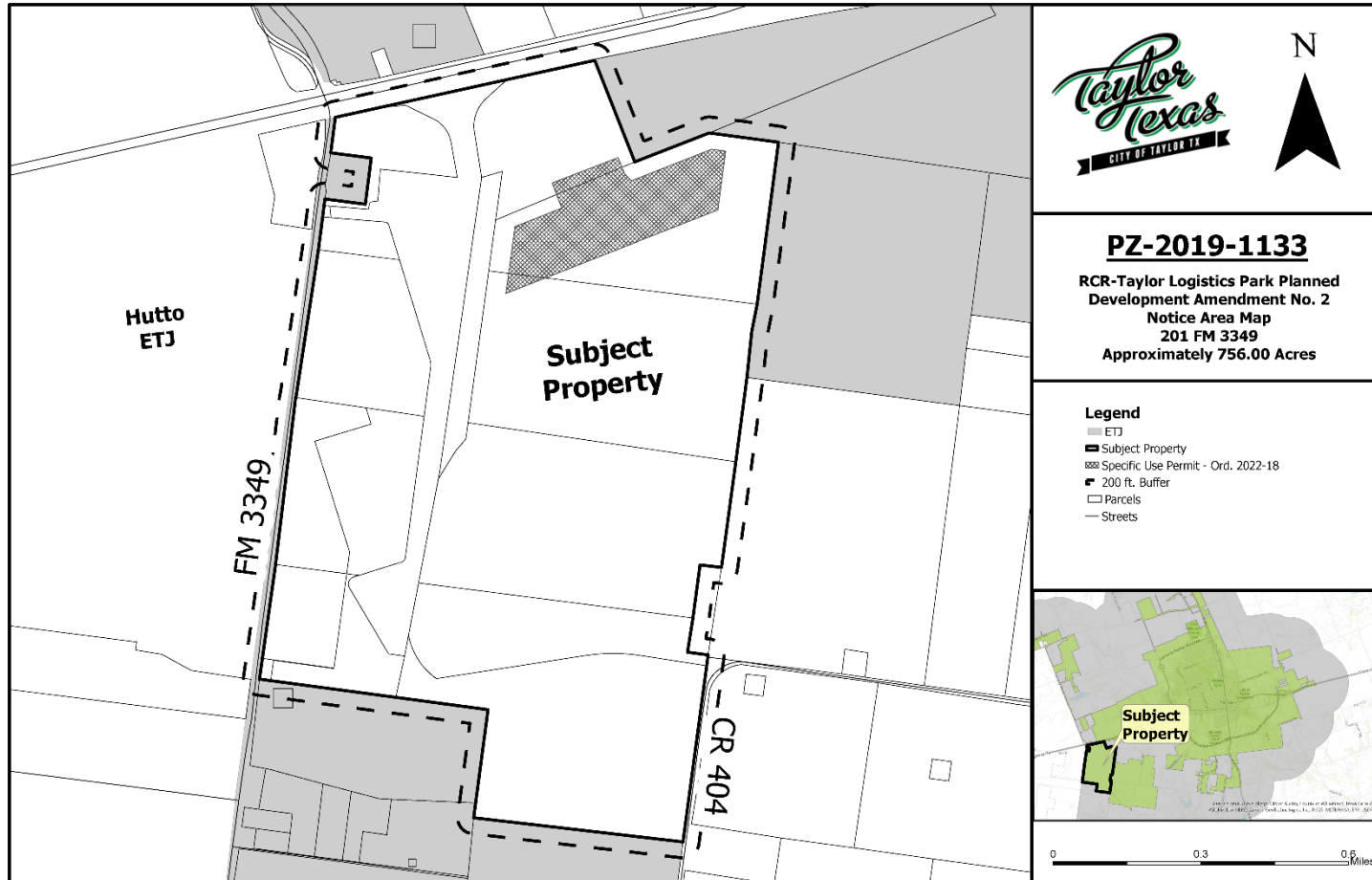
RCR-Taylor Logistics Park Planned Development
Amendment No. 2

Current Zoning Map



**General Business Zoning District with a Commercial
Planned Development Overlay (B-2/CPD)**

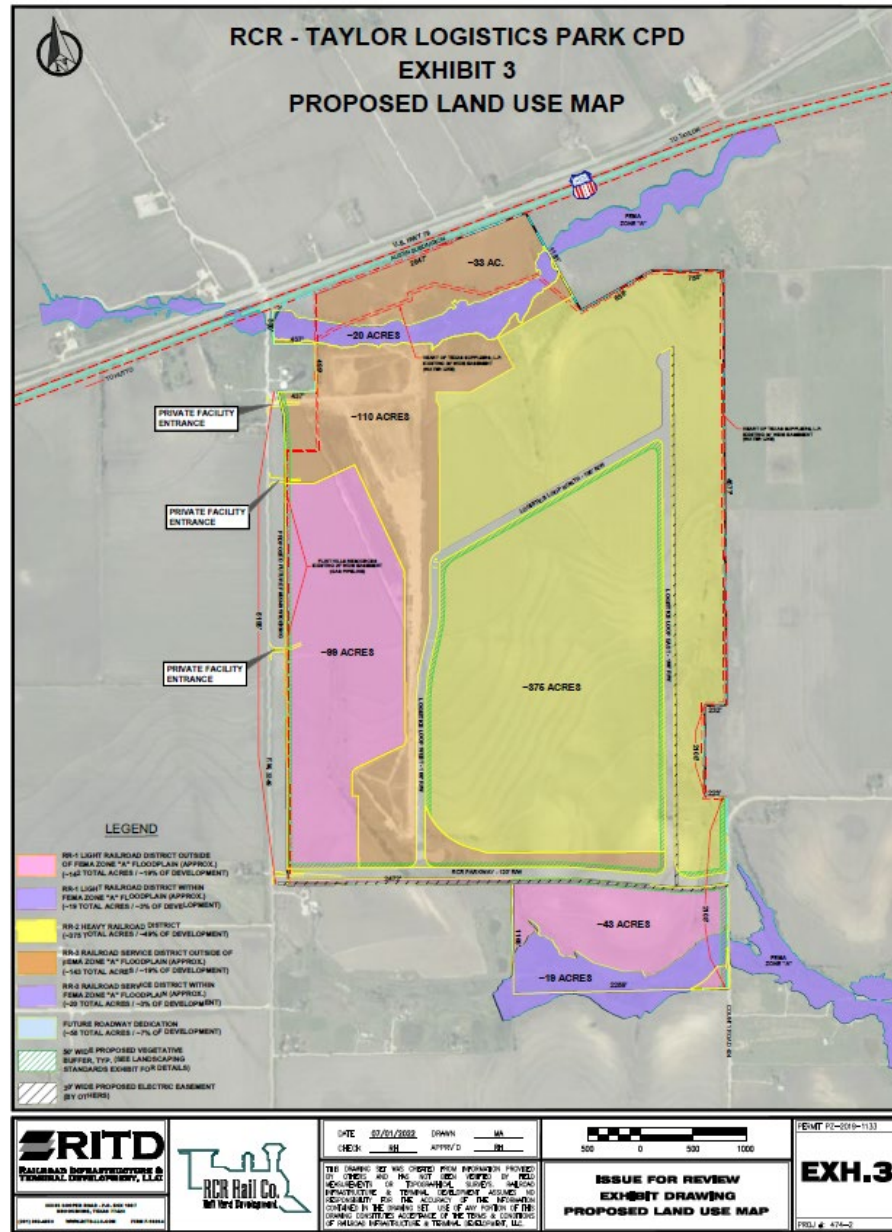
Notice Area Map



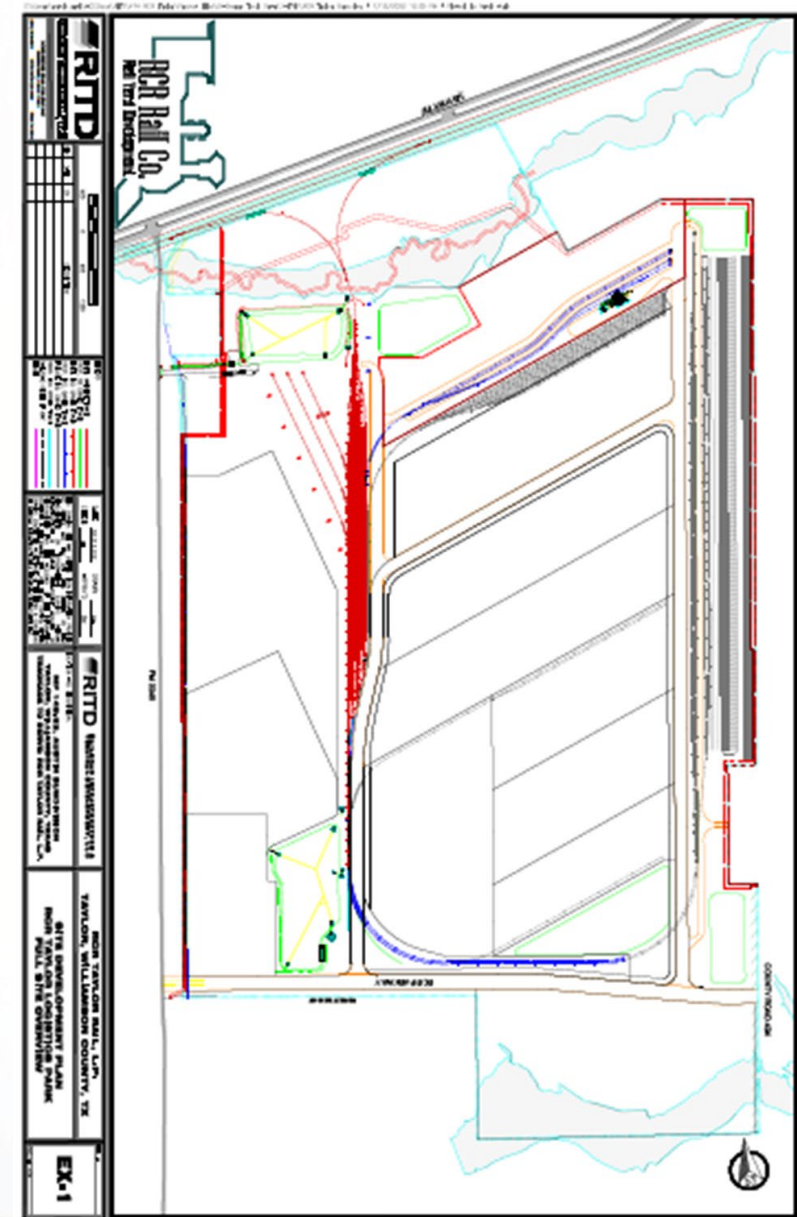
- 14 notices were sent out to adjacent property owners within 200 ft. of the subject property and public entities.
- Staff received 0 responses from the notified parties.

RCR-Taylor Logistics Park

Sub-District Map



Proposed Layout



Recommendation

Planning and Zoning Commission recommended approval of the proposed planned development amendment request as it meets the intent of the Comprehensive Plan.



City Council Meeting

August 11, 2022

Transmittal Letter

Agenda Item #:

5

Agenda Title:

Consider Ordinance 2022-26 regarding PZ-2022-1413, a change of zoning on approximately 27.89 acres addressed as 1910 CR 452, from Single-Family Residential Zoning District (R-1) to Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD).

STRATEGIC PILLAR

☒ Streets/Infrastructure

☒ Quality of Life

☒ Economic Vitality

Council Action to be taken: Consider ordinance adoption

Department Submitted: Development Services

Staff Contact: Tom Yantis, Assistant City Manager

1. PURPOSE/DESCRIPTION

The purpose of the re-zoning is to develop a pedestrian-friendly community with a mixture of thoroughfare types, residential lot sizes, and block lengths arranged to respect the existing infrastructural conditions and seamlessly connect with the adjacent neighborhood.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The applicants' request is to change the zoning district designation from Single-Family Residential Zoning District (R-1) to Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD). The subject property is located at 1910 CR 452 (Old Coupland Road).

The applicant has chosen to provide a mixture of lot sizes and block lengths to accommodate various single-family residential product types. The current zoning is intended to be used principally for residential uses, but this tract is surrounded by existing development and infrastructure, which create unique development conditions for the property and have necessitated the incorporation of a planned development. For the applicant to move forward with this project, changes to the Official Zoning Map are required.

On July 12, 2022, the Planning and Zoning Commission held a public hearing regarding this request. The Planning and Zoning Commission unanimously recommended approval of the Zoning Map Amendment.

2. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Provide residential development that is complementary to the existing and proposed development • Provides a neighborhood design that meets the goals in the comprehensive plan of human-scale development patterns • Provides various lot sizes and block lengths • Increase in tax base	• Will increase vehicular traffic along Old Coupland Road.

4. RECOMMENDATION

The Planning and Zoning Commission held a public hearing on July 12, 2022, and they unanimously recommended approval of the request to change the zoning of approximately 27.89 acres of land from Single-Family Residential Zoning District (R-1) to Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD).

5. FUNDING SOURCE

N/A.

6. TIMELINE

Planning and Zoning Commission public hearing and recommendation – July 12, 2022
City Council public hearing and ordinance introduction – July 28, 2022

7. OTHER OPTIONS (In order of preference)

N/A.

8. ATTACHMENTS

- 5a. [Staff Report](#)
- 5b. [Growth Sectors Map](#)
- 5c. [Future Land Use Map](#)
- 5d. [Current Zoning Map](#)
- 5e. [Proposed Zoning Map](#)
- 5f. [Notice Area Map](#)
- 5g. [Ordinance 2022-26](#)
 - 5g(a). Ordinance [Exhibit A](#)
 - 5g(b). Ordinance [Exhibit B](#)
 - 5g(c). Ordinance [Exhibit C](#)
- 5h. [PowerPoint Presentation](#)

City of Taylor
PZ-2022-1413
Hilltop Estates PD/Re-Zoning
Staff Report

Item Details

Subject Property:	1910 CR 452
Total Acreage:	Approximately 27.89 acres
Legal Description:	27.89 acres part of and out of the Parthinia Coursey Survey, Abstract No. 131, Taylor, Williamson County, Texas.
Property Owner(s):	Hilltop Estates LLC (Rick Northcutt & Candy Buzan)
Representative:	Chris Huggins, Kontur Technical, LLC
Request:	A request for Residential Planned Development Overlay (R-1/RPD) Overlay to accommodate a variety of lot sizes and block lengths.
Case History:	One previous application has been processed for the subject property, PZ-2019-1134 (Northcutt-Buzan Preliminary Plat). This application expired in May 2022 and was later voided with the intent of the property owners to reapply in the future once the zoning was established.

Overview of Applicant's Request & Background

The property owner and their representative engaged staff with their future plans to develop the subject property for residential development and have participated in the review process since January 2022. The subject property is currently identified as Intended Growth Sector on the Growth Sectors Map and Neighborhood Greenfield on the Future Land Use Map. Discussions with staff, the property owner, and their representative resulted in their response to apply for a request to redesignate the subject property from its current zoning designation of Single-Family Residential (R-1) to Single-Family Residential with a Residential Planned Development Overlay (R-1/RPD).

Location:

The subject property is located along Old Coupland Road (CR 452) and is directly adjacent to the Theo Brinkmeyer Addition to the City of Taylor to the north and east. The subject property has minimal immediate frontage to the northern section of Old Coupland Road, which runs east to west, and staggered frontage along the eastern section of Old Coupland Road, which runs north to south.

Growth Sector Designations:

The Growth Sectors Map identifies the areas in Taylor and its Extra-territorial jurisdiction (ETJ) where development and redevelopment are intended, where they should be controlled, and places where they should be restricted. The subject property is located within the Intended Growth Sector. The Intended Growth Sector consists of areas with access to existing or planned infrastructure

adjacent to existing developed areas. The Intended Growth Sector primarily covers vacant, underutilized, or poorly developed areas adjacent to existing centers and service areas (p. 50, Envision Taylor Comprehensive Plan). This designation encourages development, and as such, the subject property abuts existing residential development to the north and east (designated as Infill Neighborhood Sector) and vacant agricultural land to the south and west (designated as Intended Growth Sector).

Future Land Use and Zoning Designations:

The adopted Envision Taylor Comprehensive Plan identifies Future Land Use designations to guide growth in Taylor. The subject property was assigned the land use designation, Neighborhood Greenfield. This designation is applied to areas anticipated to be developed as an extension of the existing urban fabric in Taylor. These areas are intended to accommodate future growth and redevelopment and should include a mix of residential building types and services (p. 79, Envision Taylor Comprehensive Plan). The proposed Future Land Use designation of Neighborhood Greenfield currently encompasses 1,367 acres within the city.

Surrounding property uses and zoning designations:		
Direction	Existing Land Use	Zoning
North	Old Coupland Road and single-family residential	R-1
South	Vacant	R-1
East	Old Coupland Road and single-family residential	R-1
West	Agricultural land	R-1

Utilities

The subject property is located within the City's service area for water and wastewater. Currently, the developer has two potential connections for water via a 6-inch line to the north of the subject property along the northern right-of-way of Old Coupland Road or another 6-inch line which is located along the southern right-of-way of Southwood Hills Drive and terminates at the intersection of Old Coupland Road and Southwood Hills Drive. Regarding wastewater, there is an 8-inch line located along the southern right-of-way of Old Coupland Road to the north of the subject property, which can be directly accessed.

Transportation

The subject property gains access from Old Coupland Road, identified within the Transportation Plan in the Envision Taylor Comprehensive Plan as a Neighborhood Street. Neighborhood Streets are described as low-speed, low-volume thoroughfares that provide access to the abutting land uses (p. 106, Envision Taylor Comprehensive Plan). Additionally, the Transportation Plan has proposed a Neighborhood Avenue within the subject property, which will be achieved by Stella Avenue, which is proposed to have a modified alignment (offset of the intersection of Old Coupland Road and Southwood Hills Drive) due to the presence of the existing single-family home at the terminus of the intersection. Additionally, modifications to Chapter 2.7 (Blocks) of the Subdivision Ordinance were requested to increase the maximum block length from 600' to 650'

due to constraints imposed on the subject property by the layout of existing residential development and the necessity of realigning Stella Avenue.

Public Notification

As required by the Texas Local Government Code (TLGC) and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the re-zoning request (40 notices) and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, June 26, 2022.

Staff Analysis

The subject property is already zoned for single-family residential land uses; however, the applicant is requesting a Residential Planned Development to provide various lot sizes. The request would permit the property owners to tailor the development to their parcel so lot sizes (including widths) and block lengths so they can achieve optimum density. Staff supports this request as it achieves the intent of the Comprehensive Plan and is located within an area that explicitly encourages development.

Planning and Zoning Commission Recommendation

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

Is the re-zoning request consistent with the guiding documents, such as the Comprehensive Plan?

- The current designations of the subject property of Intended Growth Sector and Neighborhood Greenfield directly correlate to the City's desire to encourage new growth within the existing infrastructure footprint. Since the subject property is close to both water and wastewater lines and accounts for the appropriate transportation infrastructure within its proposal, it has demonstrated its consistency with the Comprehensive Plan.

Is the re-zoning request compatible with the surrounding area?

- The proposed re-zoning consists of a proposed overlay district while keeping the current zoning district, Single-Family Residential Zoning District (R-1), which matches surrounding properties. Currently, the subject property is directly adjacent to numerous single-family residences nearby, which is what the current zoning district and proposed overlay district will permit for this proposed development.

Does the re-zoning request promote public health, safety, and general welfare?

- The proposed re-zoning request promotes public health, safety, and welfare, and such standards will be secured during the development process.

Is infrastructure available for future development of this site for uses allowed in the proposed zoning district(s)/overlay(s)?

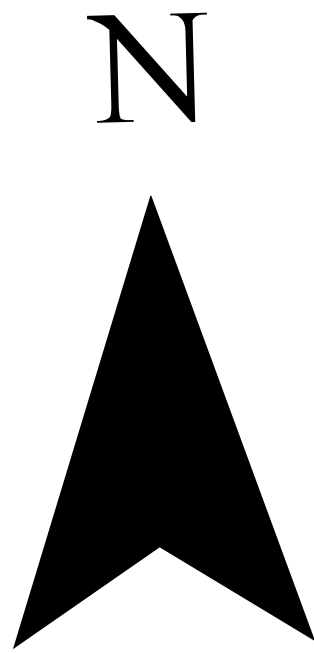
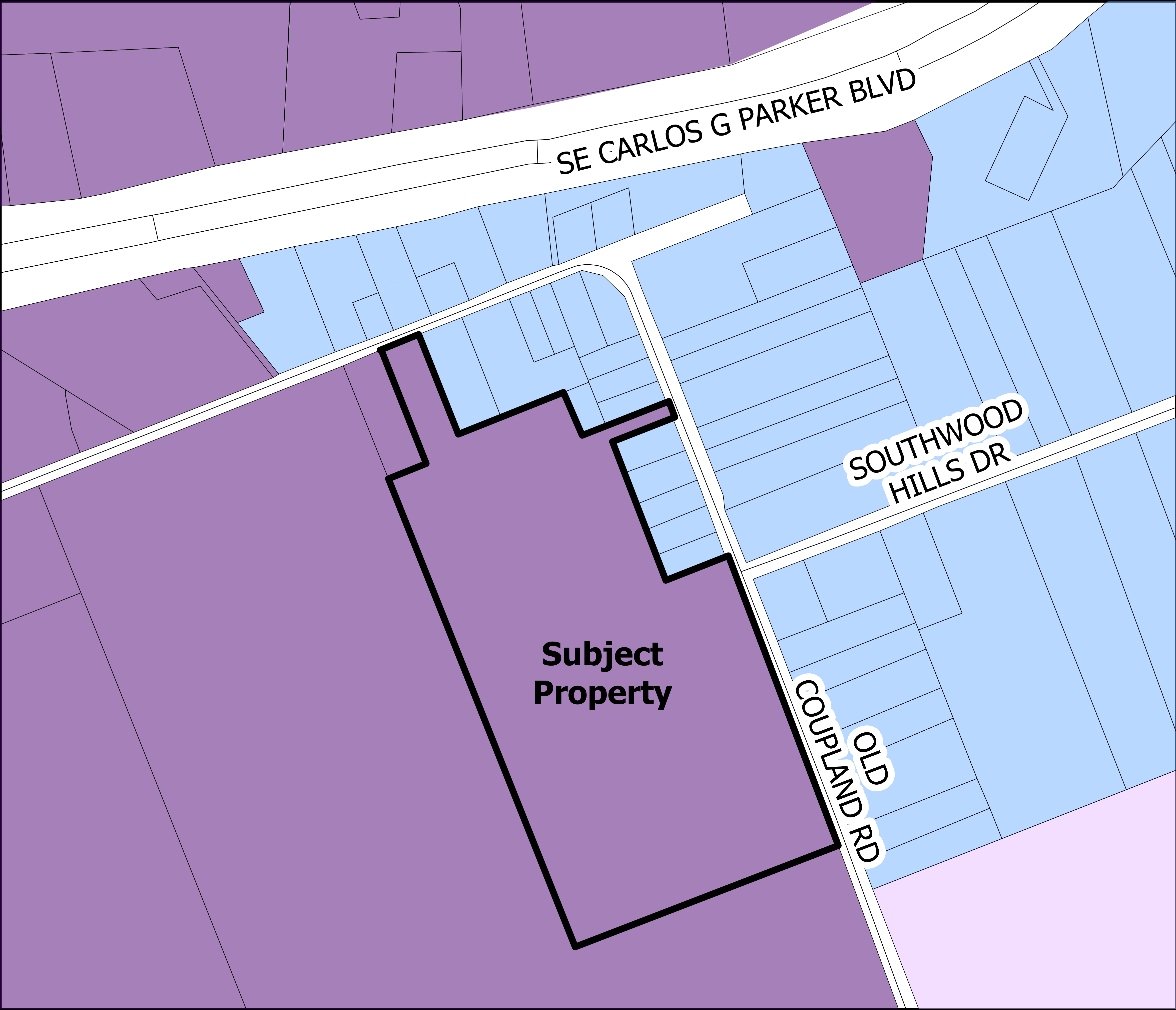
- The subject property is currently located within the City's water and wastewater service areas and has direct access to utility infrastructure with sufficient capacity, as well as transportation access via Old Coupland Road.

Are there changed conditions that make the re-zoning necessary?

- This proposal reflects the current growth Taylor is experiencing and the Intended Growth Sector and Neighborhood Greenfield designations described within the Comprehensive Plan.

Attachments:

- a) Growth Sector Map
- b) Future Land Use Map
- c) Current Zoning Map
- d) Proposed Zoning Map
- e) Notice Area Map
- f) Proposed Ordinance 2022-26
 - i. Exhibit A – Property Description
 - ii. Exhibit B – Hilltop Estates Planned Development (PD) Document
 - iii. Exhibit C – Proposed Zoning Map



PZ-2022-1413

Hilltop Estates PD/Re-Zoning
Growth Sectors Map
1910 CR 452
Approximately 27.89 Acres

Legend

Subject Property

Parcels

Streets

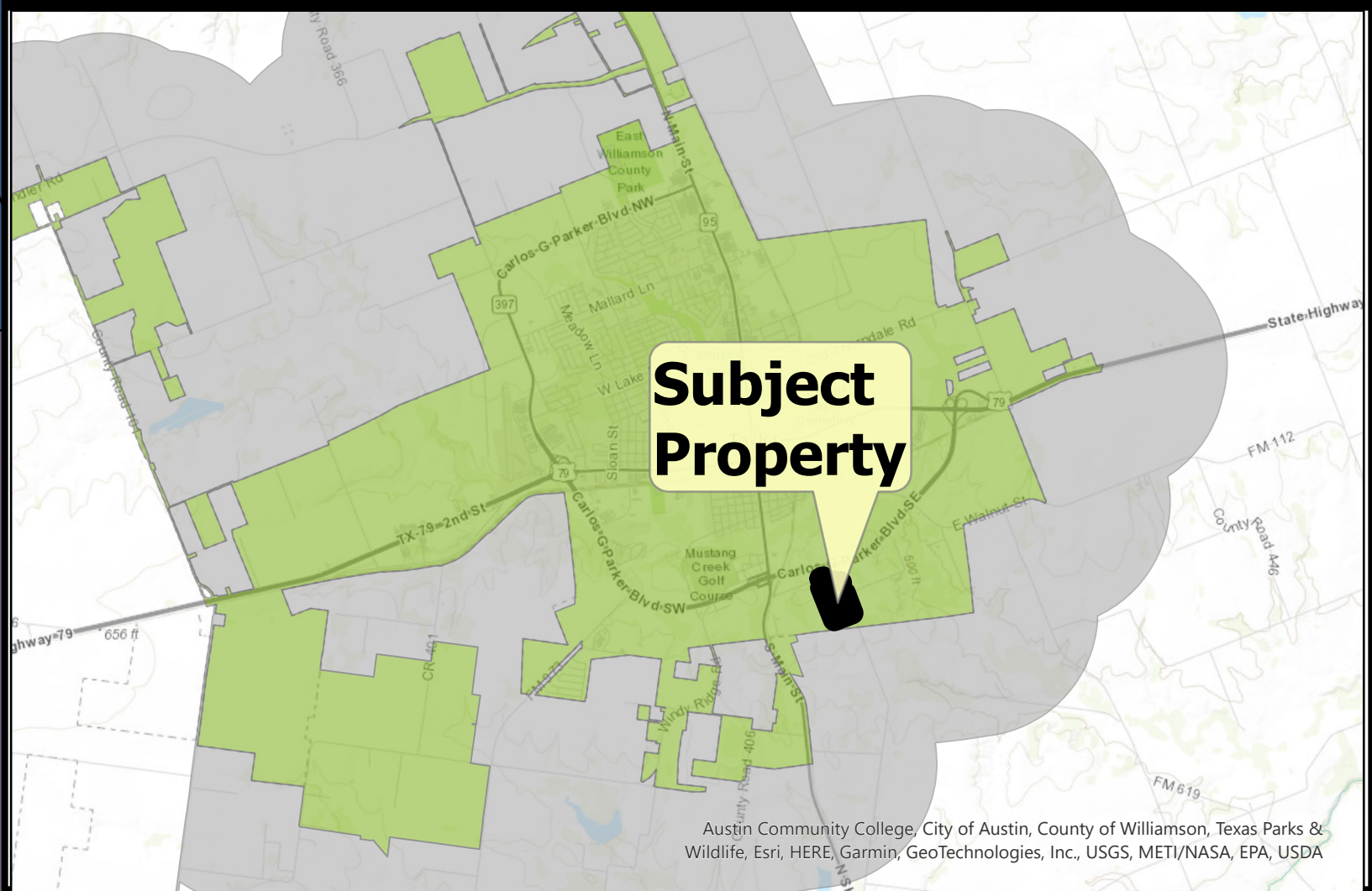
Growth Sector Map

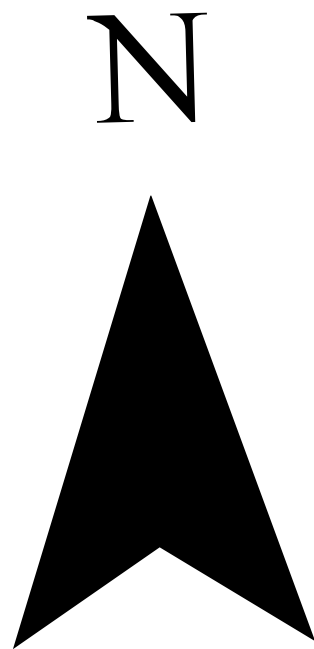
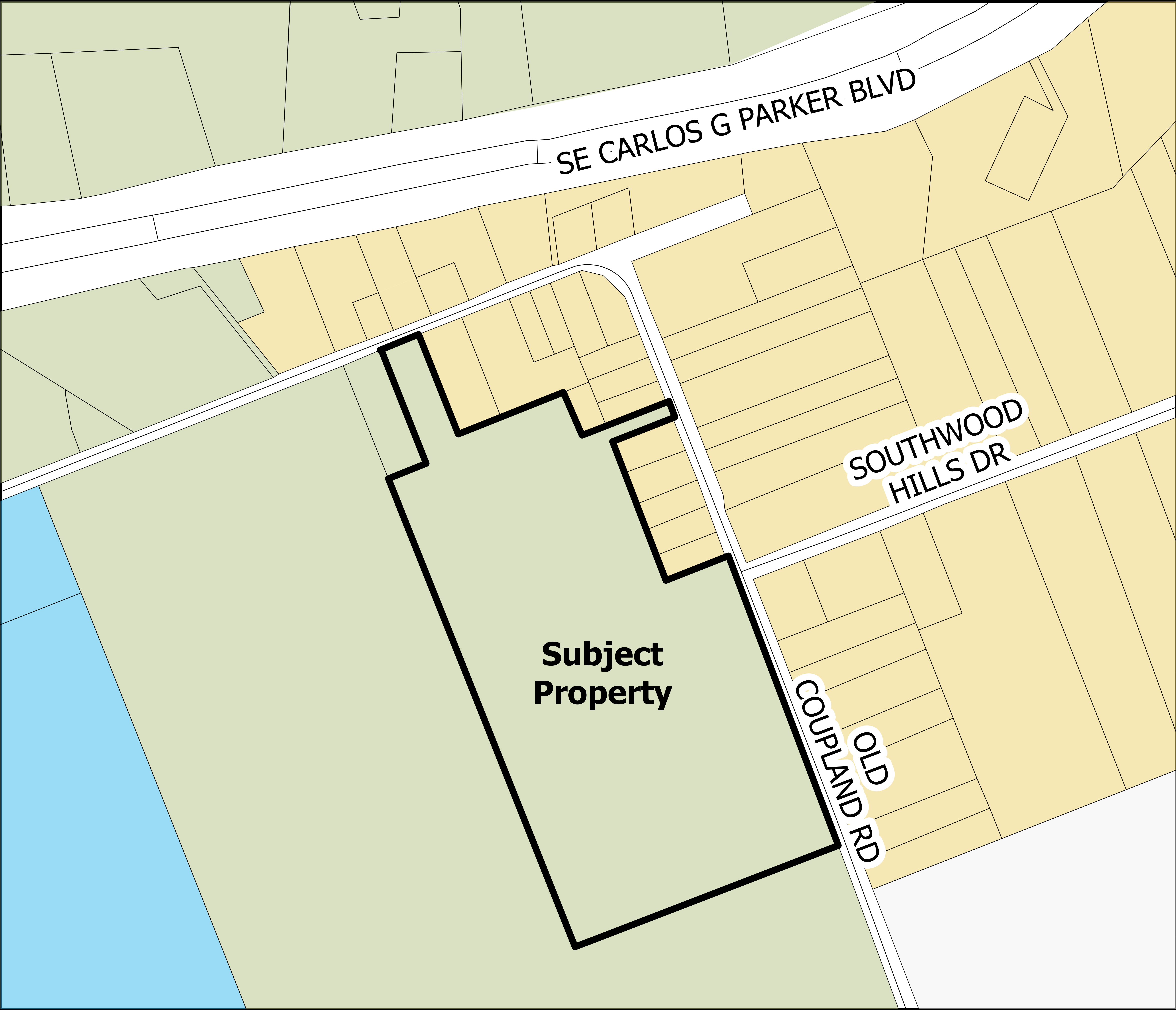
Sector

Restricted Growth Sector

Intended Growth Sector

Infill Neighborhood Sector





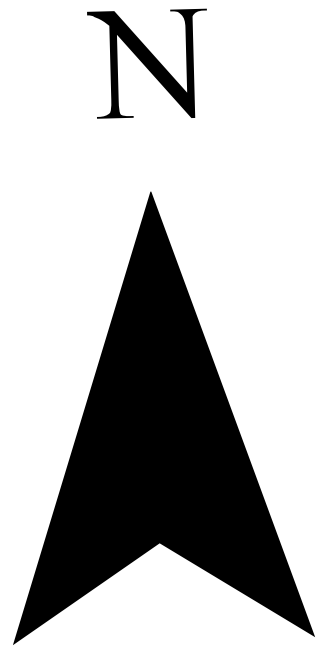
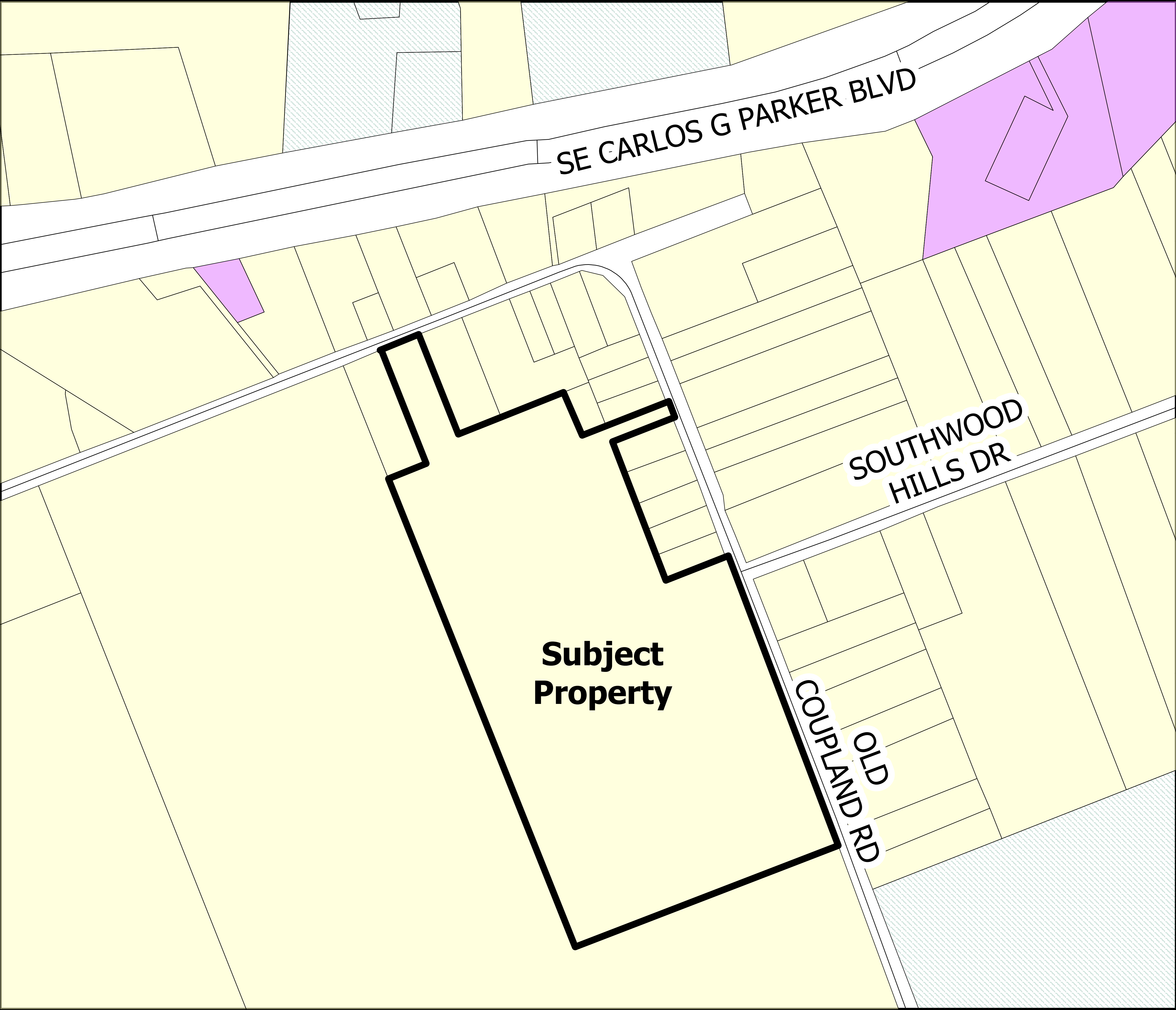
PZ-2022-1413

**Hilltop Estates PD/Re-Zoning
Future Land Use Map
1910 CR 452
Approximately 27.89 Acres**

Legend

- Subject Property
- Parcels
- Streets
- Future Land Use Map**
- Land Use
 - Area of Minimal Change
 - Neighborhood Greenfield
 - Neighborhood Infill
 - Employment Center: Community





PZ-2022-1413

**Hilltop Estates PD/Re-Zoning
Current Zoning Map
1910 CR 452
Approximately 27.89 Acres**

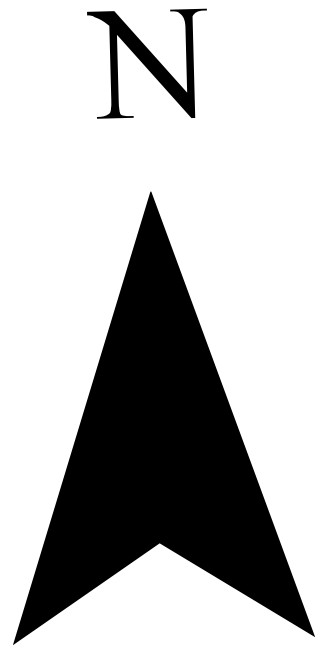
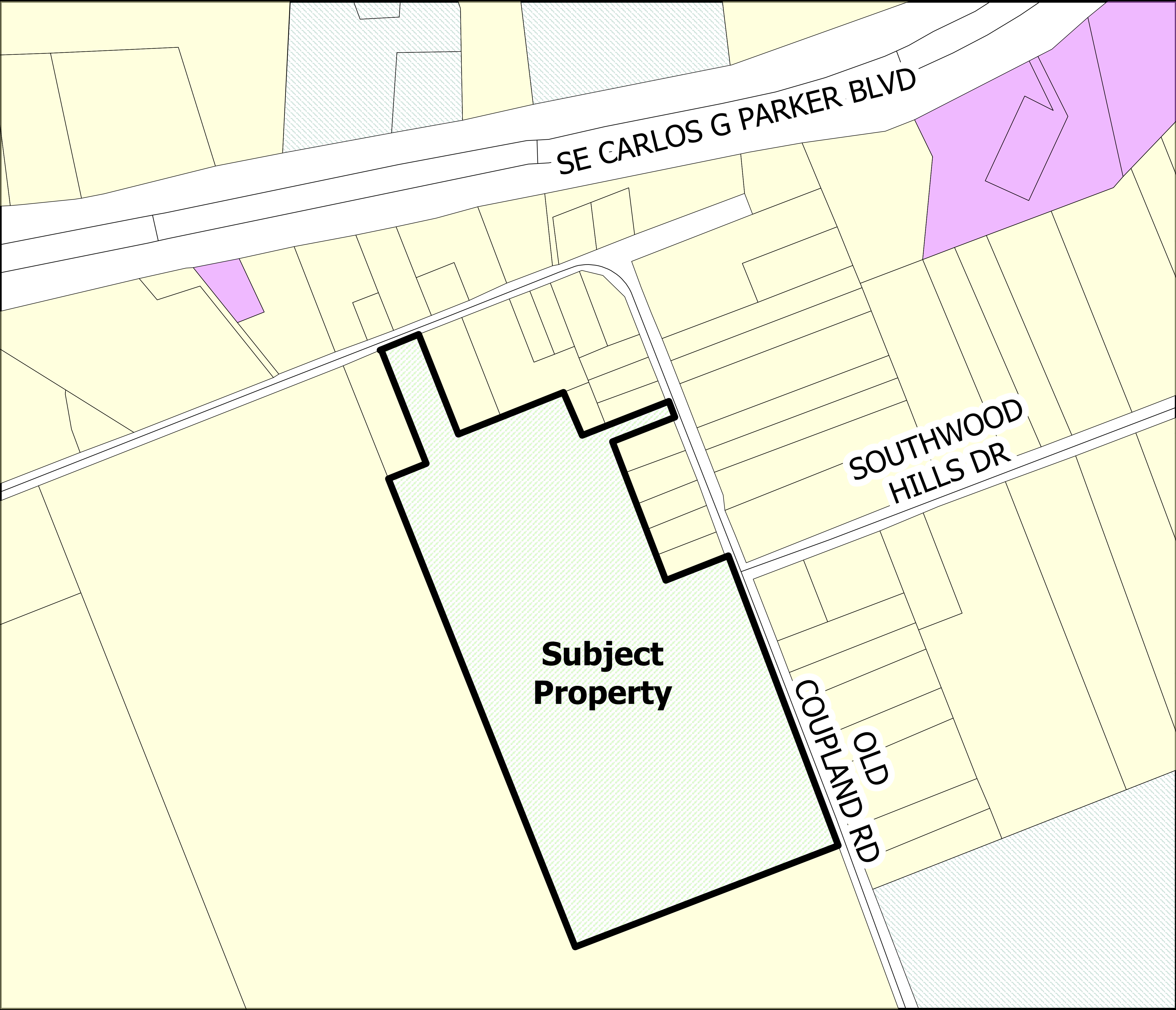
Legend

- Subject Property
- Parcels
- Streets

ZONING

- B-1
- M-1 Light Industrial
- R-1 Single Family
- R/A Rural Agriculture





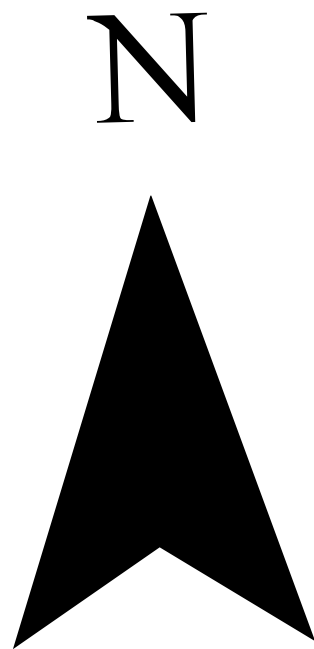
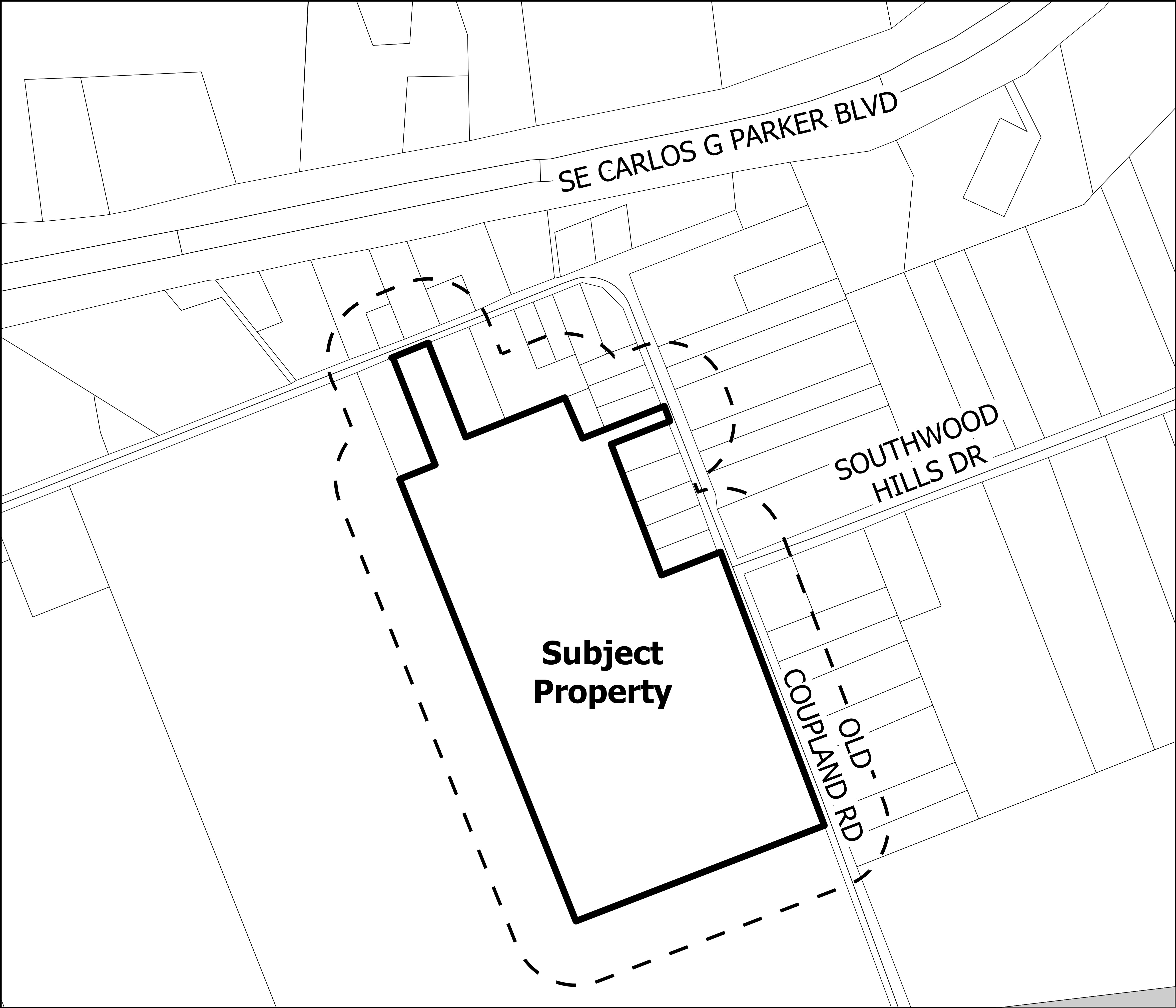
PZ-2022-1413

**Hilltop Estates PD/Re-Zoning
Proposed Zoning Map
1910 CR 452
Approximately 27.89 Acres**

Legend

- Proposed R-1/RPD Zoning
- Parcels
- Streets
- ZONING**
- B-1
- M-1 Light Industrial
- R-1 Single Family
- R/A Rural Agriculture





PZ-2022-1413

**Hilltop Estates PD/Re-Zoning
Notice Area Map
1910 CR 452
Approximately 27.89 Acres**

Legend

- ETJ
- Subject Property
- 200 ft. Buffer
- Parcels
- Streets



0 500 1,000 Feet

ORDINANCE NO. 2022-26

AN ORDINANCE CHANGING THE ZONING ON PROPERTY DESCRIBED AS APPROXIMATELY 27.89 ACRES OF LAND ADDRESSED AS 1910 CR 452, FROM SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT (R-1) TO SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT WITH A RESIDENTIAL PLANNED DEVELOPMENT OVERLAY (R-1/RPD), PART OF AND OUT OF THE PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131, TAYLOR, WILLIAMSON COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council, after proper notice, conducted a public hearing on July 28, 2022, to consider the request made by Hilltop Estates, LLC through Chris Huggins, for property which is legally described in **Exhibit “A”** attached hereto and incorporated by reference herein for all purposes (“Property”), to change the zoning for the Property from Single-Family Residential Zoning District (R-1) to Single-Family Residential with a Residential Planned Development Overlay (R-1/RPD); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on July 12, 2022, to consider the zoning request, and recommended the 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 Property described in Exhibit “A” is changed from Single-Family Residential Zoning District (R-1) to Single-Family Residential with a Residential Planned Development (R-1/RPD).

SECTION 3. The Residential Planned Development Overlay hereby referred to as the Hilltop Estates Residential Planned Development including the permitted land uses and development standards that shall be applied to and be required for the Property are described in **Exhibit “B”** attached hereto and incorporated herein for all purposes. Notwithstanding Section 2.17.5 of the Zoning Ordinance, the minimum lot sizes and densities shall be as established in the Planned Development standards in Exhibit “B”.

SECTION 4. The Official Zoning Map of the City of Taylor, Texas is changed to show the Property zoning district changed from Single-Family Residential Zoning District (R-1) to Single-Family Residential with a Residential Planned Development (R-1/RPD) on approximately 27.89 acres as shown in **Exhibit “C”** attached hereto and incorporated herein for all purposes.

SECTION 5. All other terms and conditions contained in the official zoning map, except as amended herein, shall continue and remain in full force and effect.

SECTION 6. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional.

SECTION 7. In accordance with Article VIII of the City Charter, Ordinance 2022-26 was introduced before the Taylor City Council on the 28th day of July 2022.

PASSED, APPROVED, and ADOPTED on the _____ day of _____ 2022.

Gerald Anderson, Mayor Pro-Tem

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Ted Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, 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. 2022-26, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2022, 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 _____ 2022.

Dianna McLean
City Clerk

EXHIBIT A
(Legal Description)

EXHIBIT "A"

FIELDNOTES

BEING A 27.887 ACRE TRACT OF LAND OUT OF THE PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131, LOCATED IN WILLIAMSON COUNTY, TEXAS, SAID 27.887 ACRE TRACT OF CONVEYED FROM GLEN SIMPSON, ET AL TO HILLTOP ESTATES, LLC, A TEXAS LIMITED LIABILITY COMPANY, FILED JULY 24, 2017 AND RECORDED IN DOCUMENT NO. 2017068052 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC); SAID 27.887 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING at a 1/2 inch diameter iron rod found for the East corner of the herein described tract, said iron rod being the East corner of said 27.887 acre tract, the North corner of a 12.00 acre tract of land conveyed in a Warranty Deed from Theo. Brinkmeyer and wife, Mary Brinkmeyer to John A. Bigon, filed September 7, 1984 as recorded in Volume 1069, Page 907 of the Deed Records of Williamson County, Texas (DRWC), and being in the West line of Old Coupland Road (County Road 452);

THENCE, South 68°56'02" West, generally along a net wire fence with the South line of the said 27.887 acre tract and the North line of the said 12.00 acre tract, a distance of 831.53 feet (deed called 831.51 feet) to a 5/8 inch diameter iron rod with a yellow plastic cap stamped "CIVILCORP" found for the South corner of the said 27.887 acre tract, the West corner of the said 12.00 acre tract, and lying in the East line of a 98.76 acre tract of land conveyed in a Warranty Deed with Vendor's Lien from R.E. Kollman to John A. Bigon and wife, Mary Bigon, filed December 10, 1974 as recorded in Volume 600, Page 626 DRWC;

THENCE, North 21°44'59" West, with the West line of the said 27.887 acre tract and the East line of the said 98.76 acre tract, a distance of 1,486.30 feet, to a 5/8 inch diameter iron rod found for an exterior corner of the herein described tract, said iron rod also being the South corner of a 0.996 acre tract conveyed in a Gift Deed from Arthur H. Luna and wife, Yolanda S. Luna to Jacquelyn Hernandez, filed January 27, 2017 as recorded in Document No. 2017008822 OPRWC;

THENCE, North 68°09'58" East, with the South line of the said 0.996 acre tract and a North line of the said 27.887 acre tract, a distance of 120.10 feet (deed call 120.17 feet) to a 3 inch iron pipe found for an Interior corner of the herein described tract, said iron pipe being an interior corner of the said 27.887 acre tract, and the East corner of the said 0.996 acre tract;

THENCE, North 21°34'31" West, with the common line of the said 27.887 acre and the said 0.996 acre tract, a distance of 361.20 feet to a 1/2 inch iron rod found for Northwest corner of the herein described tract, said iron rod being the Northwest corner of the said 27.887 acre tract, the North corner of the said 0.996 acre tract, and being in the South line of the aforesaid Old Coupland Road;

EXHIBIT 1

THENCE, North 67°49'04" East, with the North line of the said 27.887 acre tract and the South line of Old Coupland Road, a distance of 119.62 feet (deed call 119.82 feet) to a 1/2 inch diameter iron found for the North corner of the herein described tract, said iron rod also being the West corner of Lot One of the Theo Brinkmeyer Addition as recorded in Cabinet D, Slide 332 of the Plat Records of Williamson County, Texas (PRWC);

THENCE, South 21°38'28" East, with the East line of the said 27.887 acre tract and the West line of Lot One, a distance of 316.71 feet to a 5/8 inch diameter iron rod with a yellow plastic cap stamped "CIVILCORP" found for an interior corner of the herein described tract, said iron rod being an interior corner of the said 27.887 acre tract, and the South corner of Lot One;

THENCE, North 68°17'49" East, with the South line of the said Theo Brinkmeyer Addition, passing an iron rod found at the common corner of Lot One and Lot Two, at a distance of 137.88 feet, passing an iron rod found at the common corner of Lot Two and Lot Three, at a distance of 276.70 feet, passing an iron rod found at the West corner of the aforesaid 0.25 acre tract, at a distance of 333.76 feet, and continuing with the common line of said Theo Brinkmeyer Addition for a total distance of 414.05 feet, to a 5/8 inch diameter iron rod found for an interior corner of the herein described tract, said iron rod being the North corner of the said 27.887 acre tract, and lying in the West line of a 0.33 acre tract of land conveyed from Jenette I. Smith and Scott A. Smith to Jenette I. Smith, Scott A. Smith, and Gail D. Tully, filed March 31, 2006 as recorded in Document No. 2006025214 OPRWC, from which a 1/2 inch diameter iron rod found for the West corner of said 0.33 acre tract bears North 21°40'12" West, a distance of 6.65 feet;

THENCE, South 21°39'29" East, with an East line of the said 27.887 acre tract and the West line of the said 0.33 acre tract and a 0.332 acre tract conveyed from Laura Katherine Jones and husband, Clifford Wayne Valchar to James W. Downs and wife, Joyce J. Downs, filed October 29, 1997 as recorded in Document No. 9750067 of the Official Record of Williamson County, Texas (ORWC), a distance of 138.55 feet (deed call 138.41 feet), to a 5/8 inch diameter iron rod found for an interior corner of the herein described tract, said iron rod being an interior corner of the said 27.887 acre tract, the South corner of the said 0.332 acre tract, and in the North line of a 50 feet wide road easement as recorded in said Theo Brinkmeyer Addition;

THENCE, North 68°35'03" East, with the common line of the said 27.887 acre tract, the North line of said road easement, and the South line of the said 0.332 acre tract, a distance of 198.67 feet, to a calculated corner, from which a 1/2 inch diameter iron rod found bears North 20°44'45" West, a distance of 0.44 feet, said corner being the Northeast corner of the said 27.887 acre tract, the North corner of said road easement, and the East corner of the said 0.332 acre tract, said corner also being in the West line of aforesaid Old Coupland Road;

EXHIBIT 1

THENCE, South 20°44'45" East, with the East line of the said 27.887 acre tract and the West line of Old Coupland Road, a distance of 50.00 feet to a 1/2 inch diameter iron rod found for an exterior corner of the herein described tract, said iron rod being an exterior corner of the said 27.887 acre tract, the East corner of the said 50 feet wide road easement, and the North corner of the Resubdivision of Lots 1 & 2, Block 2 of the Theo Brinkmeyer addition as recorded in Cabinet E, Slide 79 PRWC;

THENCE, South 68°35'03" West, with the common line of the said 27.887 acre tract, the 50 feet wide road easement, and the North line of said subdivision, a distance of 197.66 feet, to a 1/2 inch diameter iron rod found for an interior corner of the herein described tract, said iron rod being an interior corner of the said 27.887 acre tract, and the West corner of the said subdivision;

THENCE, South 21°02'10" East, with the West line of the said subdivision and the East line of the said 27.887 acre tract, a distance of 438.14 feet to a 5/8 inch diameter iron rod with a yellow plastic cap stamped "CIVILCORP" found for an interior corner of the herein described tract, said iron rod being an interior corner of the said 27.887 acre tract, and the South corner of said subdivision;

THENCE, North 68°32'20" East, continuing with the common line of said 27.887 acre tract and said subdivision, a distance of 198.33 feet, to a 5/8 inch diameter iron rod found for an exterior corner of the herein described tract, said iron rod being an exterior corner of the said 27.887 acre tract, the East corner of said subdivision, and being in the West line of Old Coupland Road;

THENCE, South 20°46'22" East, with the East line of the said 27.887 acre tract and the West line of Old Coupland Road, a distance of 913.91 feet, to the **POINT OF BEGINNING, CONTAINING** within these metes and bounds 27.887 acres of land, more or less.

All bearings and distances shown herein are based on the Texas Coordinate System, Central Zone (4203) NAD83.

The foregoing Field Notes Description is based on an actual on the ground survey made under my supervision on July 3, 2020, and is true and correct to the best of my knowledge and belief.



Corey Joseph Hall Registered Professional Land Surveyor No. 6362
TBPLS Firm No. 10194152

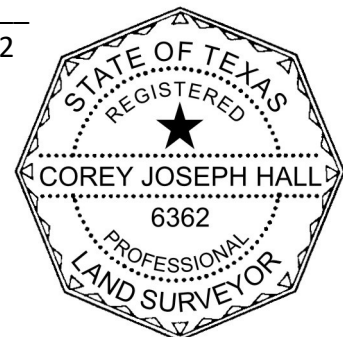
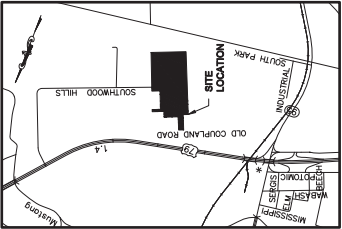
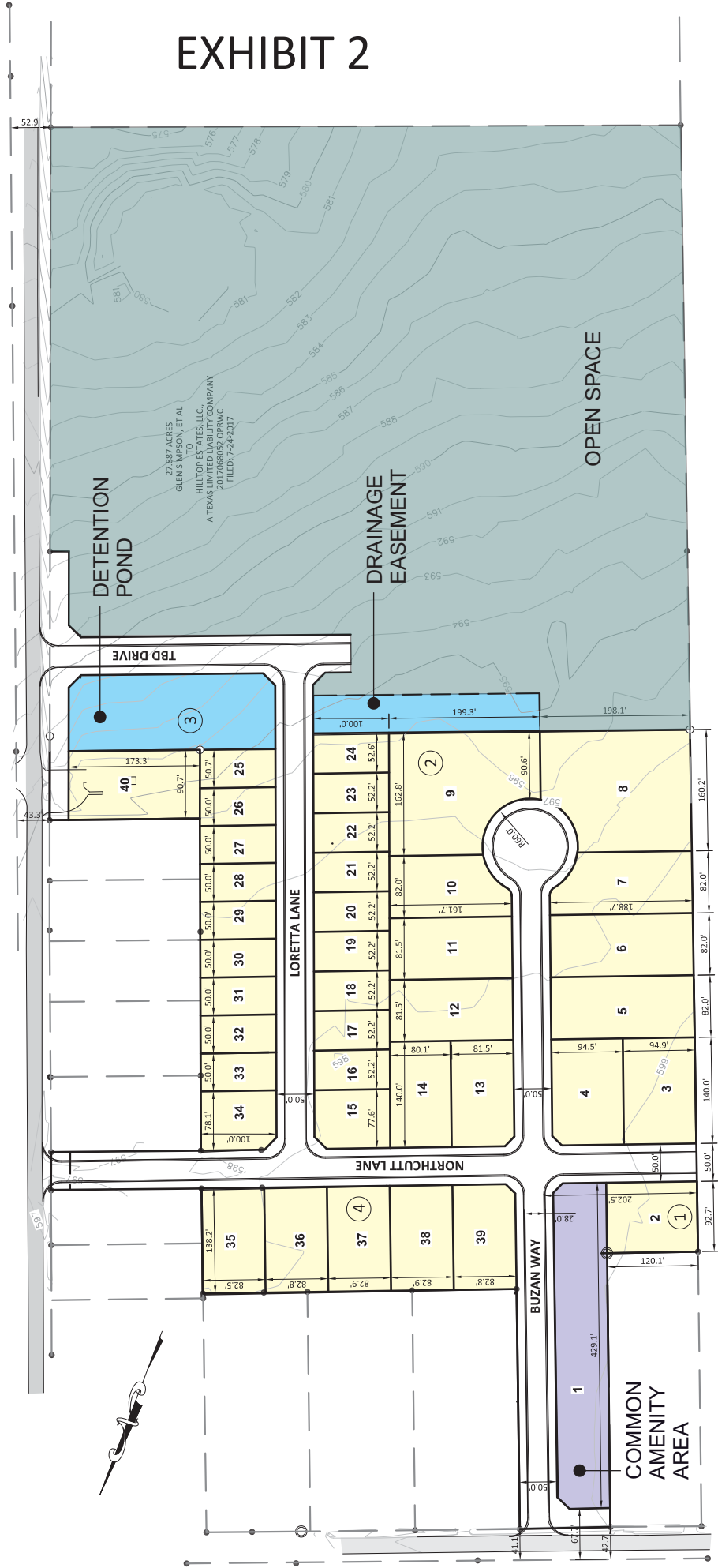


EXHIBIT 2



LOCATION MAP (NOT TO SCALE)



NORTHCUTT - BUZAN ESTATES PRELIMINARY LAYOUT

EXHIBIT "B"

Hilltop Estates Residential Planned Development

PROPERTY

The subject property (Hilltop Estates Residential Planned Development ("R-PD") District) is located South and West of Old Coupland Road, within the city limits of Taylor, TX and encompasses approximately 27.89-acre property recorded in Document #2017068052, Official Public Records of Williamson County, as more particularly described in **Exhibit 1**

PURPOSE

The purpose of this planned development zoning ordinance is to develop a project consisting of single-family detached homes with a variety of lot sizes and product types in compliance with the goals of the City's Comprehensive Plan including several of the objectives laid out in Chapter 4 of the Comprehensive Plan.

SITE LAYOUT PLAN

A Site Layout Plan has been attached to this Development Plan as **Exhibit 2** to illustrate the land use and design intent for the property. The primary land use for the Project will be single-family detached residential housing.

The lot size mix for the Project will be as follows, (i) forty five percent (45%) of the lots will be a minimum of 50' in width but less than 60', and {ii} fifty five percent (55%) of the lots will be 60' or greater in width (See Table 1).

The street layout was planned to create a high level of connectivity with multiple pathways in, out, and through the community.

SUBDIVISION MODIFICATIONS

Block 2, Block 3 and Block 4 may exceed 600' as these blocks are subject to the location of existing access points, the location of Stella offset street requirement on Old Coupland Road, and detention pond sizing. As such there is little flexibility with street locations and the resulting block lengths. All proposed block lengths will be less than 650'.

COMPREHENSIVE PLAN/TRANSPORTATION PLAN MODIFICATIONS

Stella Avenue is intended to serve as the identified Neighborhood Avenue in the Transportation Plan/Comprehensive Plan and will be completed across the tract with the future phase development identified. As mentioned prior, many of the street alignment location are a direct result and subject to existing access points. As such, the proposed location of Stella Avenue is primarily intended to balance the block length between the two proposed phases. In addition to the existing development at the terminus of Southwood Hills, if Stella was to connect existing Southwood the first block would be undevelopable adjacent to the right of way as the proposed section (per the Comprehensive Plan/ Transportation Plan) is urban in context and is a premium section with a wide right of way, wide sidewalks, plantings and dedicated parking, the current location is necessary to provide at least one side of the right of way that can provide the interactive development to justify the additional expense of this premium

section for the block adjacent to Old Coupland. Not to mention the intersection with Old Copeland would have little to no room for a perpendicular tangent and the intersection with Loretta would likely be in a curve as well to return to the “balanced” alignment proposed. All these factors contribute to the current proposed location as well as meeting the minimum offset requirements.

DESIGN

A front porch area, a minimum of six (6) feet in width and four (4) feet in depth, forward of the home's primary entry door shall have architectural delineators such as a railing with slats, or a solid wall of height less than four (4) feet and greater than three (3) feet.

There will be no minimum square footage (other than that required by the building code) for homes in the Project, however, homes must comply with the following frontage buildout requirements.

Director of Planning may administratively approve deviations from the requirements below on a case-by-case basis.

- Homes on lots equal to 60' in width or greater must have lot frontage buildout of at least 45'.
- Homes on lots equal to more than 50' in width but less than 60' must have lot frontage buildout of at least 40'.
- Homes on lots equal to the 50' in minimum width must have lot frontage buildout of at least 39'.

The front facade of the house must sit at least five (5) feet forward of the garage plane.

DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS

	Single-Family Detached House Small Lots	Single-Family Detached House Large Lots
Minimum Lot Width (feet) ^{1,2}	50	80
Minimum Lot Depth	100	90
Minimum Lot Square Footage	5,000	7,200
Setbacks		
Front (feet)	20	25
Interior Side (feet)	5	5
Street Side (feet) ³	20 or 25	25
Rear (feet)	10	10
Maximum Height (feet)	30	30

¹ Corner lots in each category are to be at least 5' wider than mid-block lots.

² Lot width is to be measured at the front building setback.

³ Street sides perpendicular to another lot must match the front setback of the adjacent lot.

Building Elevations

Exterior elevations shall vary such that no two adjacent lots, nor any two directly across from one another, shall have the same elevation. See **Exhibit 3** for Standard and Large Lot product examples.

SIDEWALKS

Sidewalks (5 ft in width) shall be constructed on both sides of all public streets, which shall be installed on a lot-by-lot basis by the homebuilders, except for the sidewalks constructed next to or adjacent to public areas, which will be part of the subdivision improvement plans and constructed by the developer.

STREETS

All street sections will be in accordance with the attached **Exhibit 4**. The sections identified are the Yield Street Section (page 108 "*Envision Taylor Comprehensive Plan*") and the Neighborhood Avenue (page 110 "*Envision Taylor Comprehensive Plan*"). Note that the Yield Street Section has an additional PUE specified that is not included in section published in the "*Envision Taylor Comprehensive Plan*".

LANDSCAPE REQUIREMENTS

All landscaping selections shall be from the City of Taylor's code of ordinances. Street trees to be planted between the sidewalk and back of curb will be required for each Single-Family lot. The City has an approved list of street trees consisting of the following: Cedar Elm, Drake Elm, Bigtooth Maple, Chinquapin Oak, Monterey Oak, Red Oak, Texas Ash, and Pecan

There will be a 30' spacing requirement between street trees to ensure uniformity. Corner lots that have street side frontage will be required to plant street trees on that street side frontage between the sidewalk and back of curb. All street trees will include root barrier to a minimum depth of 3-feet adjacent to the curb and sidewalk to help maintain structure of curb and sidewalk. All street trees placed adjacent to a single-family lot will be maintained by the homeowner and enforcement of maintenance and clearances will be handled by the Property Owners' Association. All landscaping not fronting or siding a residential lot shall be maintained by the Property Owners' Association. All front yards shall be sodded and a minimum of 5 shrubs planted. A minimum of two (2) trees of at least 2" caliper are required in the front yard of every home (street trees planted as required are to be included in the lot minimum count requirement). Corner lots with street side frontage will be required to plant at least one additional tree in the side yard of the home. All other landscaping requirements not mentioned here will follow the City of Taylor's ordinances

PARKLAND

Parkland

Parkland will not be required to be dedicated for the initial proposed phase of development but will be required to be dedicated when the future phase is developed as the total acreage will exceed the 20-acre threshold in Ch. 2.12 of the Subdivision Ordinance.

PROPERTY OWNERS' ASSOCIATION

A Property Owners' association shall be created to own and maintain the park, street trees not fronting or siding a residential lot, drainage easements, detention ponds, and residential sign/monument easements and improvements, enforce the design guidelines, and other Covenants, Conditions and Restrictions to be enacted.

LIST OF EXHIBITS

- Exhibit 1** – Legal Description of Site (metes-and-bounds)
- Exhibit 2** – Site Layout Plan
- Exhibit 3** – Standard Lot and Large Lot product examples
- Exhibit 4** – Street Sections

Table 1 – Lot Sizes and Percentages

Block	Lot	Width (FT)	Depth (FT)	Area (SF)	50'-60'	60'+
1	1	429.1	70.1	30,080		
	2	120.1	92.7	11,133		1
2	1	94.9	140	13,286		1
	2	94.5	140	13,230		1
	3	82	188.7	15,473		1
	4	82	188.7	15,473		1
	5	82	188.7	15,473		1
	6	240.2	188.7	45,326		1
3	1	81.5	140	11,410		1
	2	80.1	140	11,214		1
	3	81.5	161.7	13,179		1
	4	81.5	161.7	13,179		1
	5	82	161.7	13,259		1
	6	242.8	161.7	39,261		1
	7	77.6	100	7,760		1
	8	52.2	100	5,220	1	
	9	52.2	100	5,220	1	
	10	52.2	100	5,220	1	
	11	52.2	100	5,220	1	
	12	52.2	100	5,220	1	
	13	52.2	100	5,220	1	
	14	52.2	100	5,220	1	
	15	52.2	100	5,220	1	
	16	52.6	100	5,260	1	
	17	79.9	100	7,990		1
4	1	78.1	100	7,810		1
	2	50	100	5,000	1	
	3	50	100	5,000	1	
	4	50	100	5,000	1	
	5	50	100	5,000	1	
	6	50	100	5,000	1	
	7	50	100	5,000	1	
	8	50	100	5,000	1	
	9	50	100	5,000	1	
	10	50.7	100	5,070	1	
	11	90.7	173.3	15,718		1
5	1	82.8	138.2	11,443		1
	2	82.9	138.2	11,457		1
	3	82.9	138.2	11,457		1
	4	82.8	138.2	11,443		1
	5	82.5	138.2	11,402		1

18	22
45%	55%

EXHIBIT 1

METES and BOUNDS DESCRIPTION

EXHIBIT 1

FIELDNOTES

BEING A 27.887 ACRE TRACT OF LAND OUT OF THE PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131, LOCATED IN WILLIAMSON COUNTY, TEXAS, SAID 27.887 ACRE TRACT OF CONVEYED FROM GLEN SIMPSON, ET AL TO HILLTOP ESTATES, LLC, A TEXAS LIMITED LIABILITY COMPANY, FILED JULY 24, 2017 AND RECORDED IN DOCUMENT NO. 2017068052 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC); SAID 27.887 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING at a 1/2 inch diameter iron rod found for the East corner of the herein described tract, said iron rod being the East corner of said 27.887 acre tract, the North corner of a 12.00 acre tract of land conveyed in a Warranty Deed from Theo. Brinkmeyer and wife, Mary Brinkmeyer to John A. Bigon, filed September 7, 1984 as recorded in Volume 1069, Page 907 of the Deed Records of Williamson County, Texas (DRWC), and being in the West line of Old Coupland Road (County Road 452);

THENCE, South 68°56'02" West, generally along a net wire fence with the South line of the said 27.887 acre tract and the North line of the said 12.00 acre tract, a distance of 831.53 feet (deed called 831.51 feet) to a 5/8 inch diameter iron rod with a yellow plastic cap stamped "CIVILCORP" found for the South corner of the said 27.887 acre tract, the West corner of the said 12.00 acre tract, and lying in the East line of a 98.76 acre tract of land conveyed in a Warranty Deed with Vendor's Lien from R.E. Kollman to John A. Bigon and wife, Mary Bigon, filed December 10, 1974 as recorded in Volume 600, Page 626 DRWC;

THENCE, North 21°44'59" West, with the West line of the said 27.887 acre tract and the East line of the said 98.76 acre tract, a distance of 1,486.30 feet, to a 5/8 inch diameter iron rod found for an exterior corner of the herein described tract, said iron rod also being the South corner of a 0.996 acre tract conveyed in a Gift Deed from Arthur H. Luna and wife, Yolanda S. Luna to Jacquelyn Hernandez, filed January 27, 2017 as recorded in Document No. 2017008822 OPRWC;

THENCE, North 68°09'58" East, with the South line of the said 0.996 acre tract and a North line of the said 27.887 acre tract, a distance of 120.10 feet (deed call 120.17 feet) to a 3 inch iron pipe found for an Interior corner of the herein described tract, said iron pipe being an interior corner of the said 27.887 acre tract, and the East corner of the said 0.996 acre tract;

THENCE, North 21°34'31" West, with the common line of the said 27.887 acre and the said 0.996 acre tract, a distance of 361.20 feet to a 1/2 inch iron rod found for Northwest corner of the herein described tract, said iron rod being the Northwest corner of the said 27.887 acre tract, the North corner of the said 0.996 acre tract, and being in the South line of the aforesaid Old Coupland Road;

EXHIBIT 1

THENCE, North 67°49'04" East, with the North line of the said 27.887 acre tract and the South line of Old Coupland Road, a distance of 119.62 feet (deed call 119.82 feet) to a 1/2 inch diameter iron found for the North corner of the herein described tract, said iron rod also being the West corner of Lot One of the Theo Brinkmeyer Addition as recorded in Cabinet D, Slide 332 of the Plat Records of Williamson County, Texas (PRWC);

THENCE, South 21°38'28" East, with the East line of the said 27.887 acre tract and the West line of Lot One, a distance of 316.71 feet to a 5/8 inch diameter iron rod with a yellow plastic cap stamped "CIVILCORP" found for an interior corner of the herein described tract, said iron rod being an interior corner of the said 27.887 acre tract, and the South corner of Lot One;

THENCE, North 68°17'49" East, with the South line of the said Theo Brinkmeyer Addition, passing an iron rod found at the common corner of Lot One and Lot Two, at a distance of 137.88 feet, passing an iron rod found at the common corner of Lot Two and Lot Three, at a distance of 276.70 feet, passing an iron rod found at the West corner of the aforesaid 0.25 acre tract, at a distance of 333.76 feet, and continuing with the common line of said Theo Brinkmeyer Addition for a total distance of 414.05 feet, to a 5/8 inch diameter iron rod found for an interior corner of the herein described tract, said iron rod being the North corner of the said 27.887 acre tract, and lying in the West line of a 0.33 acre tract of land conveyed from Jenette I. Smith and Scott A. Smith to Jenette I. Smith, Scott A. Smith, and Gail D. Tully, filed March 31, 2006 as recorded in Document No. 2006025214 OPRWC, from which a 1/2 inch diameter iron rod found for the West corner of said 0.33 acre tract bears North 21°40'12" West, a distance of 6.65 feet;

THENCE, South 21°39'29" East, with an East line of the said 27.887 acre tract and the West line of the said 0.33 acre tract and a 0.332 acre tract conveyed from Laura Katherine Jones and husband, Clifford Wayne Valchar to James W. Downs and wife, Joyce J. Downs, filed October 29, 1997 as recorded in Document No. 9750067 of the Official Record of Williamson County, Texas (ORWC), a distance of 138.55 feet (deed call 138.41 feet), to a 5/8 inch diameter iron rod found for an interior corner of the herein described tract, said iron rod being an interior corner of the said 27.887 acre tract, the South corner of the said 0.332 acre tract, and in the North line of a 50 feet wide road easement as recorded in said Theo Brinkmeyer Addition;

THENCE, North 68°35'03" East, with the common line of the said 27.887 acre tract, the North line of said road easement, and the South line of the said 0.332 acre tract, a distance of 198.67 feet, to a calculated corner, from which a 1/2 inch diameter iron rod found bears North 20°44'45" West, a distance of 0.44 feet, said corner being the Northeast corner of the said 27.887 acre tract, the North corner of said road easement, and the East corner of the said 0.332 acre tract, said corner also being in the West line of aforesaid Old Coupland Road;

EXHIBIT 1

THENCE, South 20°44'45" East, with the East line of the said 27.887 acre tract and the West line of Old Coupland Road, a distance of 50.00 feet to a 1/2 inch diameter iron rod found for an exterior corner of the herein described tract, said iron rod being an exterior corner of the said 27.887 acre tract, the East corner of the said 50 feet wide road easement, and the North corner of the Resubdivision of Lots 1 & 2, Block 2 of the Theo Brinkmeyer addition as recorded in Cabinet E, Slide 79 PRWC;

THENCE, South 68°35'03" West, with the common line of the said 27.887 acre tract, the 50 feet wide road easement, and the North line of said subdivision, a distance of 197.66 feet, to a 1/2 inch diameter iron rod found for an interior corner of the herein described tract, said iron rod being an interior corner of the said 27.887 acre tract, and the West corner of the said subdivision;

THENCE, South 21°02'10" East, with the West line of the said subdivision and the East line of the said 27.887 acre tract, a distance of 438.14 feet to a 5/8 inch diameter iron rod with a yellow plastic cap stamped "CIVILCORP" found for an interior corner of the herein described tract, said iron rod being an interior corner of the said 27.887 acre tract, and the South corner of said subdivision;

THENCE, North 68°32'20" East, continuing with the common line of said 27.887 acre tract and said subdivision, a distance of 198.33 feet, to a 5/8 inch diameter iron rod found for an exterior corner of the herein described tract, said iron rod being an exterior corner of the said 27.887 acre tract, the East corner of said subdivision, and being in the West line of Old Coupland Road;

THENCE, South 20°46'22" East, with the East line of the said 27.887 acre tract and the West line of Old Coupland Road, a distance of 913.91 feet, to the **POINT OF BEGINNING, CONTAINING** within these metes and bounds 27.887 acres of land, more or less.

All bearings and distances shown herein are based on the Texas Coordinate System, Central Zone (4203) NAD83.

The foregoing Field Notes Description is based on an actual on the ground survey made under my supervision on July 3, 2020, and is true and correct to the best of my knowledge and belief.



Corey Joseph Hall Registered Professional Land Surveyor No. 6362
TBPLS Firm No. 10194152

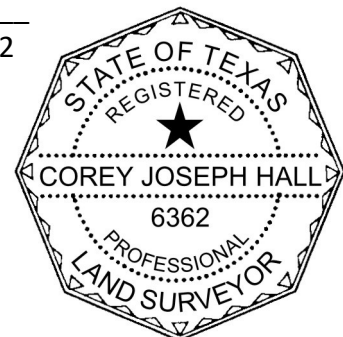
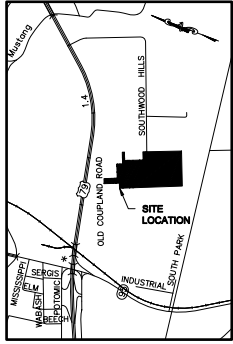


EXHIBIT 2
SITE LAYOUT



LOCATION MAP (NOT TO SCALE)

STREET LENGTHS

BUZAN COURT : 1183 LF
 NORTHCUTT WAY: 862 LF
 LORETTA LANE: 662 LF
 STELLA AVENUE: 375 LF

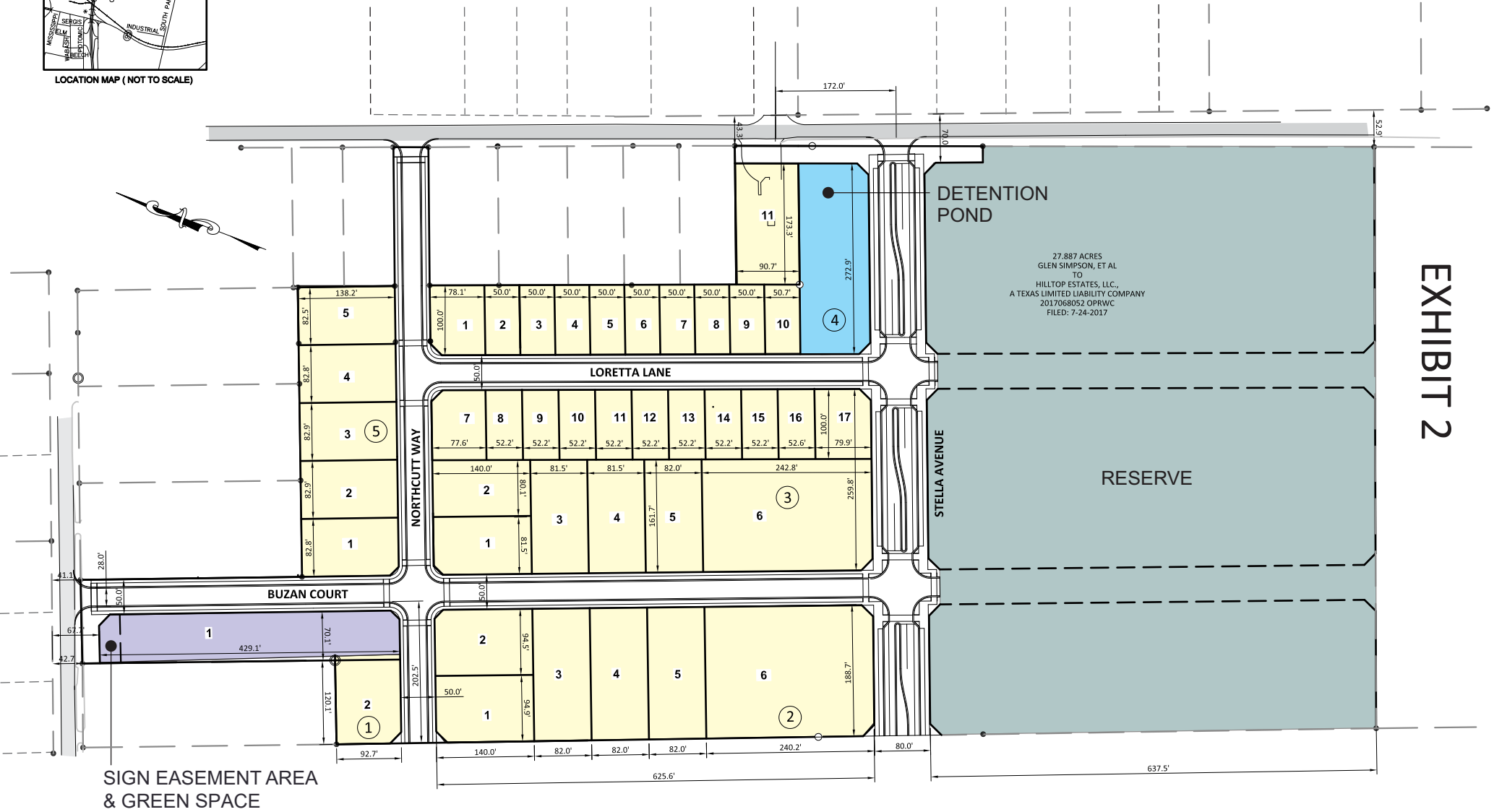


EXHIBIT 2

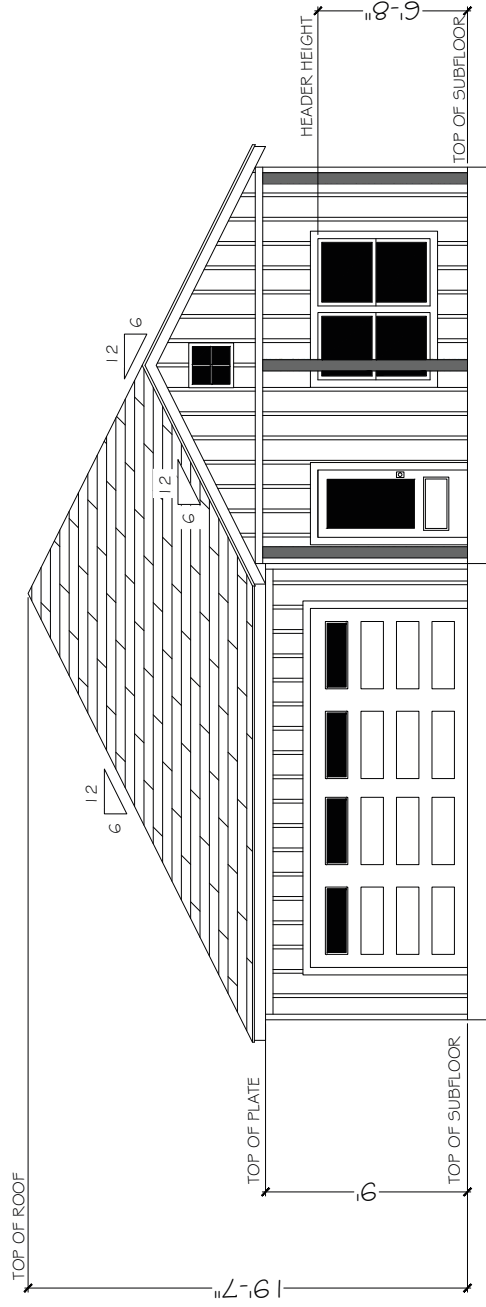
NORTHCUTT - BUZAN ESTATES PRELIMINARY LAYOUT

EXHIBIT 3

STANDARD AND LARGE LOT PRODUCT EXAMPLES



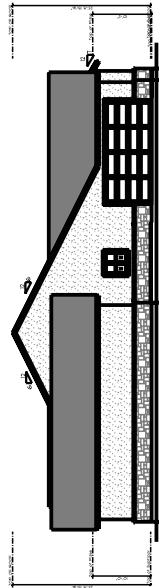
1 FRONT ELEVATION- OPTION 1
1/4" = 1'-0"



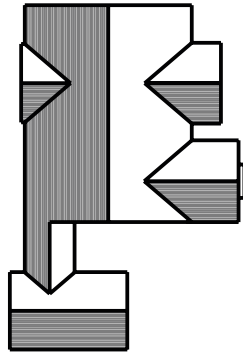
1 FRONT ELEVATION- OPTION 2
1/4" = 1'-0"

NOTE: Builder to modify & build according to Local Building Codes

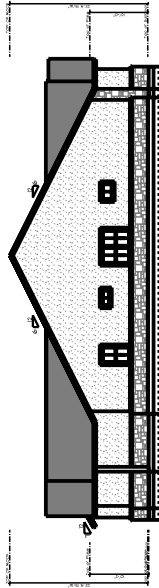
NOTE: Add Ventilation as Required by Code. It is NOT indicated on Plan, except for decorative.



Scale 1/16" = 1'0"



Scale 1/32" = 1'0"



Scale 1/6" = 1'0"

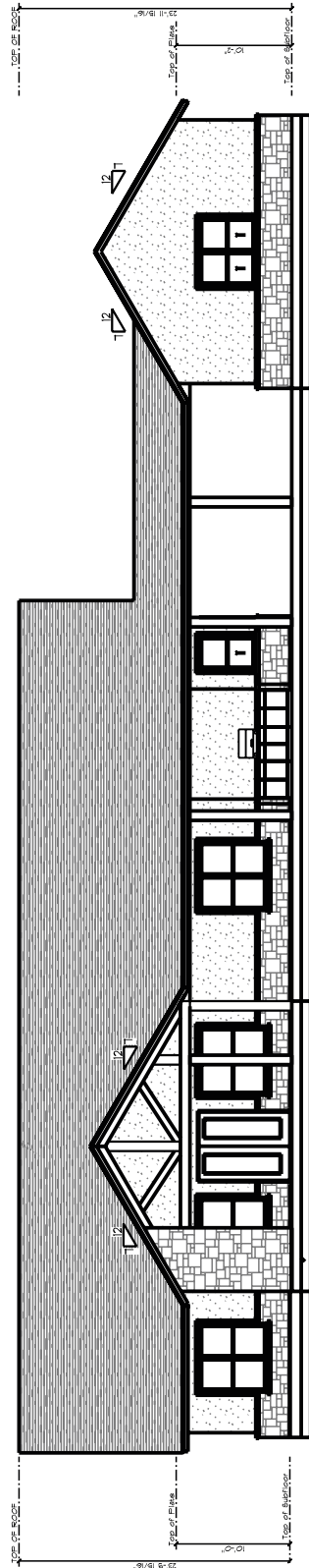
Scale $1/8" = 1'0"$

EXHIBIT 3 - LARGE LOT PRODUCT EXAMPLES

NOTE: Brick walls measured to outside of brick, siding walls measured to outside of stud, NOT siding.

DATE	DATE
8/16/19	8/16/19
DATE	DATE
8/20/19	8/20/19
LB	LB
LB	LB
4/7/2020	4/7/2020
LB	LB
11/9/2020	11/9/2020

SQUARE FOOT

1st Floor	3028	0
2nd Floor	3028	
Total Living		
GARAGE	641	
Pk Porch	247	
Bk Porch	1103	
Gar 2/Casus	908	
Total Area	5927	
Total AC	3028	
Total S/Bto	5927	

DON BY L. DENT

NOTE: These drawings and other related documents are instruments of Linda Boyd Design, for use solely with respect to this project and unless otherwise provided, Linda Boyd Design shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including Copyright.

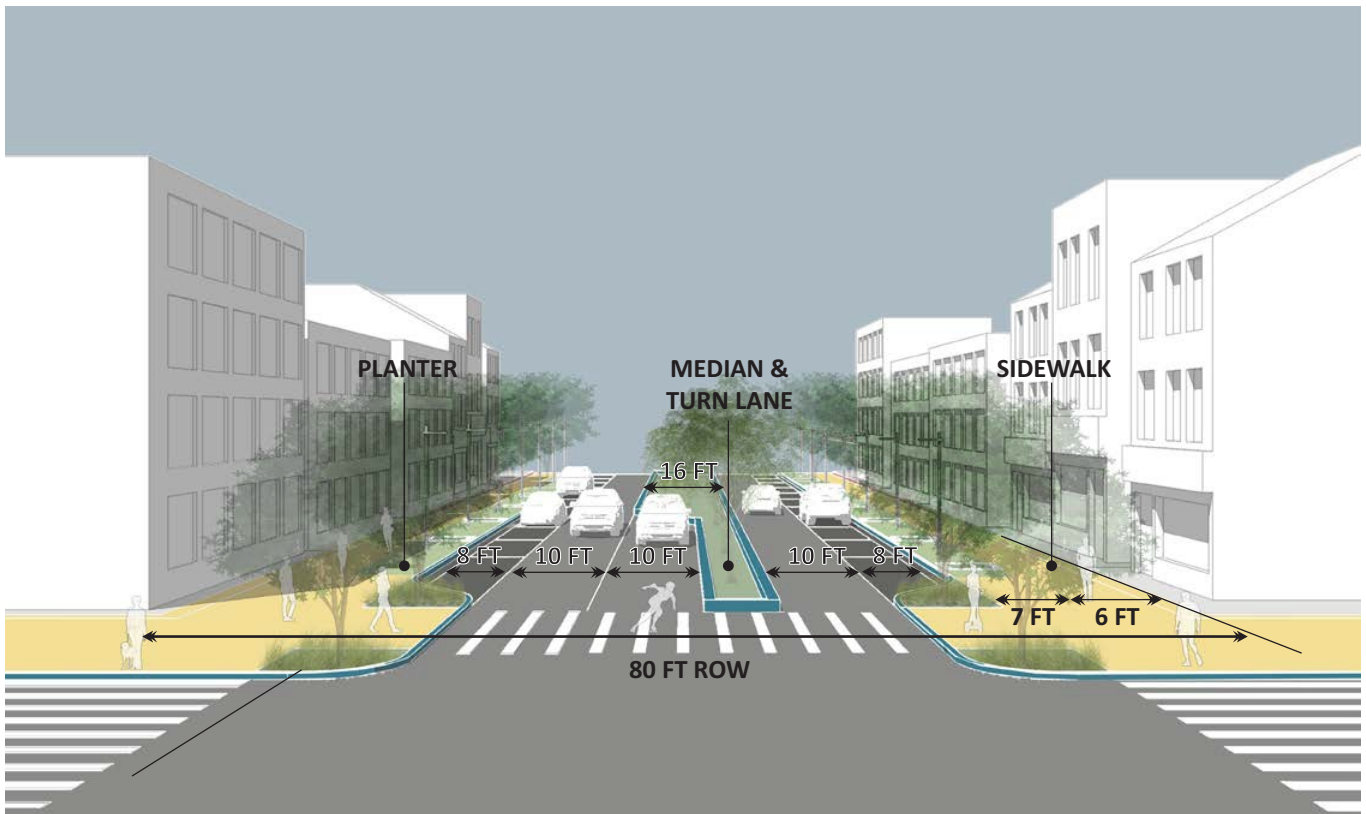
Accepted	Date

EXHIBIT 4

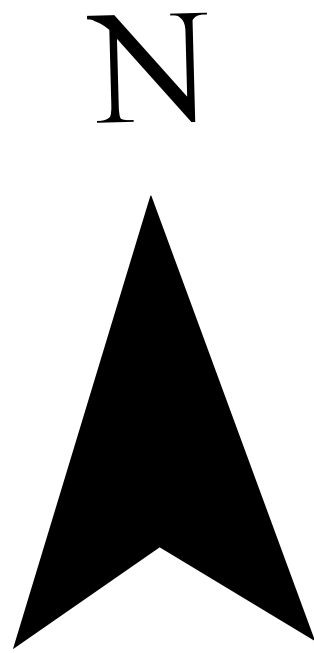
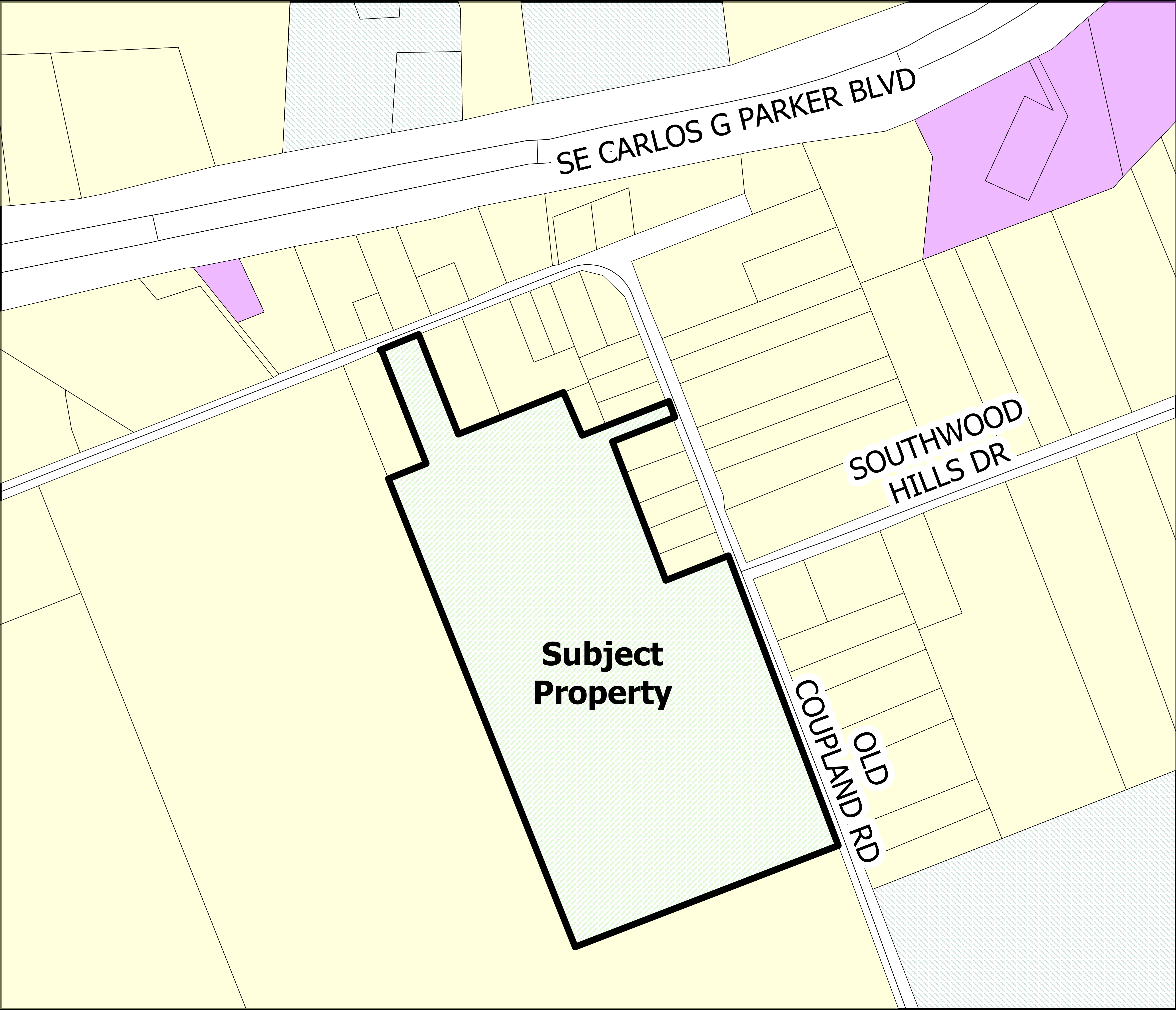
STREET SECTIONS



TYPICAL SECTION (Modified YIELD STREET - Envision Taylor Comprehensive Plan)
(BUZAN COURT/ NORTH CUTT WAY/ LORETTA LANE)



TYPICAL SECTION (NEIGHBORHOOD AVENUE - Envision Taylor Comprehensive Plan)
(STELLA AVENUE)



PZ-2022-1413

**Hilltop Estates PD/Re-Zoning
Proposed Zoning Map
1910 CR 452
Approximately 27.89 Acres**

Legend

- Proposed R-1/RPD Zoning
- Parcels
- Streets
- ZONING**
- B-1
- M-1 Light Industrial
- R-1 Single Family
- R/A Rural Agriculture

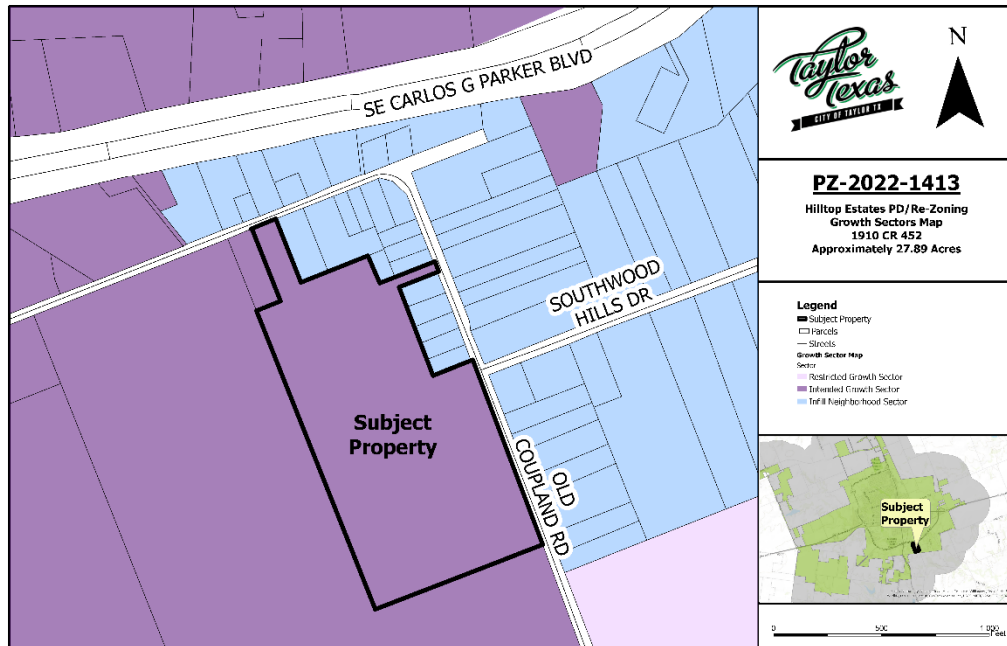
EXHIBIT "C"



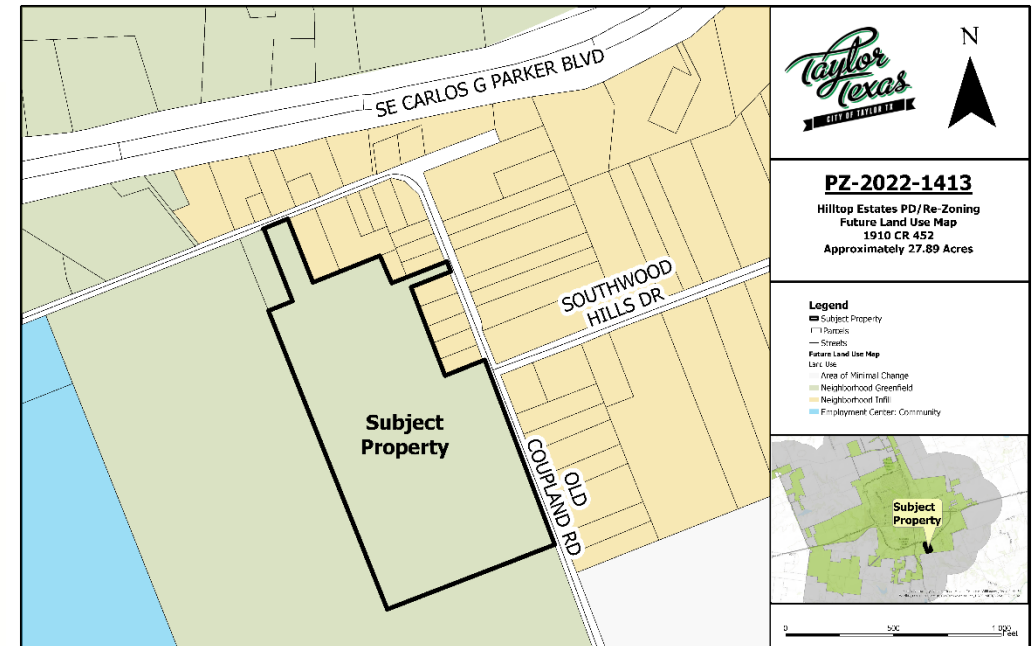
PZ-2022-1413

Hilltop Estates PD/Re-Zoning

Growth Sectors & Future Land Use Maps

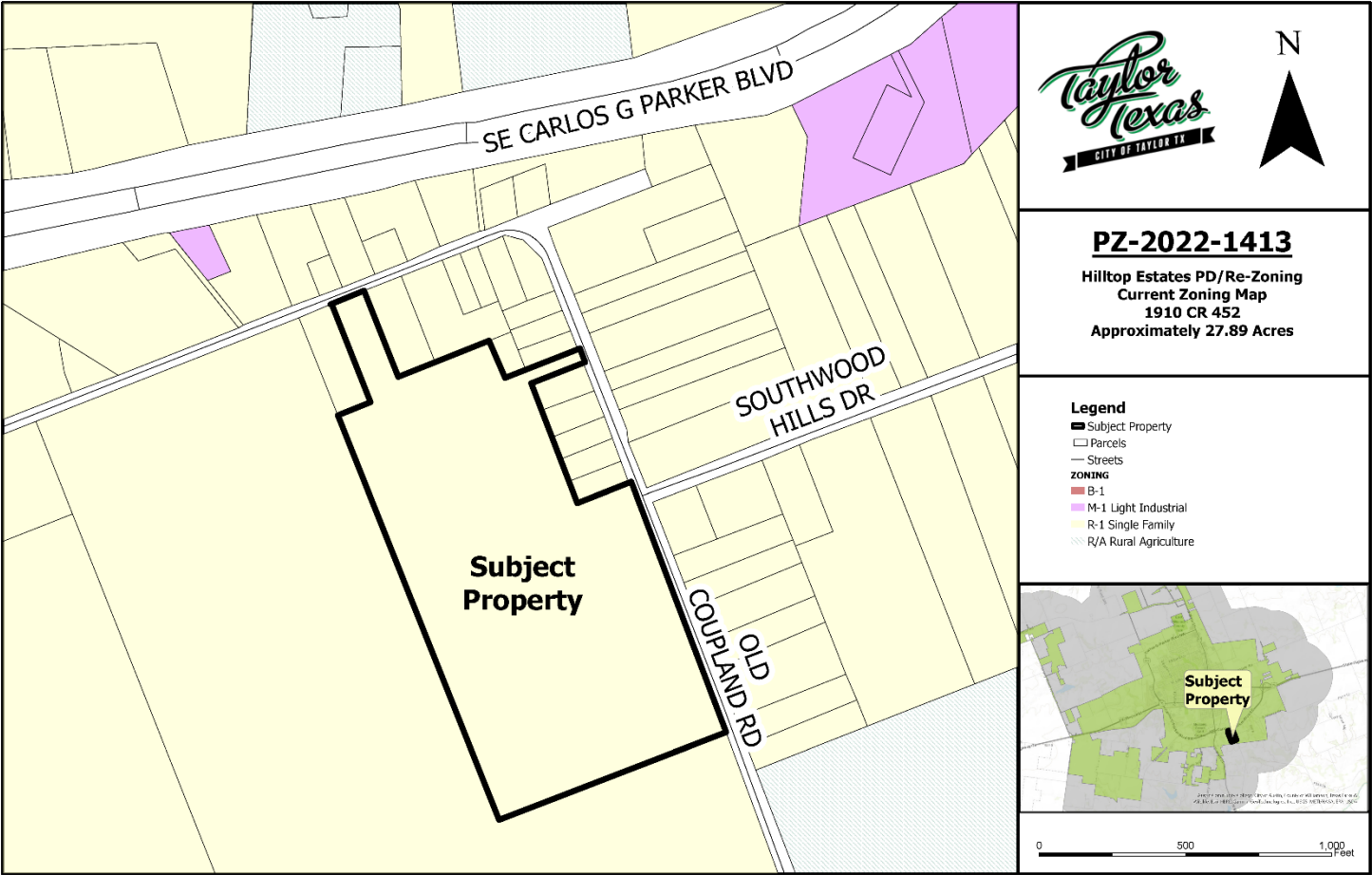


Intended Growth Sector



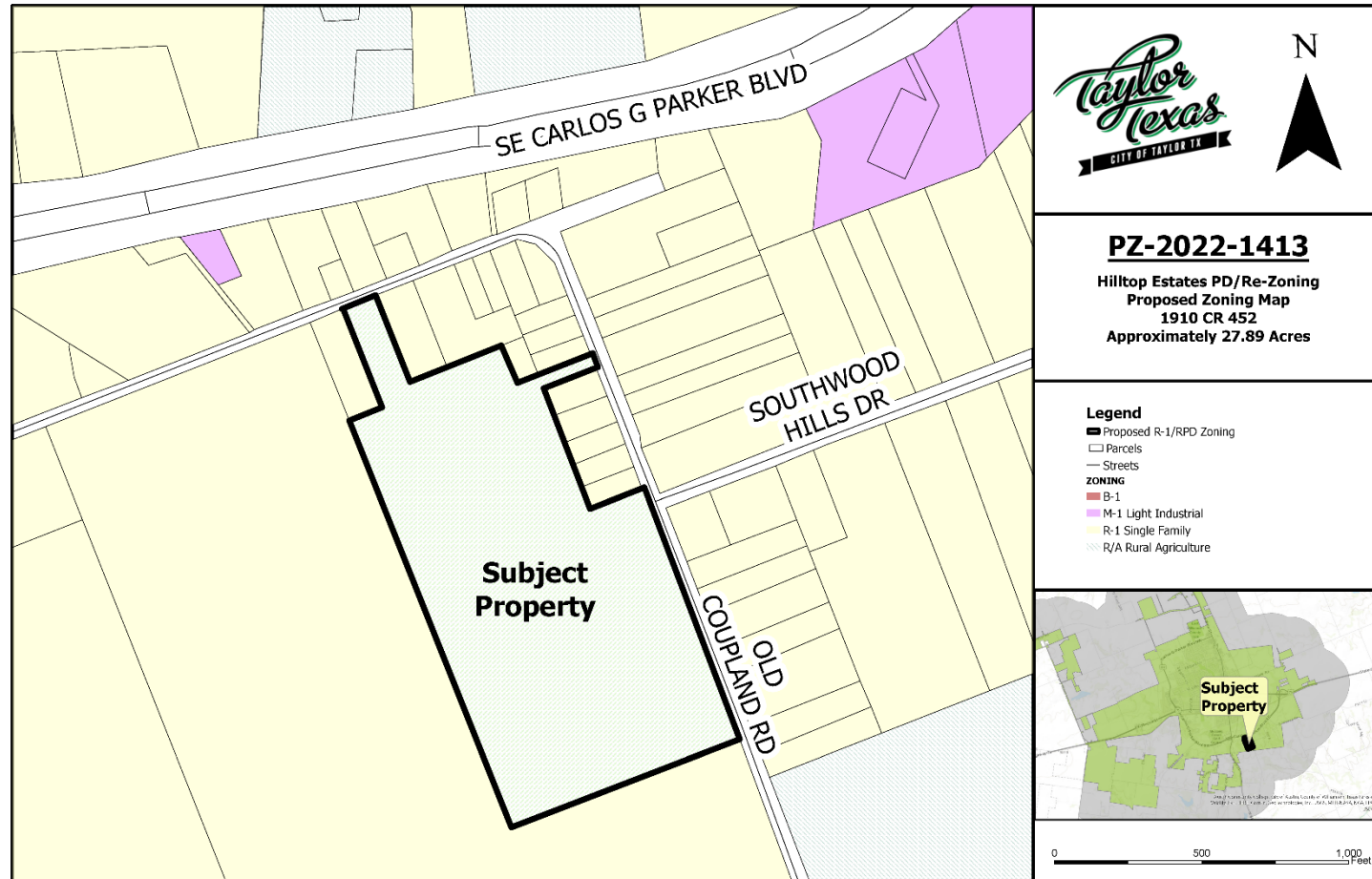
Neighborhood Greenfield

Current Zoning Map



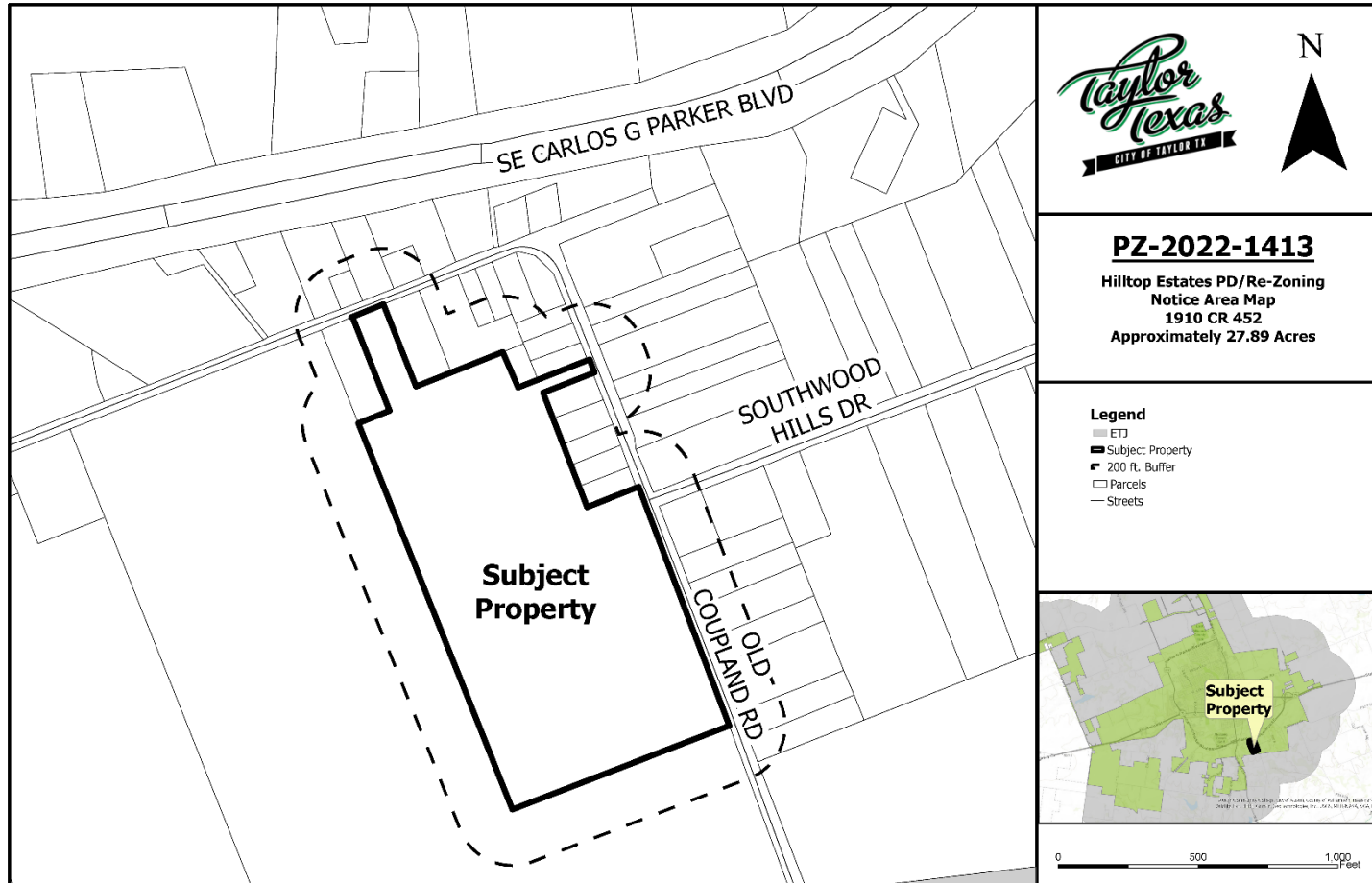
Single-Family Residential (R-1)

Proposed Zoning Map



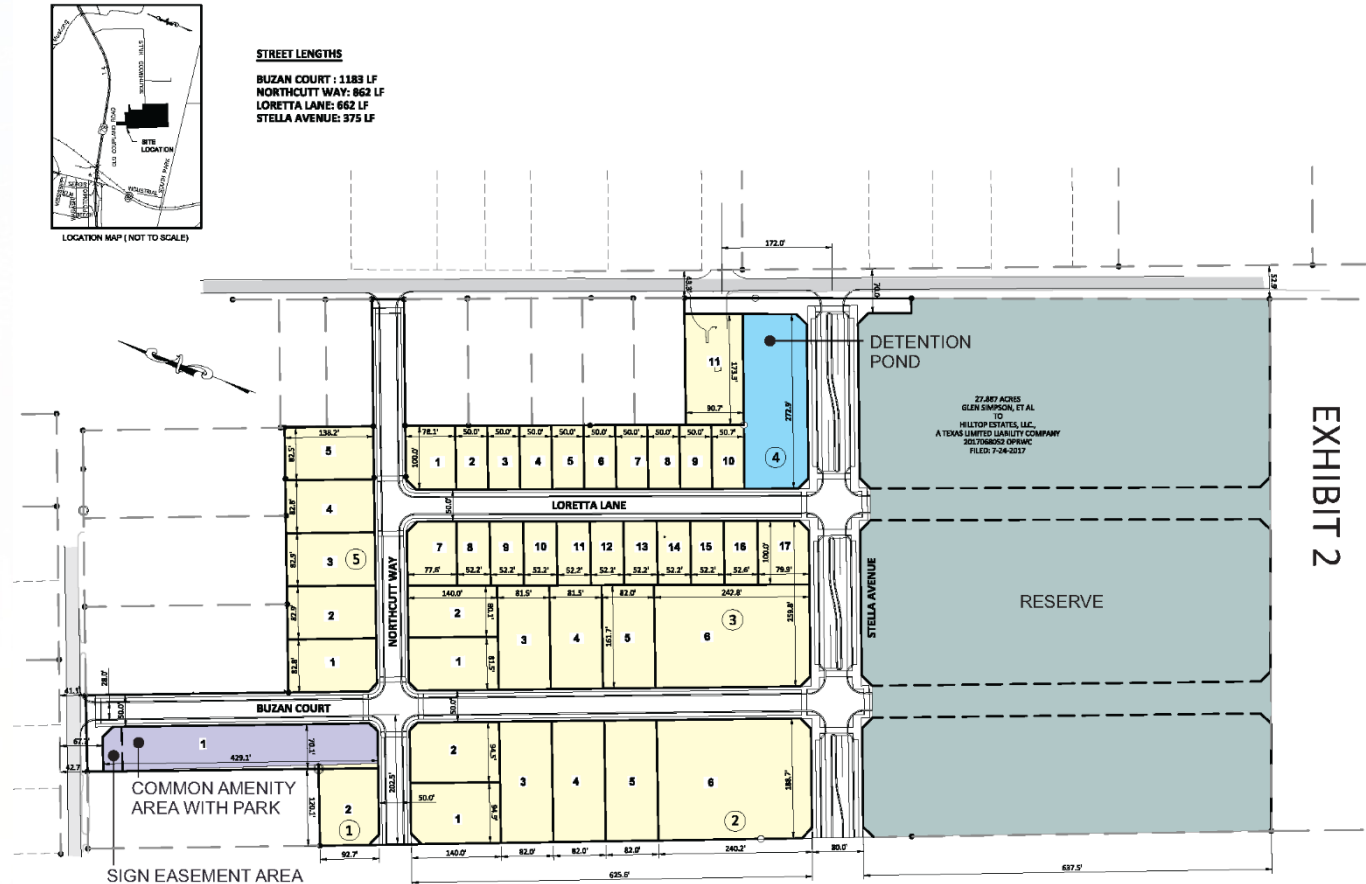
**Single-Family Residential with a Residential Planned
Development Overlay (R-1/RPD)**

Notice Area Map



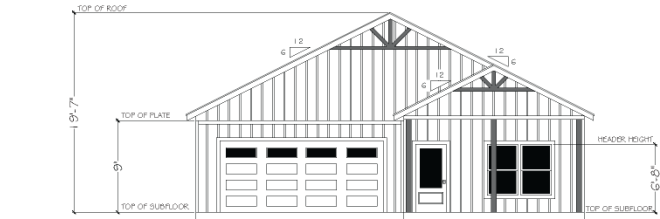
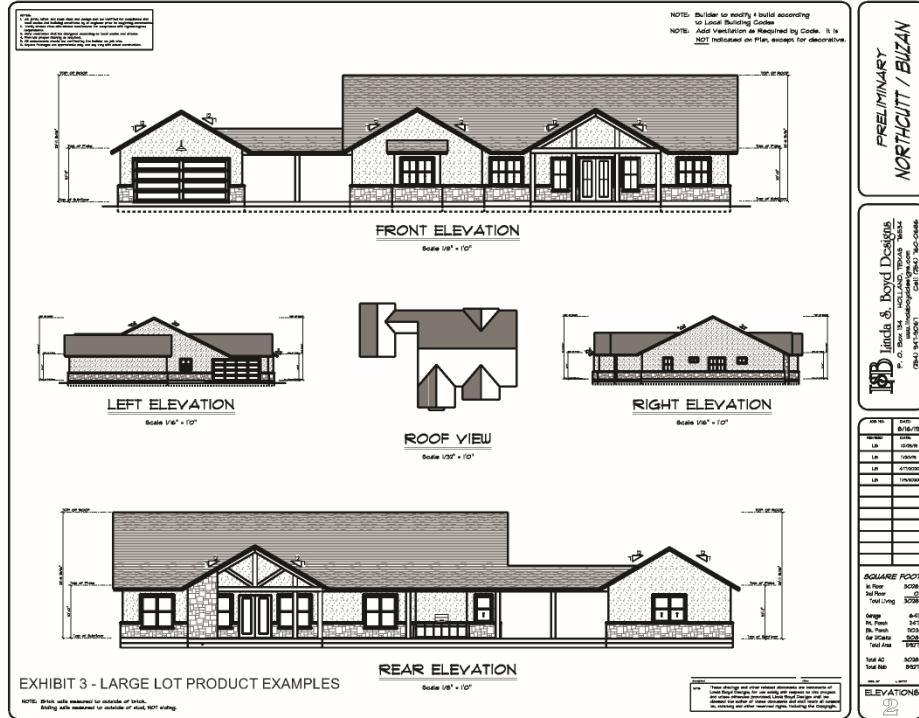
- 40 notices were sent out to adjacent property owners within 200 ft. of the subject property and public entities.
- Staff received 7 neutral responses from the notified parties.

Proposed Site Layout/Neighborhood Design

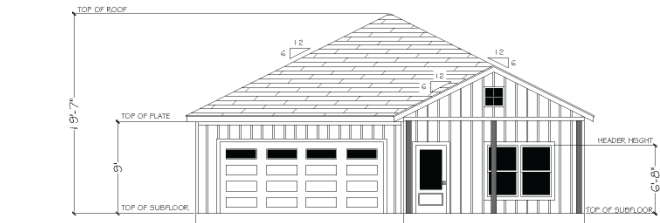


NORTHCUTT - BUZAN ESTATES PRELIMINARY LAYOUT

Proposed Elevations



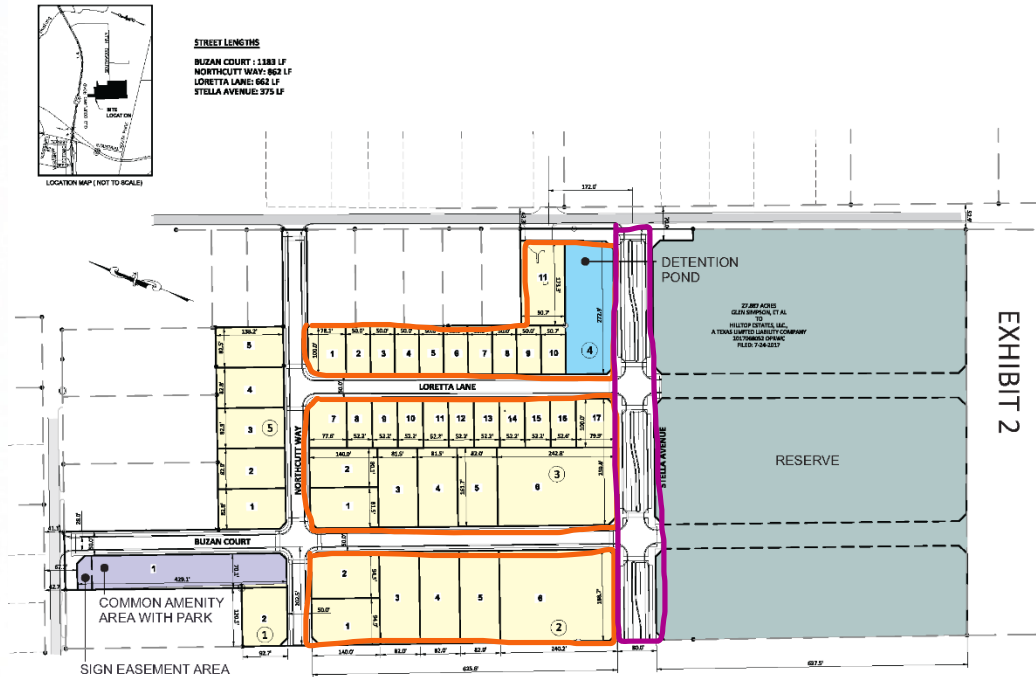
1 FRONT ELEVATION- OPTION 1
1/4" = 1'-0"



1 FRONT ELEVATION- OPTION 2
1/4" = 1'-0"

EXHIBIT 3 - STANDARD LOT PRODUCT EXAMPLES

Highlights of the PD



NORTHCUTT - BUZAN ESTATES PRELIMINARY LAYOUT

- Modifications to the 600' maximum block length requirement were incorporated for Blocks 2, 3, and 4 to permit a 650' maximum block length.
- Per the Transportation Plan, a neighborhood avenue (80 ft. ROW) is required for this development which will be achieved through Stella Avenue. The applicant chose to include verbiage which would permit realigning the avenue and modifying the section standard street section within the Comprehensive Plan.

P&Z Recommendation

The Planning & Zoning Commission recommended unanimous approval of the proposed planned development & re-zoning request as it meets the intent of the Comprehensive Plan.



City Council Meeting August 11, 2022 Transmittal Letter

STRATEGIC PILLAR

- ☒ Streets/Infrastructure
- ☒ Quality of Life
- ☒ Economic Vitality

Agenda Item #: 6

Agenda Title: Consider Ordinance 2022-27 regarding a request to amend the Future Land Use Map designation of approximately 75.29 acres of land, addressed as 14501 and 14511 US 79, more particularly described by Williamson Central Appraisal District Parcels R019338, R019992, R020101, and R020102, consisting of Lots 1-14, Block 4 and Lots 1-15, Block 5, John O. Baker Subdivision, part of and out of the H.G. Johnson Survey, Abstract No. 348, Taylor, Williamson County, Texas.

Council Action to be taken: Consider ordinance adoption

Department Submitted: Development Services

Staff Contact: Tom Yantis, Assistant City Manager

1. PURPOSE/DESCRIPTION

This agenda item provides for Council to consider an amendment to the comprehensive plan and the Future Land Use map to change the Future Land Use designation of Area of Minimal Change and Open Space to Employment Center: Regional and Open Space on approximately 75.29 acres of land.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The subject property is currently identified as Area of Minimal Change and Open Space within the Future Land Use map. The applicant has requested to redesignate the subject property from Area of Minimal Change to Employment Center: Regional and preserve the Open Space designation as it is within the Federal Emergency Management Agency ("FEMA") Special Flood Hazard Area (100-year floodplain).

If approved, the new land use designation would enable the property owner to seek a rezoning to allow for the development of an Industrial use on the property. Staff supports the request for changing the land use designation for a portion of the property to Employment Center: Regional at this location due to the proximity of other identical designations adjacent to the subject property, its adjacency to the Taylor Municipal Airport and to U.S. Highway 79.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Ensures the Comprehensive Plan remains current and reflects changes that have occurred since the plan's adoption. • Adds an increase in job availability to the Taylor market. • Development on the subject property will utilize existing utility infrastructure. • Proposes an ideal location for Industrial type uses. Subject property is near other Employment Center designations (the presence of the Flood Plain would not encourage residential in the area).	• Upgrades to the existing airport lift station will be required.

4. RECOMMENDATION

At their July 12, 2022 meeting the Planning and Zoning Commission recommended City Council approve the proposed amendment.

5. FUNDING SOURCE

N/A

6. TIMELINE

- Envision Taylor Comprehensive Plan was adopted November 18, 2021
- Planning and Zoning Commission recommendation July 12, 2022
- Amendment public hearing and adoption July 28, 2022, and August 11, 2022, respectively.

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

- 6a. [Staff Report](#)
- 6b. [Letter of intent](#)
- 6c. [Utility statement](#)
- 6d. [Growth Sectors map](#)

- 6e. [Existing Future Land Use map](#)
- 6f. [Proposed Future Land Use map](#)
- 6g. [Notice Area Map](#)
- 6h. [Ordinance 2022-27](#)
 - 6h(a) [Metes and Bounds Description](#)
 - 6h(b) [Proposed Future Land Use Map](#)
- 6i. [PowerPoint presentation](#)

City of Taylor
PZ-2022-1477
Comprehensive Plan Amendment – Future Land Use Designation
Staff Report

Item Details

- Subject Property:** 14501 and 14511 U.S. Highway 79
- Total Acreage:** Approximately 75.29 acres
- Legal Description:** Approximately 75.29 acres of land addressed as 14501 and 14511 US 79, more particularly described by Williamson Central Appraisal District Parcels R019338, R019992, R020101, and R020102, consisting of Lots 1-14, Block 4 and Lots 1-15, Block 5, John O. Baker Subdivision, part of and out of the H.G. Johnson Survey, Abstract No. 348, Taylor, Williamson County, Texas.
- Property Owner(s):** David Cersonsky, President and Owner & Timothy R. Hines, Vice President and Owner of Taylor Texas Holdings, Inc. and Highway 79 Development, Inc.
- Representative:** Clayton Strolle, Westwood Professional Services
- Request:** A request to amend the Future Land Use Map designation of approximately 75.29 acres from the designations of Area of Minimal Change and Open Space to Employment Center: Regional and Open Space respectively.
- Case History:** This is the first hearing of this request.

Overview of Applicant's Request & Background

The property owner and their representative engaged staff with their prospective plans to develop the subject property as an Industrial/Warehouse location. The subject property is currently identified as Area of Minimal Change and Open Space within the Future Land Use map. Discussions with staff and the property owner and their representative resulted in their response to apply for a request to redesignate the subject property from Area of Minimal Change to Employment Center: Regional and preserve the Open Space designation as it is within the Federal Emergency Management Agency ("FEMA") Special Flood Hazard Area.

Location:

The subject property is located along U.S. Highway 79, just west of the Taylor Municipal Airport. The subject property has minimal immediate frontage to the highway as it is configured as a flag lot.



Physical and Natural Features:

The subject property gently slopes in elevation from northwest (highest) to southeast (lowest) and consists of a combination of dense creekside vegetation towards the east and southeastern property boundaries and vacant land devoid of vegetation along the north-northwestern property boundaries. A residence and several accessory structures exist centrally to the property. Mustang Creek and several tributaries bisect the easternmost part of the subject property. This area of study by FEMA has deemed the area to have a 1% chance of flooding annually (i.e., the 100-year floodplain).

Growth Sector Designations:

The Growth Sectors Map identifies the areas in Taylor and its Extra-territorial jurisdiction (ETJ) where development and redevelopment are intended, where they should be controlled, and areas where they should be restricted. The subject property is located within the Controlled Growth Sector. The Controlled Growth Sector consist of areas that can support limited development based on proximity to an existing or planned Thoroughfare. The Controlled Growth Sector should be limited in area to nodes where infrastructure or services already exist, but these areas are not adjacent to the existing developed areas. This designation allows limited development and as such the subject property abuts existing small-scale developments to the immediate south (DaVita Taylor Dialysis), and east (United Ag & Turf, and Nyle Maxwell Car Dealership) and west (Best Western Inn and Taylor Municipal Airport) along U.S. Highway 79 which are also in the Controlled Growth Sector.

Future Land Use and Zoning Designations:

The adopted Comprehensive Plan, Envision Taylor identifies Future Land Use designations to guide growth in Taylor. The subject property was assigned the land use designation as, Area of Minimal Change. This designation is characterized as areas lacking in street and utility infrastructure. These areas are not intended to accommodate future growth and redevelopment and should generally see minimal change during the time frame of the Envision Taylor Comprehensive Plan.

Area of Minimal Change was placed on a majority of the properties along U.S. 79 due to the lack of wastewater infrastructure spanning from the Taylor Municipal Airport east to the city limit boundary. The Growth Sector designations work to assure the city is developing under the fiscal scenario which aims to limit new growth outside the existing infrastructure footprint and focus growth into compact and mixed-use centers.

Employment Centers are mixed use areas centered around office or industrial uses that can support significant employment. The office and industrial uses help support local retail and restaurants. The proposed Future Land Use designation of Employment Center currently encompasses 1,784 acres within the city. Land uses and building types should include the following percentages:

- Retail – 22.5%, Office – 10%, Mixed Use – 2.5%, Public – 5%, and Industrial 60%

The subject property is currently zoned R/A (Rural Agriculture).

Direction	Future Land Use	Existing Land Use
North	Employment Center: Regional & Open Space	Vacant Land + Flood Plain
South	Area of Minimal Change	Commercial Businesses & Residences
East	Employment Center: Regional & Open Space	Taylor Municipal Airport
West	Area of Minimal Change	Agricultural Land

Utilities

The subject property is located within the City's service area for water and wastewater. Currently a 16-inch water line runs along the frontage of U.S. 79 and spans the width of the subject property. In 2011 a neighboring development, Clark Travel, located just south of the subject property (3406 W. 2nd St.), entered into an agreement with the City of Taylor and the Taylor Economic Development Corporation ("EDC") to extend a wastewater line to their site. The wastewater line consists of a 12-inch main that extends from the 24-inch line at the airport and through the southern portion of the subject property to reach the Clark Travel property. Upon investigation and budding interest to develop the general area around the airport it was determined that the lift station at the airport required improvements to sustain activity. The subject property representative, Clayton Strolle, consulted the City's engineer, Jacob Walker, who stated that the City is aware of the deficiency for capacity at the lift station and a project, "to improve the pump capabilities to the lift station and drainage improvements to eliminate some inflow and infiltration (I&I) from getting into the wet well during rain events... has been added to the City's budget for fiscal year 2022-2023 as an impact fee project and should be implemented next Spring/Summer if the project is approved by Council as part of the budget." With this improvement to the wastewater system, the subject property will have the opportunity to utilize the improved capacity in the airport liftstation.

Transportation

The subject property gains access from U.S. 79 which is identified within the Transportation Plan in the Envision Taylor Comprehensive Plan as a Regional Roadway. U.S. 79 moves traffic between the City of Taylor and other communities. Additionally, the Transportation Plan has proposed a Community Boulevard within the subject property. Community Boulevards function as primary routes that connect to major areas of the city. The presence of the floodplain also calls for an addition to the proposed trail system. Trails are intended to be 10' to 12' wide and should serve both pedestrian and bicycle traffic.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the Future Land Use map amendment request (14 notices), a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, June 26, 2022.

Staff Analysis

The request for the subject property is a Comprehensive Plan Amendment from the Future Land Use designation of Area of Minimal Change to Employment Center: Regional and allowing the designation of Open Space to remain as is.

The request would enable the property owner to seek a rezoning to allow for the development of an Industrial use on the property proceeding. Staff supports the request for changing the land use designation for a portion of the property to Employment Center: Regional at this location due to the proximity of other identical designations adjacent to the subject property, its adjacency to the Taylor Municipal Airport and to U.S. Highway 79. As mentioned previously, there are currently wastewater system improvements that are needed in order to provide sufficient capacity for development of this property. The applicant is proposing to keep the Open Space designation for the floodplain which will ensure that development does not occur in a flood prone and environmentally sensitive area.

The subject property meets the following land use policies:

- **LU 8 – A jobs-housing balance that supports people living and working in Taylor should be encouraged.**
 - The addition of an industrial site would likely provide an increase to jobs available within Taylor.
- **LU9 – Promote development patterns that maximize the use of existing infrastructure and land before expanding infrastructure to underdeveloped areas.**
 - The applicant currently has access to water and wastewater on their property and would likely only be required to extend as needed (lateral lines to buildings).

The subject property fails to meet the following land use policies:

- **LU11 – Development and infrastructure decisions and regulations should result in an increase in population density and revenue per acre.**
 - While the improvement to the land will increase the revenue per acre the uses are singular in that they will only speak to commercial/industrial uses, and it is not likely that individual residential lots or multi-family will occupy the subject property to increase the density of the area.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission is charged with reviewing all requests for Comprehensive Plan Amendment – Future Land Use Designation and recommends to City Council either in favor of or opposition to each request. In determining a recommendation on a Comprehensive Plan Amendment – Future Land Use Designation request, the Planning and Zoning Commission members consider the following factors:

Will the proposed Future Land Use amendment result in a Future Land Use designation that is more consistent with the text and policies of the Comprehensive Plan than the current designation of the property?

- The current designation of the property as Area of Minimal Change is a direct correlation to the City's desire to limit new growth outside the existing infrastructure footprint and focuses growth into compact and mixed-use centers. However, the applicant has proven that there is presence of a wastewater and water lines that are accessible from the subject property. The traffic impact would likely increase with the proposed development, but the developer will be required to implement the requirements for new transportation facilities as shown in the Transportation Plan.

Would the proposed amendment result in a land use that is more compatible with the current and future land uses of adjacent and nearby property?

- The proposed amendment to Employment Center: Regional would match other adjacent designations to include properties to the immediate west and north. The Open Space designation would be required to remain untouched as the area is identified by FEMA as a Special Flood Hazard Area. Other sites nearby are also inundated by the floodplain and their designation of Open Space would also remain untouched. Currently there are very minimal residences nearby and as such there would be minimal negative impact from the proposed industrial development. Additionally, abutting properties that already have the Employment Center designation would not likely be compatible with any residential uses on the subject property. Therefore, the applicant has chosen a more appropriate designation for their property as opposed to a less intense and/or residential designation.

Would the proposed amendment result in more efficient use of publicly financed community facilities and infrastructure?

- Ultimately the extension of utilities to the subject property/proposed buildings is the responsibility of the developer. In 2011, the city partnered with the EDC and Clark Travel to extend a wastewater line. The subject property will benefit from that extension and the proposed upgrades to the Airport lift station will benefit many other nearby sites to include the subject property, should the proposal be approved by City Council. Thoroughfares and trails bisecting or surrounding the subject property would be required to be constructed or have right-of-way dedicated for future construction.

Could the proposed amendment create or cause an increase in adverse impacts on the natural environment, especially water, green space/open space preservation, and air quality?

- Staff intends for the Open Space designation to remain as it is and does not encourage development in the floodplain. Preliminary plans by the applicant have not identified development in the floodplain/open space areas. Additionally, the development will likely require an area for detention to capture runoff.

Attachments:

1. Letter of Intent from Applicant
2. Utility Statement from City Engineer
3. Growth Sector Map
4. Future Land Use Map – Existing
5. Future Land Use Map – Proposed
6. Notice Area Map
7. Proposed Ordinance 2022-27
 - a) Metes and Bounds Description
 - b) Proposed Future Land Use Map



June 21, 2022
PK No.: 0100

Mrs. Courtney Peres
CITY OF TAYLOR
Development Services
400 Porter Street
Taylor, Texas 76574

Re: **Stillwater 76 – Future Land Use Map Ammendment**
Taylor, Williamson County, Texas

Dear Mrs. Peres:

The proposed site in the attached is being requested for a future land use of Industrial. The site is approximately 75.28 acres and is currently being used for agriculture purposes. The request is being done to allow the site to be zoned industrial in the near future to allow for industrial buildings. There is currently an existing sanitary sewer line that runs through the site and a water line adjacent to the site. Both have capacity to serve the site. The proposed future land use advances the goals and policies of the Comprehensive Plan by allowed for aligning uses on the west side of the city that currently has industrial to the south and to the west. The site will not increase the flood hazard with the detention that is being proposed on the site and the building will have many different uses to fulfill many different tenants on the market.

If you have any questions regarding the enclosed items or need any additional information, please call me at your convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Clayton J. Strolle'.

Clayton J. Strolle, P.E., LEED®AP

CJS
0100_Stillwater 76

Clayton Strolle

From: Walker, Jacob <Jacob.Walker@hdrinc.com>
Sent: Monday, June 13, 2022 2:28 PM
To: Brandon Easterling; Clayton Strolle; Lindner, Heather R.
Cc: Jim Gray; Vasquez, Javier; Tom Yantis; David Cersonsky; Jeffrey Wood
Subject: RE: City of Taylor - City Engineer

Follow Up Flag: Follow up
Flag Status: Flagged

Clayton/Brandon,

This was discussed at length in the meeting on 6/2. There is an immediate project identified to improve the pump capabilities of the lift station and drainage improvements to eliminate some I&I from getting into the wet well during rain events. This is being added to the City's budget for 22'-23' as an impact fee project and should be implemented next Spring/Summer if the project is approved by Council as part of the budget.

I'm not sure if that is the "green light" for the entire project as you're requesting, but that's the immediate solution for the sewer issue that the City is going to pursue.

Thanks.

Jacob E. Walker, P.E.
Associate | Project Manager
City of Taylor – City Engineer

HDR
710 Hesters Crossing, Suite 150
Round Rock, Texas 78681
D 512.685.2938 M 409.720.8335
jacob.walker@hdrinc.com

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From: Brandon Easterling <Brandon.Easterling@StillwaterCapital.com>
Sent: Monday, June 13, 2022 2:17 PM
To: Clayton Strolle <cstrolle@pkce.com>; Lindner, Heather R. <Heather.Lindner@hdrinc.com>; Walker, Jacob <jacob.walker@hdrinc.com>
Cc: Vasquez, Javier <javier.vasquez@hdrinc.com>; Tom Yantis <tom.yantis@taylortx.gov>; David Cersonsky <dcjm215@gmail.com>
Subject: RE: City of Taylor - City Engineer

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I think everyone on this email thread would like to know the same thing.....

Brandon Easterling
Stillwater Capital
Central Texas Partner

2905 San Gabriel, #204
Austin, Texas 78705
(512) 371-5820
Brandon.easterling@stillwatercap.com

From: Clayton Strolle <cstrolle@pkce.com>
Sent: Monday, June 13, 2022 1:27 PM
To: Lindner, Heather R. <Heather.Lindner@hdrinc.com>; Brandon Easterling <Brandon.Easterling@StillwaterCapital.com>; Walker, Jacob <jacob.walker@hdrinc.com>
Cc: Vasquez, Javier <javier.vasquez@hdrinc.com>; Tom Yantis <tom.yantis@taylortx.gov>; David Cersonsky <dcjm215@gmail.com>
Subject: RE: City of Taylor - City Engineer

Heather

Based on our meeting a week or so ago can you send me the email that I can upload stating there is a solution in the works and the project can move forward?

Just want to upload for records.

Clayton Strolle, PE, LEED AP

Director, Commercial Market
cstrolle@pkce.com

Pacheco Koch

a **Westwood** company

O: 512.485.0831

M: 214.906.6855

pkce.com • westwoodps.com

From: Lindner, Heather R. <Heather.Lindner@hdrinc.com>
Sent: Monday, May 16, 2022 5:39 PM
To: Clayton Strolle <cstrolle@pkce.com>; Brandon Easterling <Brandon.Easterling@StillwaterCapital.com>; Walker, Jacob <jacob.walker@hdrinc.com>
Cc: Vasquez, Javier <javier.vasquez@hdrinc.com>; Tom Yantis <tom.yantis@taylortx.gov>; David Cersonsky <dcjm215@gmail.com>
Subject: RE: City of Taylor - City Engineer

This afternoon we presented the City some options comparing a lift station upgrade with a gravity option, to serve this property as well as other projected growth in the area. We will discuss those options with the City and get back with you once we have a better understanding of how the City would like to proceed.

Heather Lindner, PE

D 210.841.2826

M 210.882.7026

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From: Clayton Strolle <cstrolle@pkce.com>
Sent: Monday, May 16, 2022 10:57 AM
To: Lindner, Heather R. <Heather.Lindner@hdrinc.com>; Brandon Easterling <Brandon.Easterling@StillwaterCapital.com>; Walker, Jacob <jacob.walker@hdrinc.com>
Cc: Vasquez, Javier <javier.vasquez@hdrinc.com>; Tom Yantis <tom.yantis@taylortx.gov>; David Cersonsky

<dcjm215@gmail.com>

Subject: RE: City of Taylor - City Engineer

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Heather

Any update on this one?

Clayton Strolle, PE, LEED AP

Director, Commercial Market
cstrolle@pkce.com

Pacheco Koch

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O: 512.485.0831

M: 214.906.6855

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From: Lindner, Heather R. <Heather.Lindner@hdrinc.com>

Sent: Wednesday, May 11, 2022 6:32 AM

To: Brandon Easterling <Brandon.Easterling@StillwaterCapital.com>; Clayton Strolle <cstrolle@pkce.com>; Walker, Jacob <jacob.walker@hdrinc.com>

Cc: Vasquez, Javier <javier.vasquez@hdrinc.com>; Tom Yantis <tom.yantis@taylor.tx.gov>; David Cersonsky <dcjm215@gmail.com>

Subject: RE: City of Taylor - City Engineer

We have been communicating with the City and Public Works on the Airport lift station issues, and are currently evaluating options the possibility of serving the current Airport lift station service area by gravity.

Heather Lindner, PE

D 210.841.2826

M 210.882.7026

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From: Brandon Easterling <Brandon.Easterling@StillwaterCapital.com>

Sent: Tuesday, May 10, 2022 4:49 PM

To: Clayton Strolle <cstrolle@pkce.com>; Lindner, Heather R. <Heather.Lindner@hdrinc.com>; Walker, Jacob <jacob.walker@hdrinc.com>

Cc: Vasquez, Javier <javier.vasquez@hdrinc.com>; Tom Yantis <tom.yantis@taylor.tx.gov>; David Cersonsky <dcjm215@gmail.com>

Subject: RE: City of Taylor - City Engineer

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Heather,

Can you respond on this today please?

Brandon Easterling

Stillwater Capital
Central Texas Partner
2905 San Gabriel, #204
Austin, Texas 78705
(512) 371-5820
Brandon.easterling@stillwatercap.com

From: Clayton Strolle <cstrolle@pkce.com>
Sent: Tuesday, May 10, 2022 1:26 PM
To: Lindner, Heather R. <Heather.Lindner@hdrinc.com>; Brandon Easterling <Brandon.Easterling@StillwaterCapital.com>; Walker, Jacob <jacob.walker@hdrinc.com>
Cc: Vasquez, Javier <javier.vasquez@hdrinc.com>; Tom Yantis <tom.yantis@taylortx.gov>; David Cersonsky <dcjm215@gmail.com>
Subject: RE: City of Taylor - City Engineer

Heather

Any update on this one?

Clayton Strolle, PE, LEED AP

Director, Commercial Market
cstrolle@pkce.com

Pacheco Koch
a **Westwood** company

O: 512.485.0831
M: 214.906.6855

pkce.com • westwoodps.com

From: Lindner, Heather R. <Heather.Lindner@hdrinc.com>
Sent: Wednesday, May 4, 2022 2:56 PM
To: Brandon Easterling <Brandon.Easterling@StillwaterCapital.com>; Clayton Strolle <cstrolle@pkce.com>; Walker, Jacob <jacob.walker@hdrinc.com>
Cc: Vasquez, Javier <javier.vasquez@hdrinc.com>; Tom Yantis <tom.yantis@taylortx.gov>; David Cersonsky <dcjm215@gmail.com>
Subject: RE: City of Taylor - City Engineer

Brandon and Clayton,

We are coordinating with public works to understand their concerns with the lift station, so a solution can be proposed. We understand this is time sensitive for you, and we will follow up with more information shortly.

Thank you,
Heather

Heather Lindner, PE
D 210.841.2826
M 210.882.7026

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From: Brandon Easterling <Brandon.Easterling@StillwaterCapital.com>
Sent: Wednesday, May 4, 2022 9:47 AM

To: Clayton Strolle <cstrolle@pkce.com>; Lindner, Heather R. <Heather.Lindner@hdrinc.com>; Walker, Jacob <jacob.walker@hdrinc.com>
Cc: Vasquez, Javier <javier.vasquez@hdrinc.com>; Tom Yantis <tom.yantis@taylortx.gov>; David Cersonsky <dcjm215@gmail.com>
Subject: RE: City of Taylor - City Engineer

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Totally agree with you Clayton, we need some certainty regarding next steps if in fact the lift station has capacity issues, we need a plan and an understanding of what can/will be done to accommodate our needs.

Look forward to hearing back from you Heather.

Brandon Easterling
Stillwater Capital
Central Texas Partner
2905 San Gabriel, #204
Austin, Texas 78705
(512) 371-5820
Brandon.easterling@stillwatercap.com

From: Clayton Strolle <cstrolle@pkce.com>
Sent: Wednesday, May 4, 2022 7:56 AM
To: Lindner, Heather R. <Heather.Lindner@hdrinc.com>; Brandon Easterling <Brandon.Easterling@StillwaterCapital.com>; Walker, Jacob <jacob.walker@hdrinc.com>
Cc: Vasquez, Javier <javier.vasquez@hdrinc.com>; Tom Yantis <tom.yantis@taylortx.gov>
Subject: RE: City of Taylor - City Engineer

Heather

We had a call with the city last week and we mentioned this email on that we had capacity for the industrial site but the Public Works director at the city mentioned that was incorrect. He mentioned there are some operation issues at the lift station and we do not really have capacity. Can we get this nailed down as that was the biggest item from our predevelopment meeting with the city.

Are you free to discuss?

Clayton Strolle, PE, LEED AP
Director, Commercial Market
cstrolle@pkce.com
Pacheco Koch
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M: 214.906.6855

pkce.com • westwoodps.com

From: Lindner, Heather R. <Heather.Lindner@hdrinc.com>
Sent: Wednesday, April 13, 2022 4:42 PM
To: Brandon Easterling <Brandon.Easterling@StillwaterCapital.com>; Walker, Jacob

<jacob.walker@hdrinc.com>; Clayton Strolle <cstrolle@pkce.com>
Cc: Vasquez, Javier <javier.vasquez@hdrinc.com>; Tom Yantis
<tom.yantis@taylor.tx.gov>
Subject: RE: City of Taylor - City Engineer

Brandon and Clayton,

I appreciate your patience. The City's data indicates that the line that crosses this site is a 12-inch. At least a portion of this 12" line has been identified as a potential capacity issue to convey wet weather flows, with a preliminary recommended size of 15 inches. This 15-inch size appears adequate to serve this site, as well as some development between this site and CR-373, which was part of a controlled growth sector in the City's comprehensive plan.

The downstream lift station is modeled based on some pump curve and operational assumptions, but the way it is currently modeled, the LUEs associated with this development don't appear to cause capacity issues with the lift station.

I hope this is helpful, and would be happy to discuss further.

Thank you,
Heather

Heather Lindner, PE
D 210.841.2826
M 210.882.7026

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From: Brandon Easterling <Brandon.Easterling@StillwaterCapital.com>
Sent: Tuesday, April 12, 2022 4:22 PM
To: Walker, Jacob <jacob.walker@hdrinc.com>; Clayton Strolle <cstrolle@pkce.com>
Cc: Vasquez, Javier <javier.vasquez@hdrinc.com>; Lindner, Heather R.
<heather.lindner@hdrinc.com>; Tom Yantis <tom.yantis@taylor.tx.gov>
Subject: RE: City of Taylor - City Engineer

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Ok, thx!

Brandon Easterling
Stillwater Capital
Central Texas Partner
2905 San Gabriel, #204
Austin, Texas 78705
(512) 371-5820
Brandon.easterling@stillwatercap.com

From: Walker, Jacob <jacob.walker@hdrinc.com>
Sent: Tuesday, April 12, 2022 4:22 PM
To: Brandon Easterling <Brandon.Easterling@StillwaterCapital.com>; Clayton Strolle

<cstrolle@pkce.com>

Cc: Vasquez, Javier <javier.vasquez@hdrinc.com>; Lindner, Heather R. <heather.lindner@hdrinc.com>; Tom Yantis <tom.yantis@taylortx.gov>
Subject: RE: City of Taylor - City Engineer

Yes – she’s led the City’s master planning efforts for water and sewer. She’s also evaluated the lift stations in Taylor for future capacities.

Jacob E. Walker, P.E.
D 512.685.2938 M 409.720.8335

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From: Brandon Easterling <Brandon.Easterling@StillwaterCapital.com>
Sent: Tuesday, April 12, 2022 4:12 PM
To: Walker, Jacob <Jacob.Walker@hdrinc.com>; Clayton Strolle <cstrolle@pkce.com>
Cc: Vasquez, Javier <javier.vasquez@hdrinc.com>; Lindner, Heather R. <heather.lindner@hdrinc.com>; Tom Yantis <tom.yantis@taylortx.gov>
Subject: RE: City of Taylor - City Engineer

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So it sounds like Heather is the only modeler available to do this work then?

Brandon Easterling
Stillwater Capital
Central Texas Partner
2905 San Gabriel, #204
Austin, Texas 78705
(512) 371-5820
Brandon.easterling@stillwatercap.com

From: Walker, Jacob <Jacob.Walker@hdrinc.com>
Sent: Tuesday, April 12, 2022 4:11 PM
To: Brandon Easterling <Brandon.Easterling@StillwaterCapital.com>; Clayton Strolle <cstrolle@pkce.com>
Cc: Vasquez, Javier <javier.vasquez@hdrinc.com>; Lindner, Heather R. <heather.lindner@hdrinc.com>; Tom Yantis <tom.yantis@taylortx.gov>
Subject: RE: City of Taylor - City Engineer

Hi Brandon,

Our modeler engineer for Taylor, Heather, is out sick. I apologize for the inconvenience – she tried to work on this earlier today, but couldn’t do it. Also, she was out last week, so it’s doubly unfortunate. I ensure you that as soon as she’s back we’ll address this. I spoke to Clayton last week and ensured him we’re working on it.

Jacob E. Walker, P.E.
D 512.685.2938 M 409.720.8335

From: Brandon Easterling <Brandon.Easterling@StillwaterCapital.com>
Sent: Tuesday, April 12, 2022 3:07 PM
To: Clayton Strolle <cstrolle@pkce.com>; Walker, Jacob <Jacob.Walker@hdrinc.com>
Cc: Vasquez, Javier <Javier.Vasquez@hdrinc.com>; Lindner, Heather R. <Heather.Lindner@hdrinc.com>; Tom Yantis <tom.yantis@taylortx.gov>
Subject: RE: City of Taylor - City Engineer

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Clayton, have you received the feedback and information from HDR that you requested in this email two weeks ago?

Brandon Easterling
Stillwater Capital
Central Texas Partner
2905 San Gabriel, #204
Austin, Texas 78705
(512) 371-5820
Brandon.easterling@stillwatercap.com

From: Clayton Strolle <cstrolle@pkce.com>
Sent: Thursday, March 31, 2022 9:15 AM
To: Walker, Jacob <Jacob.Walker@hdrinc.com>
Cc: Vasquez, Javier <Javier.Vasquez@hdrinc.com>; Lindner, Heather R. <Heather.Lindner@hdrinc.com>; Brandon Easterling <Brandon.Easterling@StillwaterCapital.com>
Subject: RE: City of Taylor - City Engineer

Jacob

We are looking at this site and looking at utilities. The attached utility map is what I have for the area.

I was curious about capacity in the sewer lines, any master plan changes to the area on utilities, and if any extensions would be required associated with the site.

We have heard there is limited capacity in the lift station downstream and there would be upgrades needed if the LUEs being proposed are too substantial. Do you know how many LUEs the area is limited to or what upgrades would be needed to allow for the development? We are looking at about 129 LUEs and 103 gpm peak wet weather flow.

I am free to get on a call to talk this through if you would like.

Clayton Strolle, PE, LEED AP
Director, Commercial Market
cstrolle@pkce.com
Pacheco Koch
a **Westwood** company

O: 512.485.0831
M: 214.906.6855

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From: Brandon Easterling <Brandon.Easterling@StillwaterCapital.com>
Sent: Thursday, March 31, 2022 9:02 AM
To: Walker, Jacob <Jacob.Walker@hdrinc.com>; Clayton Strolle <cstrolle@pkce.com>
Cc: Vasquez, Javier <Javier.Vasquez@hdrinc.com>; Lindner, Heather R. <Heather.Lindner@hdrinc.com>
Subject: RE: City of Taylor - City Engineer

Fantastic Jacob, thanks for getting back to me so quickly.

I have copied my civil engineer, Clayton Strolle, on this email as well as he will be the one to ask and better yet understand the questions/answers related to utilities.

Clayton, I will let you ask away....

Brandon Easterling
Stillwater Capital
Central Texas Partner
2905 San Gabriel, #204
Austin, Texas 78705
(512) 371-5820
Brandon.easterling@stillwatercap.com

From: Walker, Jacob <Jacob.Walker@hdrinc.com>
Sent: Wednesday, March 30, 2022 7:22 PM
To: Brandon Easterling <Brandon.Easterling@StillwaterCapital.com>
Cc: Vasquez, Javier <Javier.Vasquez@hdrinc.com>; Lindner, Heather R. <Heather.Lindner@hdrinc.com>
Subject: City of Taylor - City Engineer

Good afternoon Brandon,

Tom Yantis gave me your contact information. I'm sorry you haven't been able to get in touch with anyone at HDR thus far. The team on this email should be able to assist you with questions on utilities.

Thanks!

Jacob Walker

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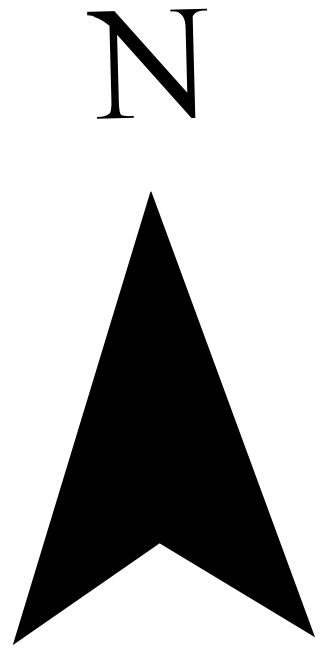
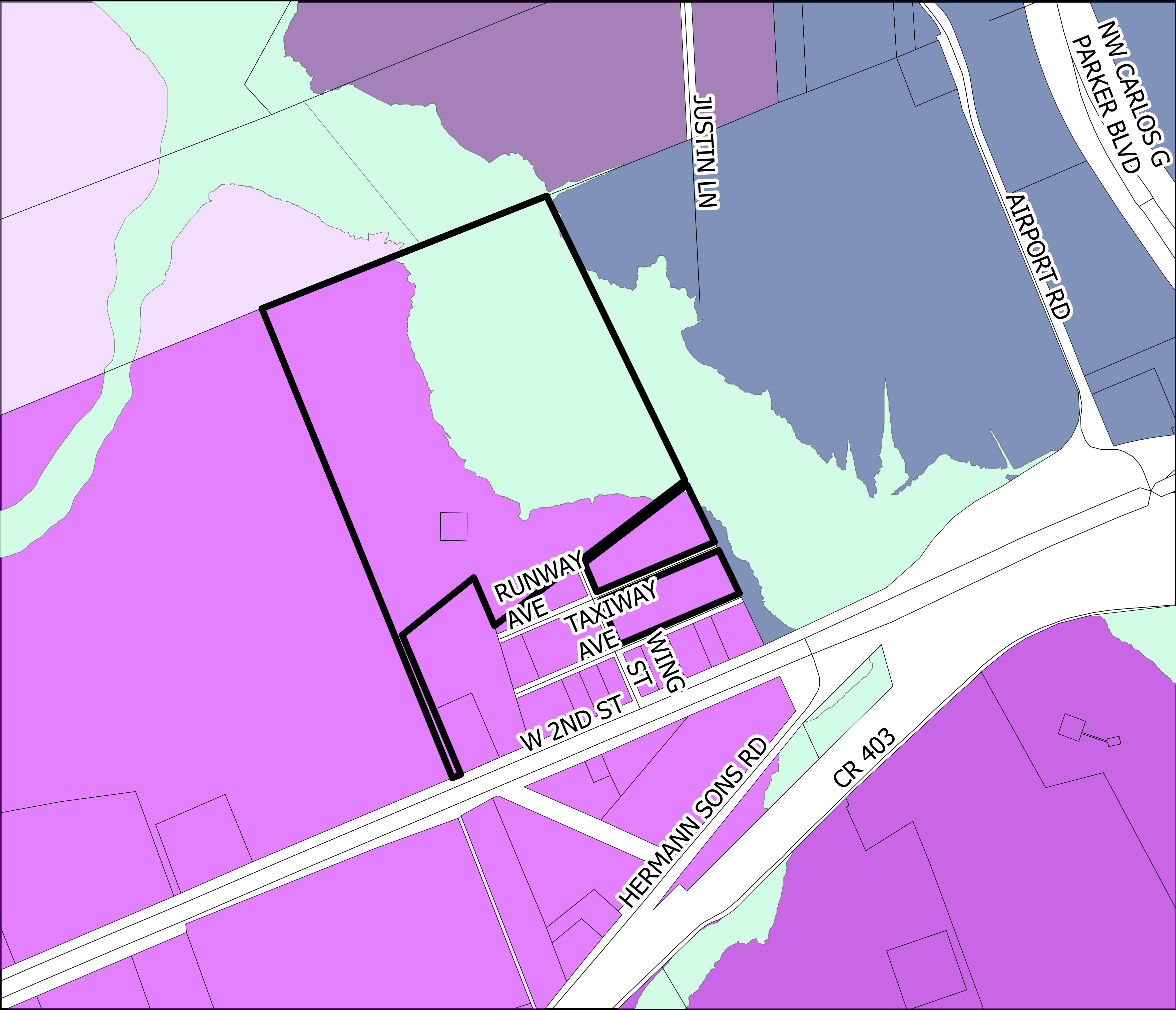
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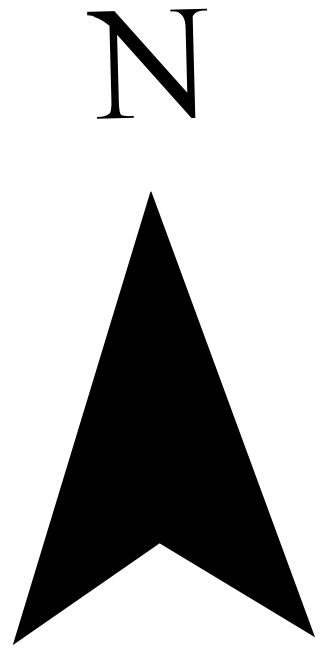
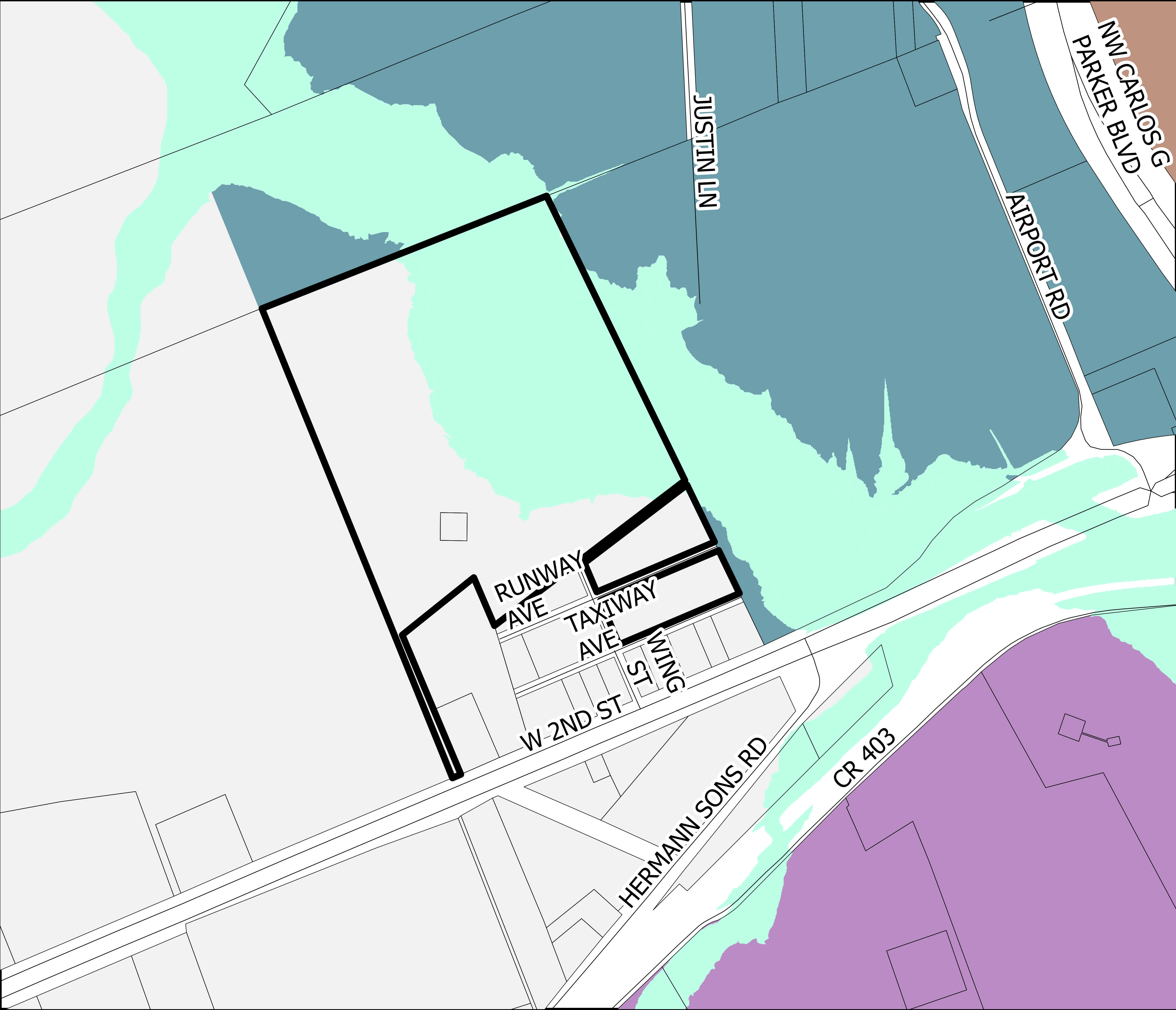
PZ-2022-1477

**Taylor Texas Holdings
Comprehensive Plan Amendment
Growth Sectors Map
Approximately 75.29 Acres**

Legend

- ETJ
- Subject Property
- Parcels
- Streets
- Growth Sector Map
- Sector
- Restricted Growth Sector
- Controlled Growth Sector
- Intended Growth Sector
- Infill Growth Sector
- Flood Plain





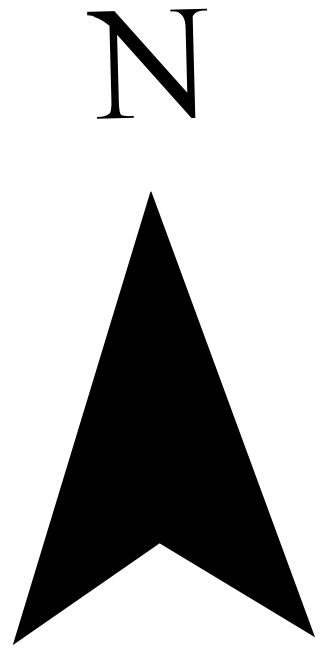
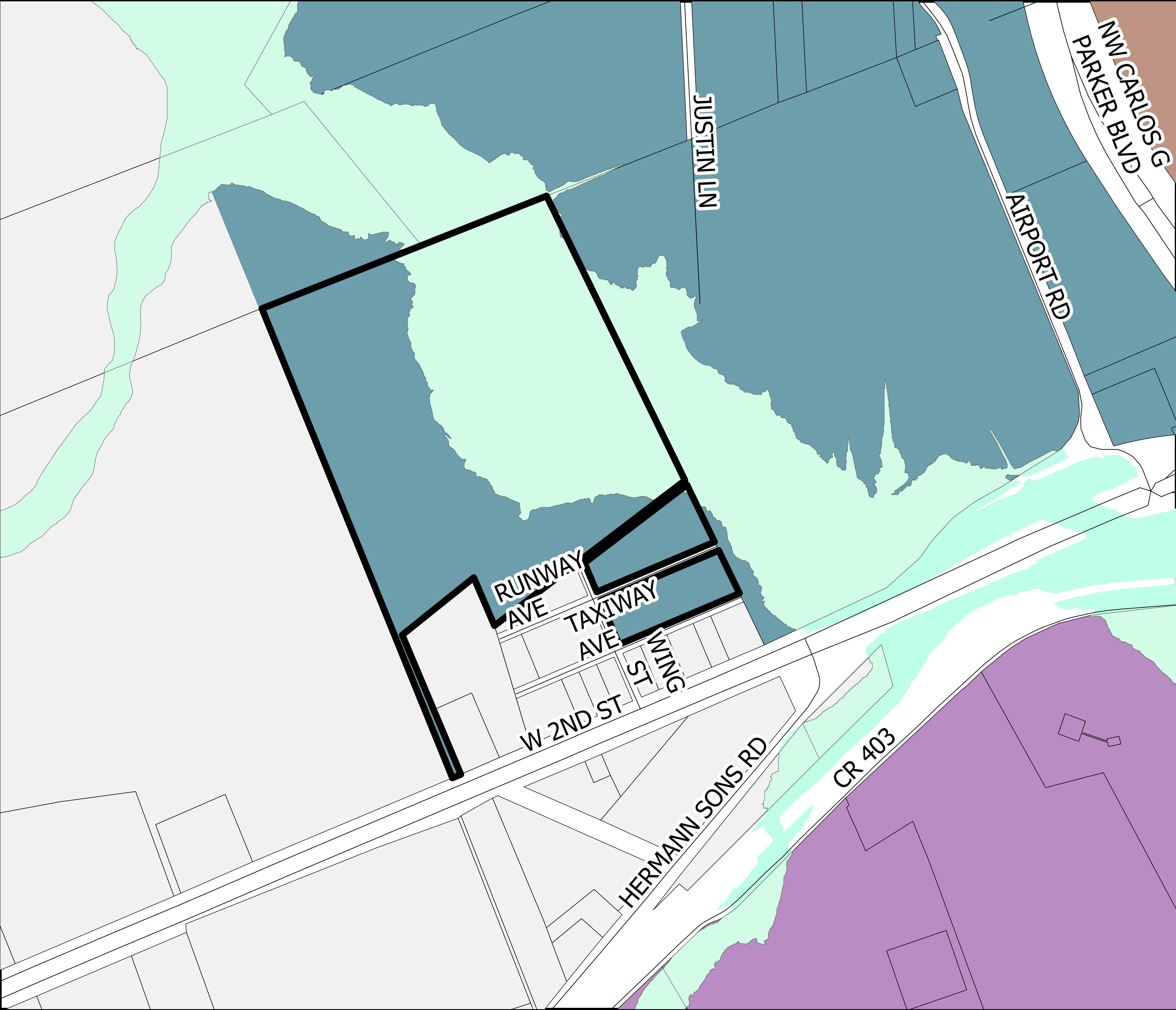
PZ-2022-1477

Taylor Texas Holdings
Comprehensive Plan Amendment
Future Land Use Map
Approximately 75.29 Acres

Legend

- ETJ
- Subject Property
- Parcels
- Streets
- Future Land Use Map**
- Land Use
 - Area of Minimal Change
 - Employment Center: Regional
 - Special Employment District
 - Market Center: Community
 - Open Space



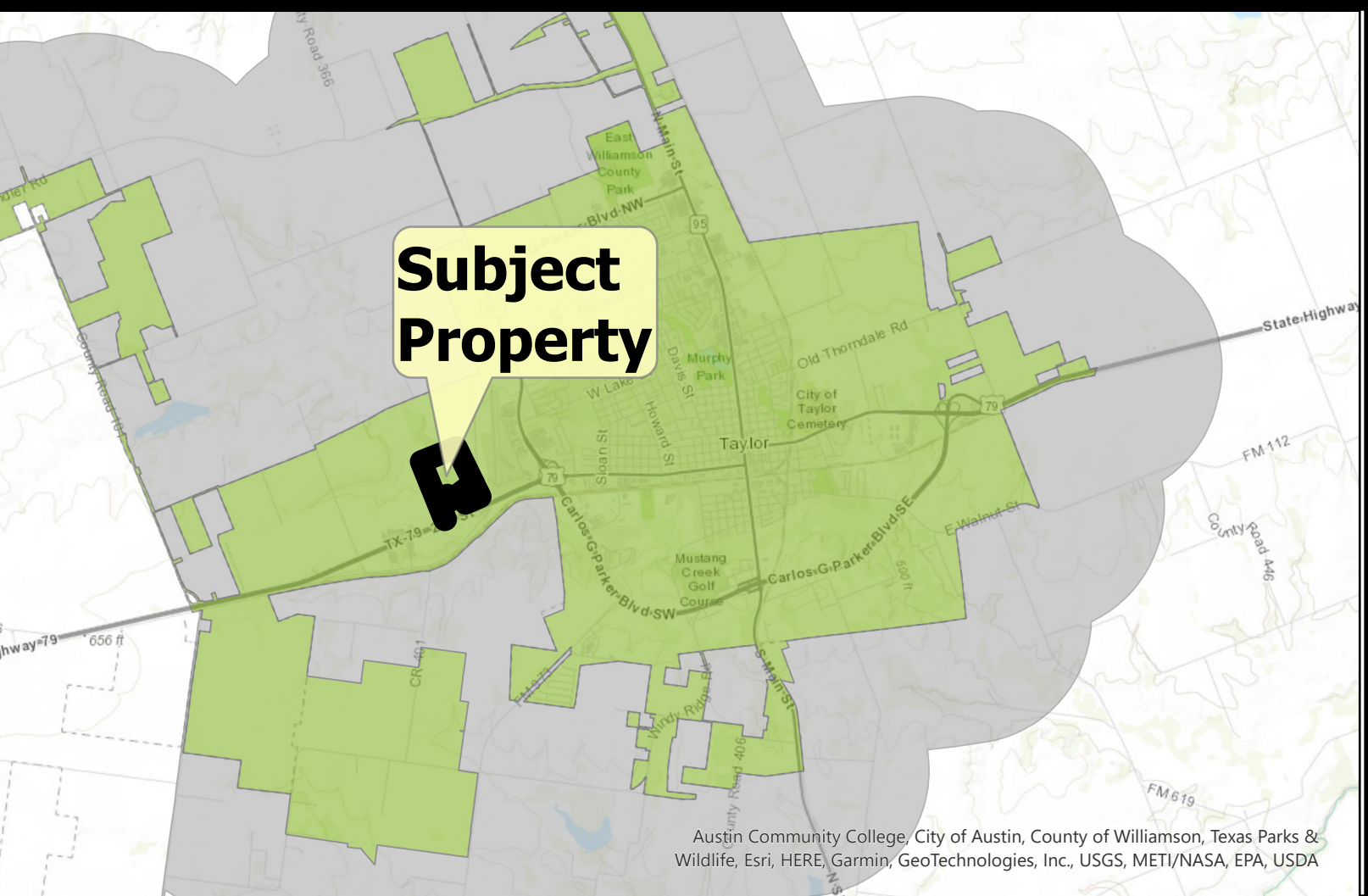


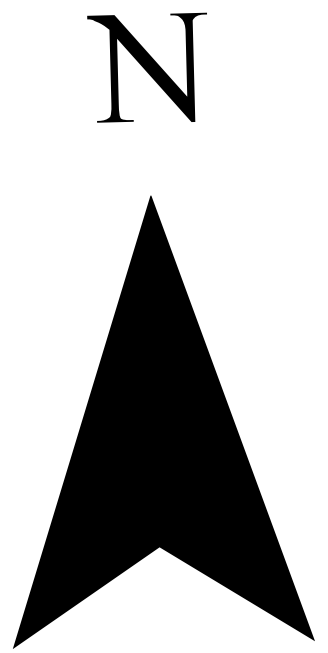
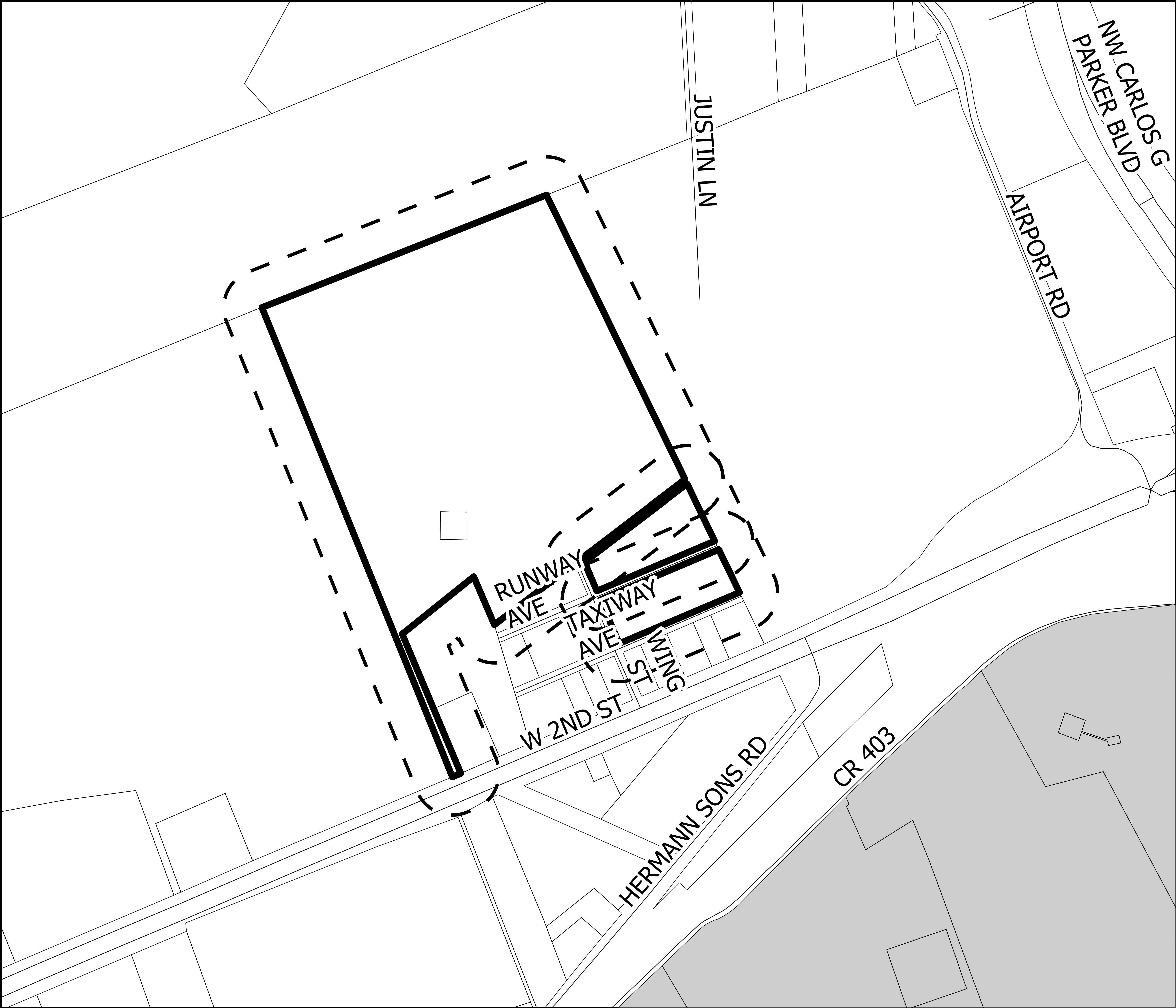
PZ-2022-1477

Taylor Texas Holdings
Comprehensive Plan Amendment
Proposed Future Land Use Map
Approximately 75.29 Acres

Legend

- ETJ
- Subject Property
- Parcels
- Streets
- Future Land Use Map**
- Land Use
 - Area of Minimal Change
 - Employment Center: Regional
 - Special Employment District
 - Market Center: Community
 - Open Space



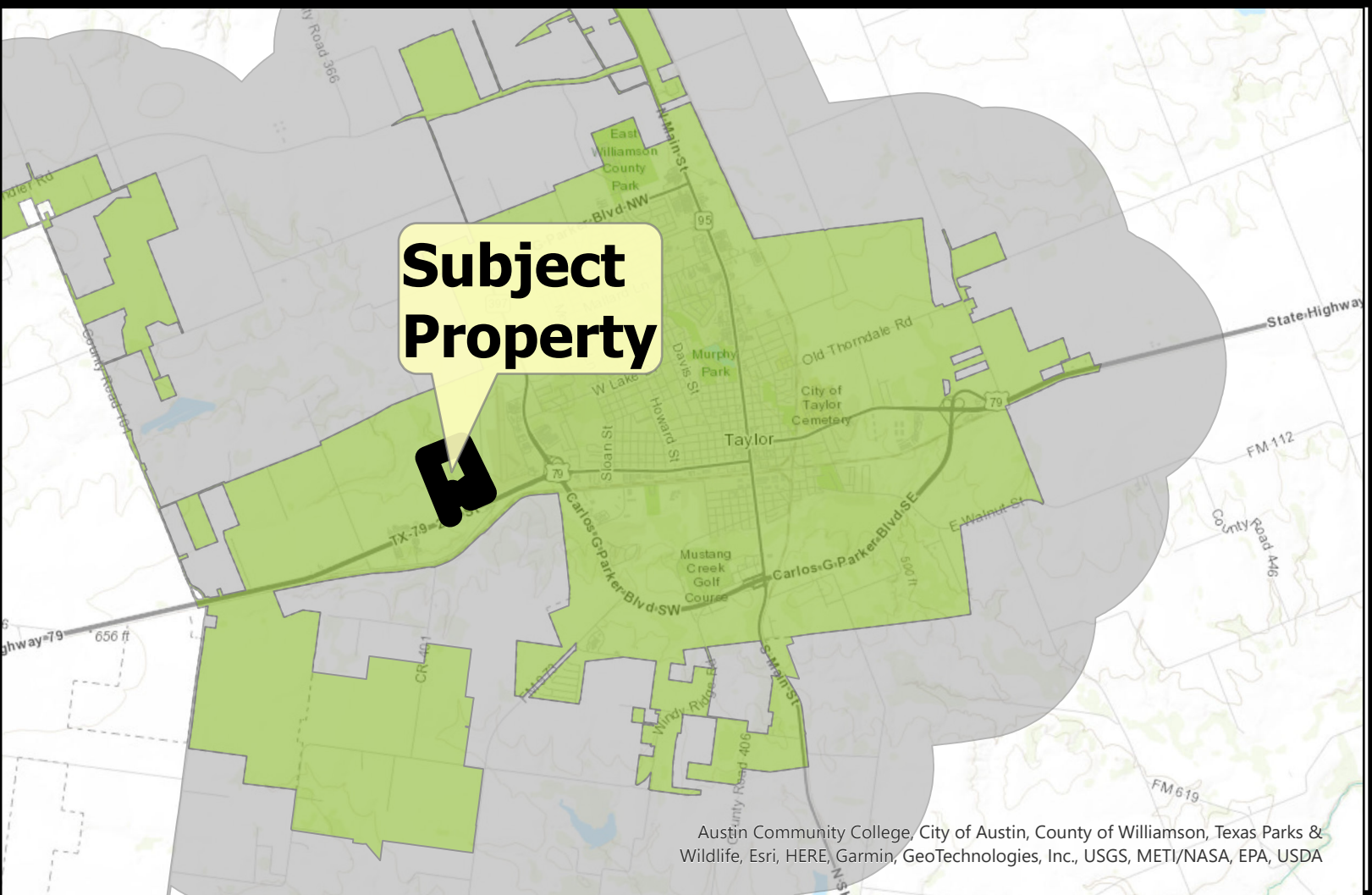


PZ-2022-1477

Taylor Texas Holdings
Comprehensive Plan Amendment
Notice Area Map
Approximately 75.29 Acres

Legend

- ETJ
- Subject Property
- 200 ft. Buffer
- Parcels
- Streets



HOLT CARSON, INCORPORATED

PROFESSIONAL LAND SURVEYORS

1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084

May 9, 2008

FIELD NOTE DESCRIPTION OF 69.28 ACRES OF LAND OUT OF THE H. G. JOHNSON SURVEY, ABSTRACT NO. 348, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (70 ACRE) TRACT OF LAND AS CONVEYED TO THOMAS W. SCHOENROCK AND JOYCE Y. SCHOENROCK, AS TRUSTEES FOR THE THOMAS W. SCHOENROCK AND JOYCE Y. SCHOENROCK REVOCABLE LIVING TRUST, BY DEED RECORDED IN DOCUMENT NO. 2005013781 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3" iron pipe found at the occupied Northwest corner of the H.G. Thompson Survey, Abstract No. 348 in Williamson County, Texas, same being an angle corner of that certain (290.77 acre) tract of land as conveyed to Prewitt Farms, Ltd. by deed recorded in Document No. 2007076169 of the Official Public Records of Williamson County, Texas, also being the Northwest corner of that certain (143.18 acre) tract of land as conveyed to Adolph Schoenrock by deed recorded in Volume 217, Page 512 of the Deed Records of Williamson County, Texas, and also being the Northwest corner of that certain (70 acre) tract of land as conveyed to Thomas W. Schoenrock and Joyce Y. Schoenrock, as trustees for the Thomas W. Schoenrock and Joyce Y. Schoenrock Revocable Living Trust by deed recorded in Document No. 2005013781 of the Official Public Records of Williamson County, Texas and the **PLACE OF BEGINNING** of the herein described tract.;

THENCE with the North line of said Schoenrock (143.18 acre) tract, same being the North line of said Schoenrock (70 acre) tract, **N 71 deg. 11'13" E 1600.88 ft.** to a 1" axle found at the base of an old cedar fence post, at the Northwest corner of that certain (120.355 acre) tract of land as conveyed to the City of Taylor by deed recorded in Volume 325, Page 284 of the Deed Records of Williamson County, Texas, same being the Northeast corner of said Schoenrock (143.18 acre) tract, also being the Northeast corner of said Schoenrock (70 acre) tract and the Northeast corner of the herein described;

THENCE with an East line of said Schoenrock (143.18 acre) tract and said Schoenrock (70 acre) tract, **S 23 deg. 20'00" E 1653.72 ft.** to a ½" iron rod set with a plastic cap imprinted "Holt Carson, Inc." at a Southeast angle corner of said Schoenrock (70 acre) tract, same being the Northeast corner of the John O. Baker Subdivision of part of the H.G. Johnson Survey, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet A, Slide 289 of the Plat Records of Williamson County, Texas, from which a concrete monument found in the North right-of-way line of U.S. Highway No. 79 at the Southeast corner of said John O. Baker Subdivision bears, **S 23 deg. 08'51" E 958.00 ft.**;

THENCE with the North line of said John O. Baker Subdivision, same being a South line of said Schoenrock (70 acre) tract, **S 55 deg. 13'22" W 1255.80 ft.** to a thin wall ½" iron pipe found at the Northwest corner of said John O. Baker Subdivision, same being an angle corner in the East line of Lot 2, Amended Plat of the Amanda's Commercial Subdivision to the City of Taylor, Williamson County, Texas, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet EE, Slide 12 of the Plat Records of Williamson County, Texas, from which a ½" iron pipe found in the North right-of-way line of U.S. Highway No. 79 at the Southwest corner of said John O. Baker Subdivision, same being the Southeast corner of said Lot 2, Amended Plat of the Amanda's Commercial Subdivision bears, **S 14 deg. 03'15" E 649.51 ft.**;

THENCE leaving the Northwest corner of said John O. Baker Subdivision with the East line of said Lot 2, Amended Plat of the Amanda's Commercial Subdivision, same being a West line of said Schoenrock (70 acre) tract, **N 23 deg. 17'44" W 266.66 ft.** to a thin wall ½" iron pipe found at the base of an old cedar fence post;

THENCE with the North line of said Lot 2, Amended Plat of the Amanda's Commercial Subdivision, same being a Southerly line of said Schoenrock (70 acre) tract, **S 55 deg. 16'00"W 478.04 ft.** to a 3/4" iron rod set at the Northwest corner of said Lot 2, Amended Plat of the Amanda's Commercial Subdivision, same being an interior angle corner of said Schoenrock (70 acre) tract;

THENCE with the West line of said Lot 2, Amended Plat of the Amanda's Commercial Subdivision, **S 19 deg. 09'00" E** passing a 1/2" iron rod with a plastic cap imprinted RPLS 1433 at a distance of 436.40 ft. for the Northwest corner of Lot 1, same being the Southwest corner of Lot 2, both of the Amended Plat of the Amanda's Commercial Subdivision, continuing along said bearing for a total distance of **793.81 ft.** to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc." in the North right-of-way line of U.S. Highway No. 79, same being a point in an Easterly line of said Schoenrock (70 acre) tract, for the most Southerly Southeast corner of the herein described tract, from which a 1/2" iron rod found with a plastic cap imprinted "RPLS 1433" at the Southwest corner of said Lot 1, Amended Plat of the Amanda's Commercial Subdivision bears, **S 19 deg. 09'00" E 2.59 ft.**, again from said 1/2" iron rod set with plastic cap imprinted "Holt Carson, Inc." a 3/8" iron rod found in the South right-of-way line of U.S. Highway No. 79 at the Northwest corner of that certain (4.61 acre) tract of land as conveyed to the Thomas & Grace Maxwell Family Partnership, LP by deed recorded in Document No. 2000038024 of the Official Public Records of Williamson County, Texas, same being the Northeast corner of that certain (0.60 acre) tract of land as conveyed to Anthony S. Smith by deed recorded in Document No. 1997033862 of the Official Public Records of Williamson County, Texas, bears, **S 18 deg. 52'38" E 200.39 ft.** and from said 3/8" iron rod found a 3/8" iron rod found at the Southwest corner of said Smith (0.60 acre) tract bears, **S 19 deg. 28'47" E 1068.07 ft.**;

THENCE with the North right-of-way line of U.S. Highway No. 79, **S 69 deg. 35'00" W 20.00 ft.** to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc." on or near the West line of said Schoenrock (143.18 acre) tract, same being on or near the West line of said Schoenrock (70 acre) tract for the Southwest corner of the herein described tract, from which a 1/2" iron rod found in the South right-of-way line of U.S. Highway No. 79, at the Northwest corner of said Smith (0.60 acre) tract bears, **S 18 deg. 20'02" E 200.34 ft.**, and from said 1/2" iron rod found a 1/2" iron pipe found on or near the West line of said Schoenrock (143.18 acre) tract, same being the on or near the West line of said Schoenrock (70 acre) tract, bears, **S 19 deg. 23'31" E 1079.05 ft.**;

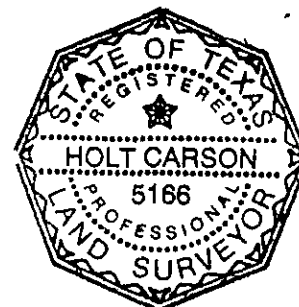
THENCE leaving the North right-of-way line of U.S. Highway No. 79 with the West line of said Schoenrock (143.18 acre) tract, same being the West line of said Schoenrock (70 acre) tract which deviates from the East line of said Prewitt Farms, Ltd. (290.77 acre) tract the following three (3) courses:

- 1.) **N 19 deg. 01'20" W 2170.67 ft.** to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
- 2.) **S 71 deg. 11'13" W 13.00 ft.** to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
- 3.) **N 19 deg. 39'00" W 483.00 ft.** to the **PLACE OF BEGINNING** containing **69.28 acres** of land.

SURVEYED: May 9th, 2008

Holt Carson
Holt Carson

Registered Professional Land Surveyor No. 5166



see accompanying map: B 817002

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS 2008053881

Nancy E. Rister

07/10/2008 11:04 AM

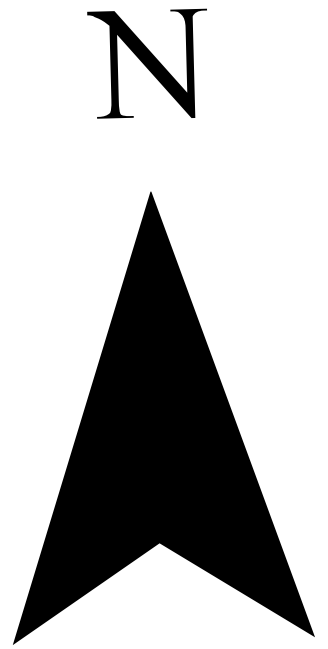
SURRATT \$32.00

NANCY E. RISTER, COUNTY CLERK

WILLIAMSON COUNTY, TEXAS

Exhibit A (Page 2)

A tract of land described as Lots One (1) to Fourteen (14), both inclusive, in block Four (4); and Lots One (1) to Fifteen (15), both inclusive, in block Five (5), of the John O. Baker Subdivision of 23.42 acres out of the H.B. Johnson Survey, Abstract No. 348, in Williamson County, Texas as recorded in Book 2, Page 135, Plat Records of Williamson County, Texas, filed February 19, 1959, SUBJECT to all valid easements and restrictions of record, and being the same property described as Lots One (1) to Fourteen (14), both inclusive, in block Four (4); and Lots One (1) to Fifteen (15), both inclusive, in block Five (5), of the John O. Baker Subdivision, a subdivision in the City of Taylor, Williamson County, Texas according to the map or plat thereof recorded in Cabinet A, Slide 289, Plat Records, Williamson County, Texas; together with all the Seller's right, title, and interest in all appurtenances including, but not limited to, strips between the above described property and abutting properties and in any street, highway, alley, easement or right-of-way, existing or proposed on or adjacent to the described real property.

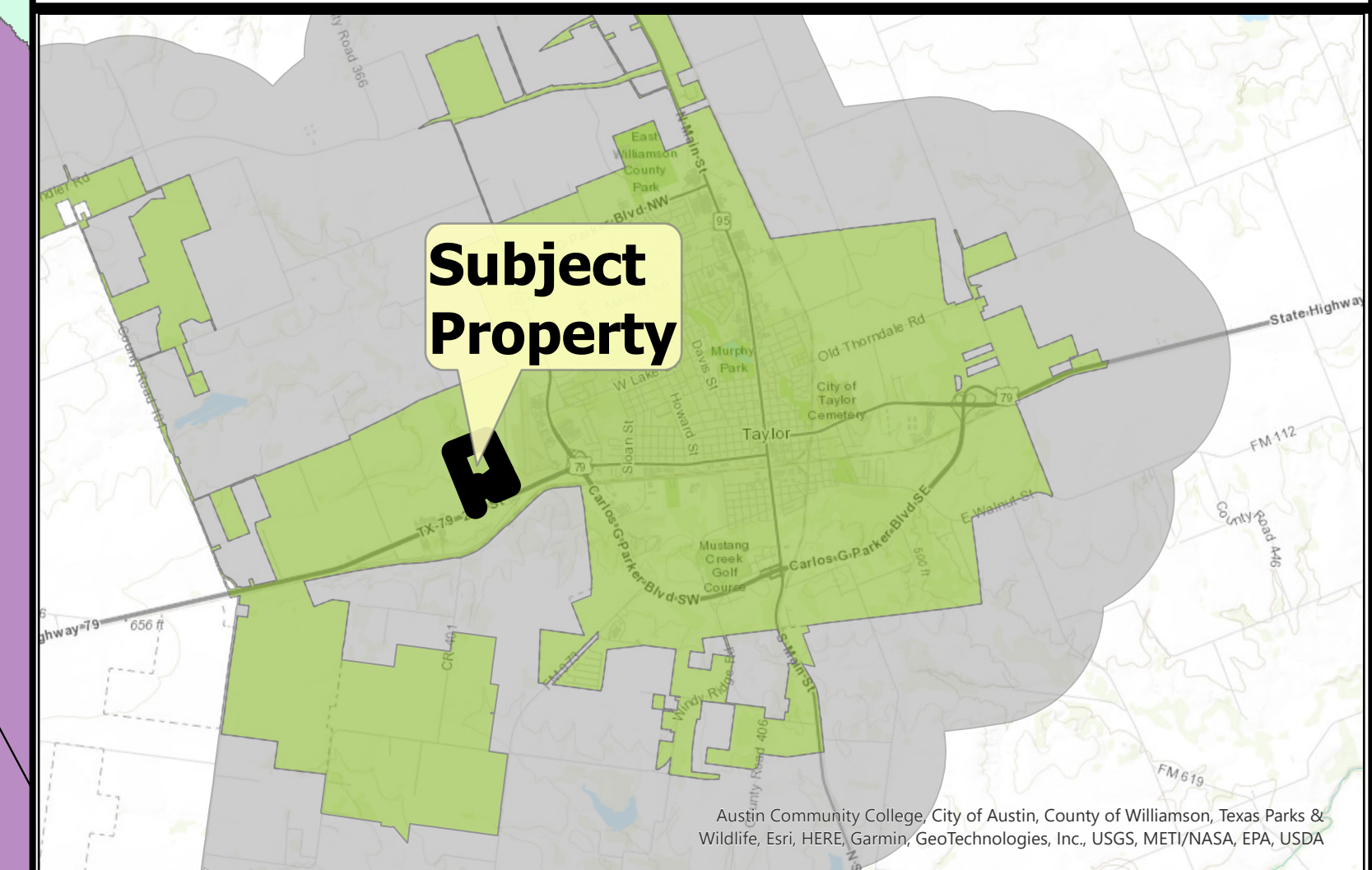


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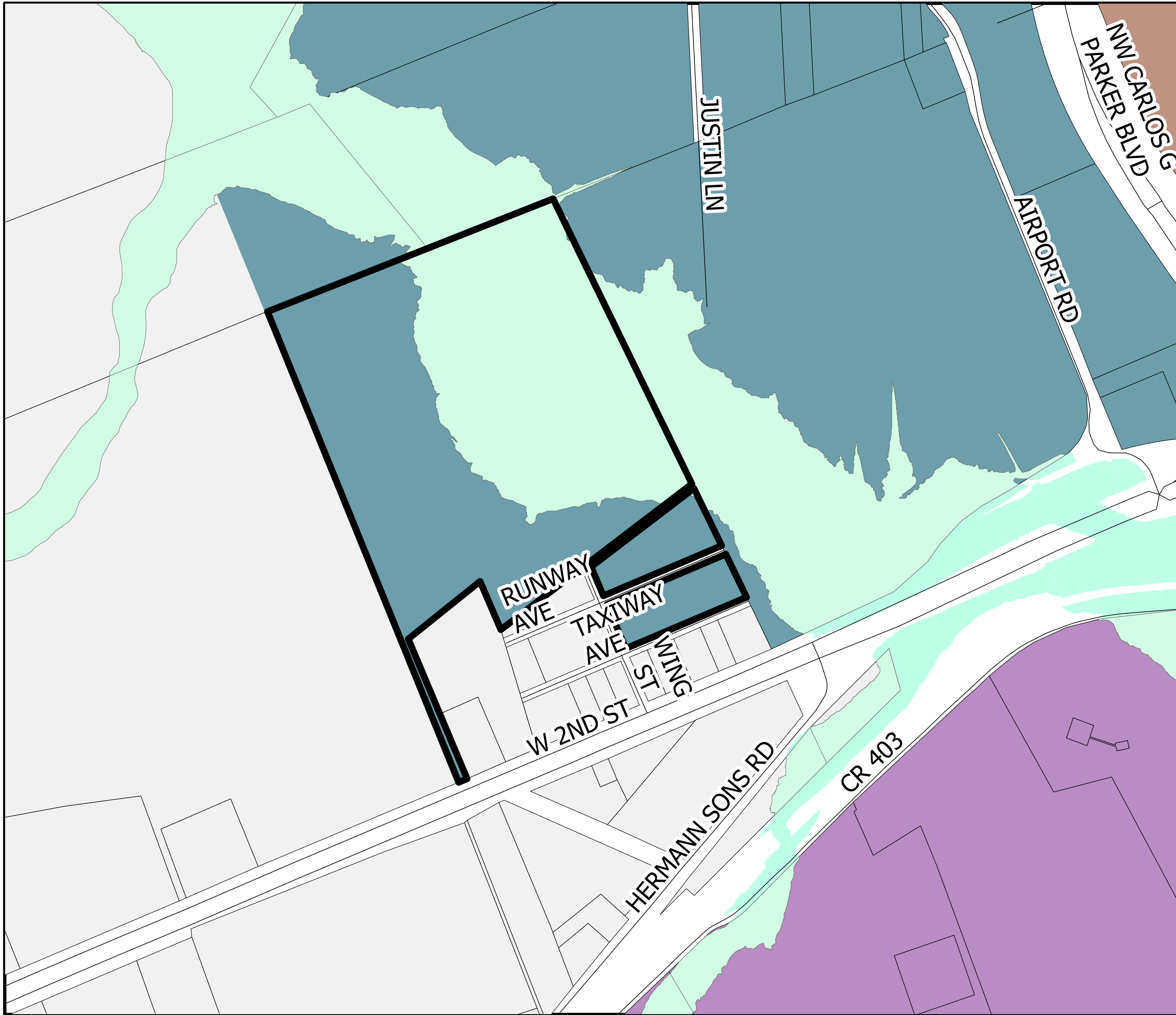
**Taylor Texas Holdings
Comprehensive Plan Amendment
Proposed Future Land Use Map
Approximately 75.29 Acres**

Legend

- ETJ
- Subject Property
- Parcels
- Streets
- Future Land Use Map**
- Land Use
 - Area of Minimal Change
 - Employment Center: Regional
 - Special Employment District
 - Market Center: Community
 - Open Space



0 0.15 0.3 Miles



ORDINANCE NO. 2022-27

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, AMENDING THE COMPREHENSIVE PLAN AND THE FUTURE LAND USE MAP SO AS TO CHANGE THE FUTURE LAND USE DESIGNATION OF AREA OF MINIMAL CHANGE AND OPEN SPACE TO EMPLOYMENT CENTER: REGIONAL AND OPEN SPACE ON APPROXIMATELY 75.29 ACRES OF LAND CONSISTING OF LOTS ONE (1) THROUGH FOURTEEN (14), BLOCK FOUR (4), AND LOTS ONE (1) THROUGH FIFTEEN (15), BLOCK (5), OF THE JOHN O. BAKER SUBDIVISION, PART OF AND OUT OF THE H.G. JOHNSON SURVEY, ABSTRACT NO. 348, TAYLOR, WILLIAMSON COUNTY, TEXAS. PROVIDING FOR THE AMENDMENT OF THE PLAN; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING A SAVINGS CLAUSE;

WHEREAS, it is necessary and reasonable for the public health, safety, morals, and welfare of the City of Taylor, Texas, a Texas home rule municipality (herein the “City”), to provide for and maintain a comprehensive plan for the City in accordance with Chapters 211, 212 and 213 of the Texas Local Government Code; and

WHEREAS, the City Council finds that the amendment of the Comprehensive Plan herein promotes the public health, safety, morals, and welfare and provides for the orderly development of the City; and

WHEREAS, the Planning and Zoning Commission held a public hearing on July 12, 2022, reviewed the amendments, and recommended that the City Council adopt the amendments to the Comprehensive Plan; and

WHEREAS, the City Council held a public hearing on July 28, 2022, at which the public was given the opportunity to give testimony and present written evidence; and

WHEREAS, after review, inquiry, and the opportunity for citizen participation at one or more public hearings and review and recommendation by the Planning and Zoning Commission, the City Council approves the amendment to the Comprehensive Plan hereinafter set forth;

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

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Property. The property, legally described in **Exhibit “A”** attached hereto and incorporated by reference herein for all purposes (“Property”), that is the subject of the Future Land Use redesignation is generally located at 14501 and 14511 U.S. Highway 79,

legally described as approximately 75.29 acres of land consisting of Lots 1-14, Block 4, and Lots 1-15, Block 5, of the John O. Baker Subdivision, part of and out of the H.G. Johnson Survey, Abstract No. 348, Taylor, Williamson County, Texas.

Section 3. Future Land Use Map. The property's future land use designation of "Area of Minimal Change" shall be changed to "Employment Center: Regional" and the "Open Space" designation on the property shall not be changed. The changes are reflected in **Exhibit "B"** Proposed Future Land Use Map attached hereto and incorporated by reference herein for all purposes.

Section 4. Savings Clause. All rights and remedies of the City of Taylor are expressly saved as to any and all violations of the provisions of any ordinances affecting zoning, platting, or the comprehensive plan within the City's jurisdiction which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

Section 5. Severability Clause. 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. Effective Date. This Ordinance shall be in force and effect from and after its passage on the date shown below.

Section 7. Open Meetings. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapt. 551, Tex. Gov't. Code.*

PASSED, APPROVED, AND ADOPTED on the ____ day of _____, 2022.

Gerald Anderson, Mayor Pro-Tem

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, 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. 2022-27, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2022, 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 _____ 2022.

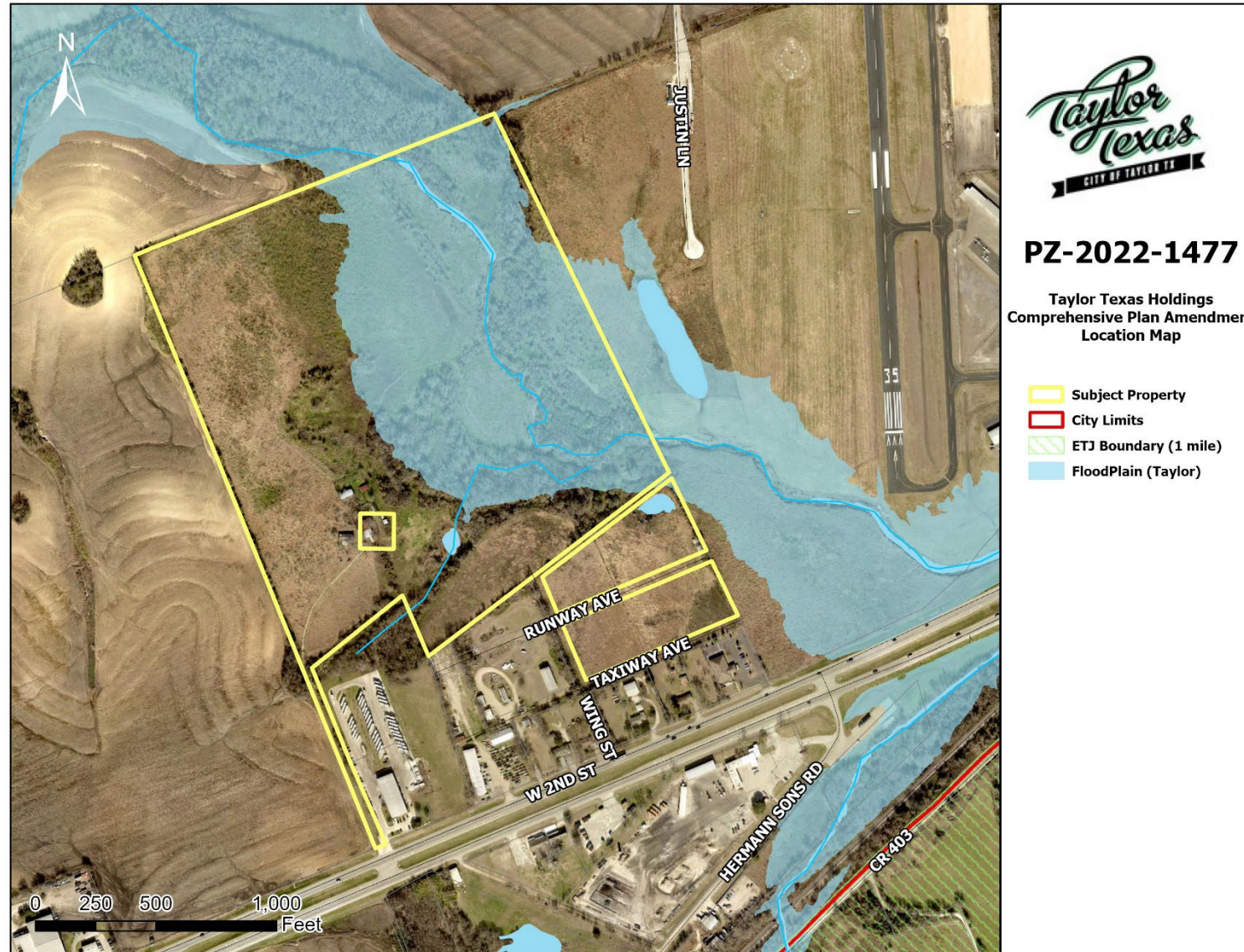
Dianna McLean
City Clerk

PZ-2022-1477

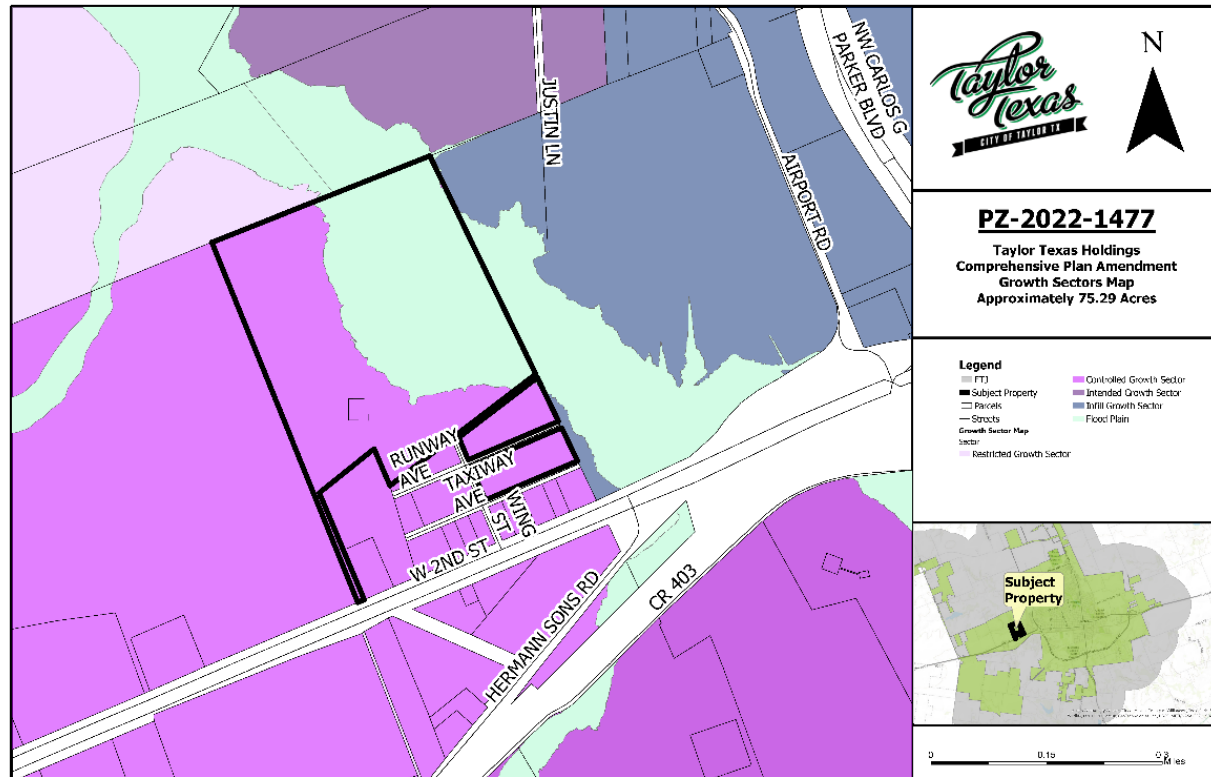
Taylor Texas Holdings Comprehensive Plan Amendment



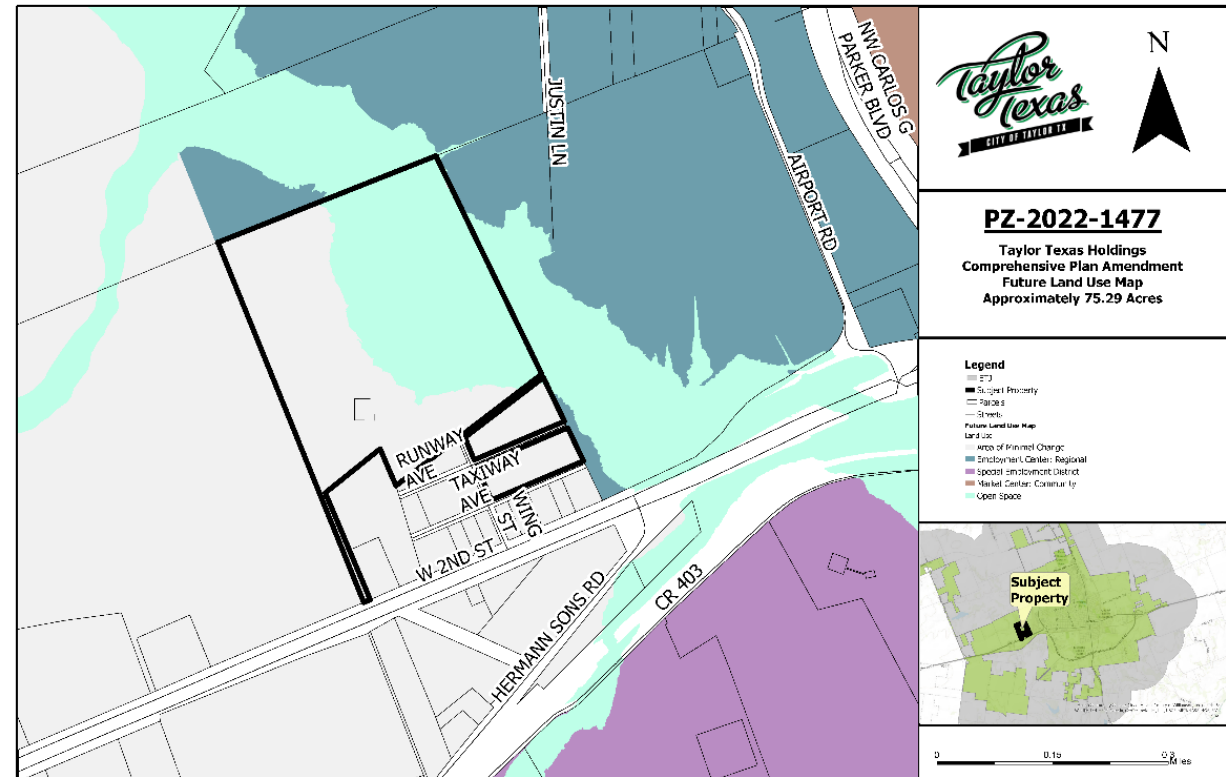
Location Map



Existing Growth Sectors & Future Land Use Maps

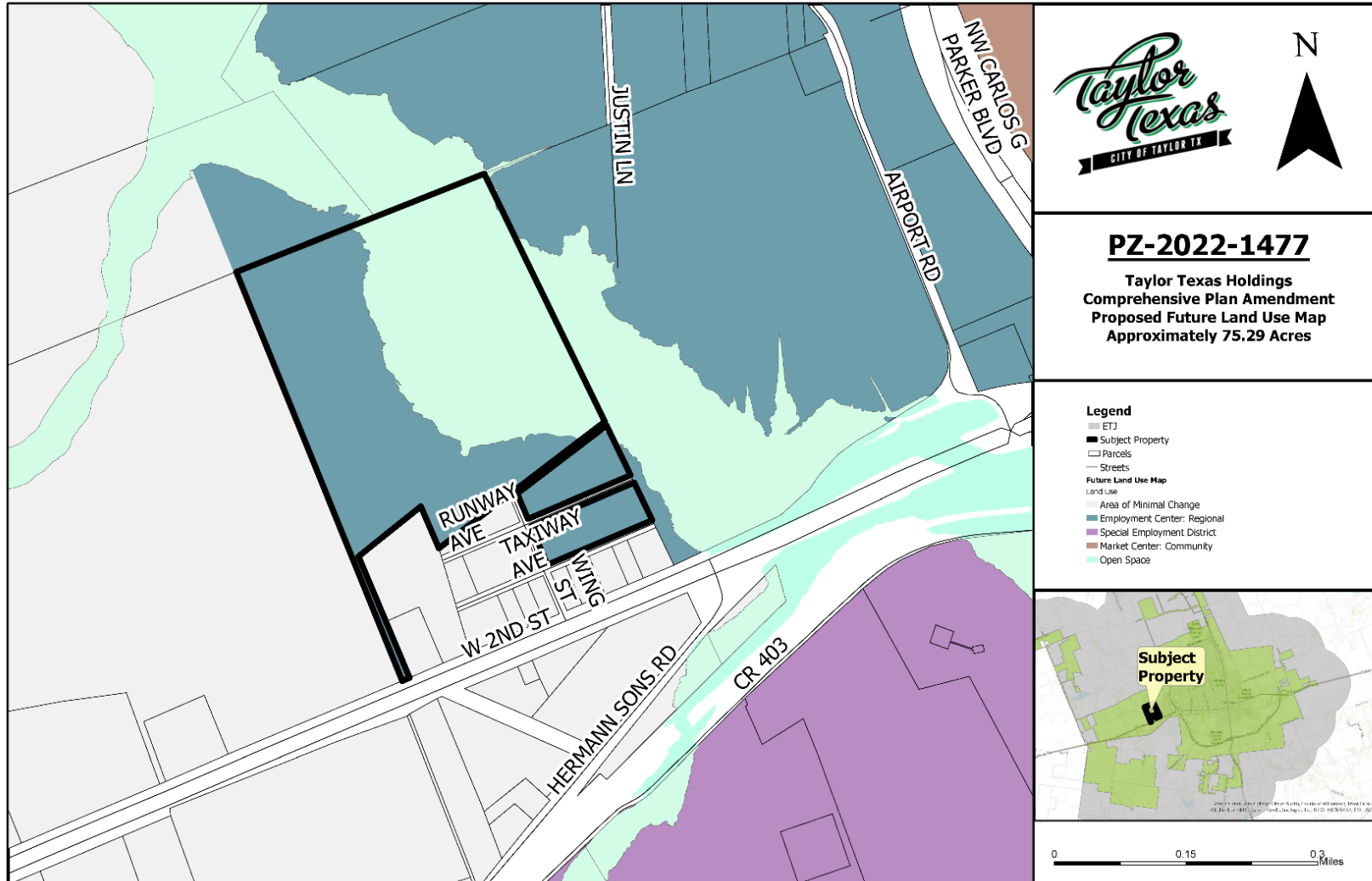


Controlled Growth Sector & Flood Plain



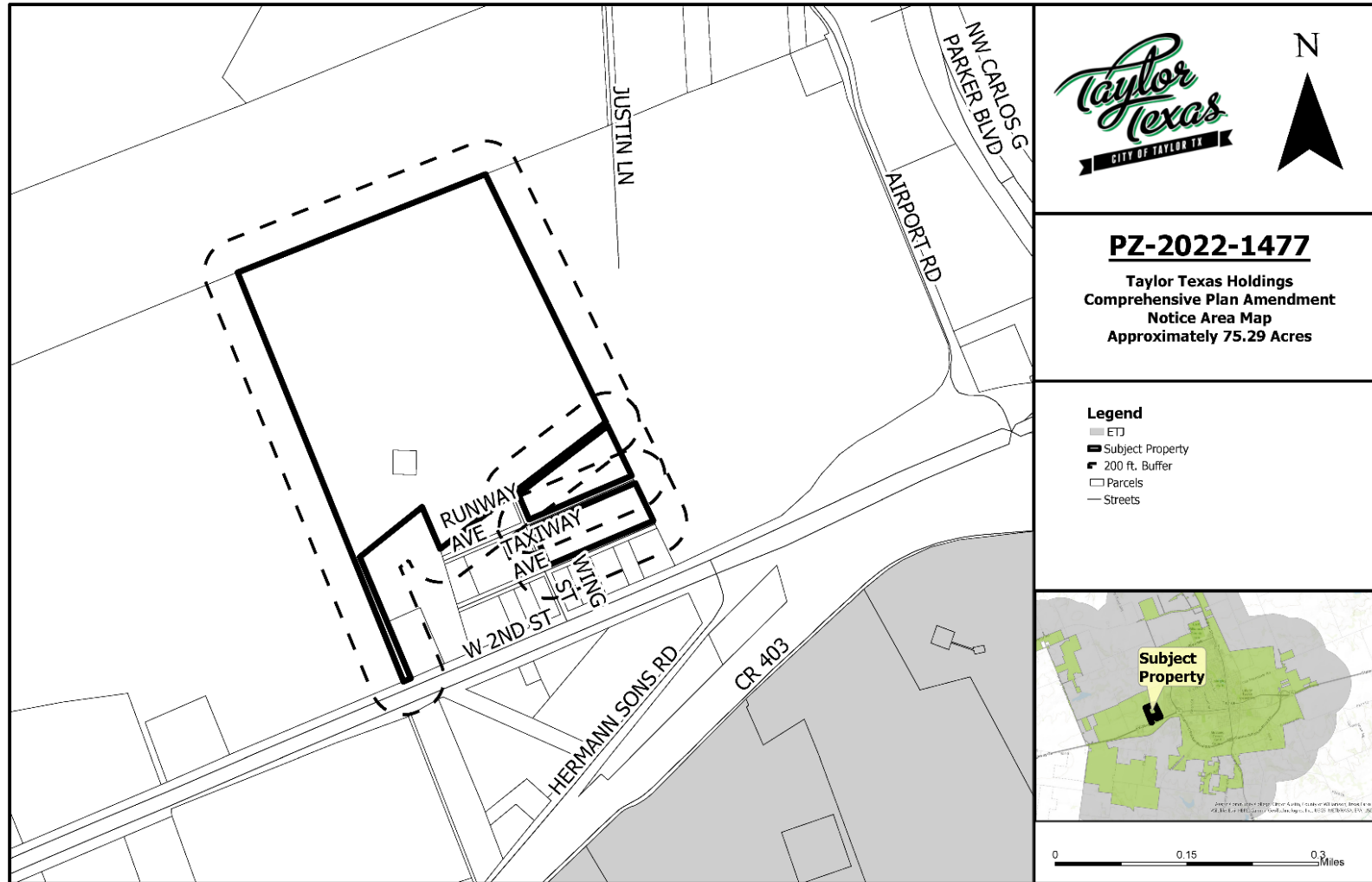
Area of Minimal Change

Proposed Future Land Use Map



Employment Center: Regional

Notice Area Map



- 14 notices were sent out to adjacent property owners within 200 ft. of the subject property and public entities.
- Staff received 0 responses from the notified parties.

Recommendation

On July 12, 2022, the Planning and Zoning Commission recommended approval of the proposed Comprehensive Plan amendment request as it meets the intent of the Comprehensive Plan.



City Council Meeting August 11, 2022 Transmittal Letter

STRATEGIC PILLAR

- ☒ Streets/Infrastructure
- ☒ Quality of Life
- ☒ Economic Vitality

Agenda Item #: 7

Agenda Title: Consider Ordinance 2022-28 regarding a request to amend the designations on the Future Land Use and Growth Sectors Maps for land consisting of approximately 61.54 acres, located north of the end of Rydell Lane and the beginning of CR 398, more particularly described by Williamson Central Appraisal District Parcels R019617 and R406296, part of and out of the Samuel Pharrass Survey Abstract No. 496, Taylor, Williamson County, Texas.

Council Action to be taken: Consider ordinance adoption

Department Submitted: Development Services

Staff Contact: Tom Yantis, Assistant City Manager

1. PURPOSE/DESCRIPTION

This agenda item provides for Council to consider an amendment to the Comprehensive Plan, specifically the Growth Sector map and the Future Land Use map to change the Growth Sector map from Restricted Growth Sector to Intended Growth Sector as well as amendments to the Future Land Use designations from Area of Minimal Change to a combination of Neighborhood Greenfield, Market Center: Community, and Employment Center: Community, on approximately 61.54 acres of land.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The applicant plans to develop the subject property as a mixed-use area that would incorporate commercial and residential land uses. The subject property is located within the City's extra-territorial jurisdiction (ETJ), and the applicant will begin the voluntary annexation and zoning process if the comprehensive plan amendment is approved. The applicant collaborated with the City's urban design consultant, Michael Watkins Architect (MWA), to analyze the appropriate land use designations as proposed below:

- The property (R019167) consists of approximately 59 acres and is currently designated as Restricted Growth Sector and this amendment would move it into the Intended Growth Sector. The applicant is also requesting to revise the Future Land Use designation from Area of Minimal Change to a combination of three designations, Neighborhood Greenfield, Market Center: Community, and Employment Center: Community, the specific percentages of each designation would be determined at the zoning phase of development in consultation with the city's urban design consultant.

- The property (R406296) consists of approximately 2.19 acres is currently designated as Restricted Growth Sector and this amendment would move it into the Intended Growth Sector. This area is not part of the request to revise the Future Land Use designation as it is already identified as Market Center: Community.

The requested amendment for the properties would redesignate them as Intended Growth Sector. The Intended Growth sector consists of areas with access to existing or planned transportation and utility infrastructure and are adjacent to existing developed areas. These are primarily vacant, underutilized, or poorly developed commercial areas adjacent to existing centers and service areas. Growth policies should encourage the development or redevelopment of these areas as compact residential and mixed-use development.

The consideration is a requested combination of three Future Land Use designations. At this time the applicant has not identified hard boundaries for these designations as they desire to solidify their location during the zoning process if granted the Comprehensive Plan Amendment. The requested land uses to occupy approximately 59 acres are as follows:

1. *Neighborhood Greenfield* – New communities that contain a wide mix of residential uses and neighborhood services. Greenfield development should be developed as an extension of the existing urban fabric in Taylor.
2. *Market Center: Community* – Mixed-use areas anchored by a retail destination where surrounding residents go to get daily goods and services. As with all centers, Market Centers are envisioned as mixed use and walkable places. Community scaled development should aim to serve several neighborhoods.
3. *Employment Center: Community* – Mixed-use areas centered around office or industrial uses that can support significant employment.

The combination of these uses can exist together harmoniously but will require attention to the specific uses intended on the property to ensure (as an example) that a potential industrial use within the Employment Center does not negatively impact the proposed Neighborhood Greenfield. Their locations should be carefully placed as to not create an undesirable living environment

The request for the subject property is a Comprehensive Plan Amendment from the Growth Sector designation of Restricted Growth to Intended Growth. This request is considered an appropriate request for incremental development in an area that originally restricted growth. The subject property has access to existing transportation and water infrastructure and a plan has been proposed to tie into existing wastewater infrastructure. Further, the growth sector boundaries were based upon the city limit boundaries in this area that were established without consideration for the division of the overall tract that resulted.

Additionally, the applicant is requesting to change the Future Land Use designation from Area of Minimal Change to a combination of Neighborhood Greenfield, Market Center: Community, and Employment Center: Community. These designations provide a mixture of uses within the subject property and when thoughtfully planned out as to their exact locations would likely create a unique mixed-use, walkable environment.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Ensures the Comprehensive Plan remains current and reflects changes that have occurred since the plan's adoption. • Adds an increase in job availability to the Taylor market. • Development on the subject property will utilize existing utility infrastructure. • Aims to provide a mixture of uses (Residential, Commercial, and Industrial) at a reasonable scale (Community) to ensure compatibility within the development.	• The proposal does not have immediate access to wastewater infrastructure and will require an extension to facilitate development.

4. RECOMMENDATION

Planning and Zoning Commission recommended City Council approve the proposed amendment on July 12, 2022.

5. FUNDING SOURCE

N/A

6. TIMELINE

- Envision Taylor Comprehensive Plan was adopted November 18, 2021
- Planning and Zoning Commission recommendation July 12, 2022
- Amendment public hearing and adoption July 28, 2022, and August 11, 2022, respectively.

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

- 7a. [Staff Report](#)
- 7b. [Letter of intent](#)
- 7c. [Utility statement](#)
- 7d. [Urban design memo](#)
- 7e. [Existing Growth Sectors map](#)
- 7f. [Proposed Growth Sectors map](#)
- 7g. [Existing Future Land Use map](#)

- 7h. [Proposed Future Land Use map](#)
- 7I. [Notice area map](#)
- 7j. [Ordinance 2022-28](#)
 - 7j(a). Exhibit A - [Metes and Bounds Description](#)
 - 7j(b). Exhibit B - [Proposed Growth Sectors Map](#)
 - 7j(c). Exhibit C - [Proposed Future Land Use Map](#)
- 7k. [PowerPoint Presentation](#)

**City of Taylor
PZ-2022-1513
Comprehensive Plan Amendment –
Future Land Use Designation & Growth Sectors**

Staff Report

Item Details

Subject Property:	North of the end of Rydell Lane and the beginning of County Road 398
Total Acreage:	Approximately 61.54 acres
Legal Description:	Approximately 61.54 acres of land part of and out of the Samuel Pharrass Survey Abstract No. 496, more particularly described by Williamson Central Appraisal District (WCAD) parcels R019617 and R406296, Taylor, Williamson County, Texas.
Property Owner:	Sudhakar Tadiboyina, Taylor Heights, LLC
Representative:	Mallik Avula
Request:	A request to amend the Future Land Use map designation for property R019617 from Area of Minimal Change to a combination of Neighborhood: Greenfield, Market Center: Community, and Employment Center: Community. A request to amend the Growth Sector designations for both properties R019617 and R406296 from Restricted Growth Sector to Intended Growth Sector.
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The property owner's representative engaged staff with their prospective plans to develop the subject property as a mixed-use area that would aim to incorporate commercial and residential land uses. The subject property is located within the City's extra-territorial jurisdiction (ETJ) and should the applicant receive a positive recommendation they will begin the voluntary annexation and zoning process. The applicant collaborated with the City's urban design consultant, Michael Watkins Architect (MWA), to analyze the appropriate land use designations as proposed below:

- The property (R019167) consists of approximately 59 acres is currently designated as Restricted Growth Sector and this amendment would move it into the Intended Growth Sector. The applicant is also requesting consideration to revise the Future Land Use designation from Area of Minimal Change to a combination of three designations, Neighborhood: Greenfield, Market Center: Community, and Employment Center: Community, the specific percentages of each designation would be determined at the zoning phase of development in consultation with the city's urban design consultant.

- The property (R406296) consists of approximately 2.19 acres is currently designated as Restricted Growth Sector and this amendment would move it into the Intended Growth Sector. This area is not part of the request to revise the Future Land Use designation as it is already identified as Market Center: Community.

Location:

The subject property is located within the city's ETJ and lies primarily north of the intersection of County Road 398 and Justin Lane west of Carlos G. Parker Boulevard. Justin Lane cuts through the southeastern portion of the property.

At some point in the past, the City annexed a portion of the overall tract creating an arbitrary division of the property with a portion in the city limits and a portion outside the city limits. Those arbitrary divisions were followed in the growth sector and land use classifications.

Physical and Natural Features:

The subject property is considered agricultural land and has been used as cropland in the past. The land consists of minimal elevation changes and is predominately flat. Based on a site inspection, there are not any natural or unique features on the site that would likely impact the proposed request.

Growth Sector Designations:

The Growth Sectors Map identifies the areas in Taylor and its Extra-territorial jurisdiction (ETJ) where development and redevelopment are intended, where they should be controlled, and areas where they should be restricted. The subject properties are located within the Restricted Growth Sector. The Restricted Growth Sector consist of areas that have value as open space or agricultural land and where increased development and additional entitlements are discouraged. These lands commonly include large lot homesteads and farmland with limited infrastructure available. Expansion into this area is not anticipated during the time frame of this plan.

The requested amendment for the properties would redesignate them as Intended Growth Sector. The Intended Growth sector consists of areas with access to existing or planned transportation and utility infrastructure and are adjacent to existing developed areas. These are primarily vacant, underutilized, or poorly developed commercial areas adjacent to existing centers and service areas. Growth policies should encourage the development or redevelopment of these areas as compact residential and mixed-use development.

Close consideration should be given when evaluating a request to change the designation of property that is in the Restricted Growth Sector designation. Based on the analysis completed by MWA and city staff, the proposed change to the growth sector for this property is in keeping with the goals of the comprehensive plan because there is existing transportation and water infrastructure and there is a plan for providing wastewater infrastructure. Further, because the property was arbitrarily bisected by annexation in the past, it is appropriate to reassemble the entire tract to facilitate orderly development.

Future Land Use and Zoning Designations:

The newly adopted Comprehensive Plan, Envision Taylor (2021) identifies Future Land Use designations to guide growth in Taylor. The subject property (only R019617) was assigned the

land use designation as, Area of Minimal Change because it is within the Restricted Growth Sector. This designation is applied to areas lacking in street and utility infrastructure. These areas are not intended to accommodate future growth and redevelopment and should generally remain unchanged during the time frame of the Envision Taylor Comprehensive Plan. As discussed in the analysis by MWA, there is sufficient transportation and water infrastructure, and a plan has been proposed for how to provide wastewater infrastructure to the site.

The consideration is a requested combination of three Future Land Use designations. At this time the applicant has not identified hard boundaries for these designations as they desire to solidify their location during the zoning process if granted a Comprehensive Plan Amendment to Growth Sectors and Future Land Use designations. The requested land uses to occupy approximately 59 acres are as follows:

1. *Neighborhood Greenfield* – New communities that contain a wide mix of residential uses and neighborhood services. Greenfield development should be developed as an extension of the existing urban fabric in Taylor.
2. *Market Center: Community* – Mixed-use areas anchored by a retail destination where surrounding residents go to get daily goods and services. As with all centers, Market Centers are envisioned as mixed use and walkable places. Community scaled development should aim to serve several neighborhoods.
3. *Employment Center: Community* – Mixed-use areas centered around office or industrial uses that can support significant employment.

The combination of these uses can exist together harmoniously but will require attention to the specific uses intended on the property to ensure (as an example) that a potential industrial use within the Employment Center does not negatively impact the proposed Neighborhood Greenfield. Their locations should be carefully placed as to not create an undesirable living environment.

The subject property is currently located within the ETJ and as such does not have a zoning designation. If the applicant receives a favorable determination of their request, they will then work to annex their property and establish unique zoning upon annexation.

Direction	Future Land Use	Existing Land Use
North	Area of Minimal Change	Vacant Agricultural Land
South	Employment Center: Regional	Vacant Agricultural Land & Taylor Municipal Airport
East	Market Center: Community & Employment Center: Regional	Vacant Land & Taylor Municipal Airport
West	Area of Minimal Change	Vacant Agricultural Land

Utilities

The subject property is currently not located within the City's service area for wastewater because the wastewater service area boundary, when adopted, followed the city limit boundary which bisected the property. The property is within the City's service area for water. Currently a 24-inch water line runs along Justin Lane which bisects the southeastern portion of the subject property and divides the subject parcels R019617 and R406296 from each other. The applicant has proposed

to tie into a 24-inch wastewater line located on the Taylor Municipal Airport property south of the subject property. The applicant would be required to extend these utilities to facilitate their development. This extension has not been studied in detail by relevant city staff (public works, engineering) and at this phase is a proposed option for extension.

Transportation

The subject properties gain access from County Road 398 and Justin Lane. Both roadways were identified within the Transportation Plan as Community Boulevards. Community Boulevards function as primary routes that connect to major areas of the city. The plan also calls for the development of a Neighborhood Avenue to run north-south from an extension of County Road 367 south to the subject property. The applicant would be responsible for designating right-of-way and developing their portion of this roadway.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the Future Land Use map and Growth Sectors amendment (7 notices), a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, June 26, 2022.

Staff Analysis

The request for the subject property is a Comprehensive Plan Amendment from the Growth Sector designation of Restricted Growth to Intended Growth. This request is considered an appropriate request for incremental development in an area that originally restricted growth. The subject property has access to existing transportation and water infrastructure and a plan has been proposed to tie into existing wastewater infrastructure. Further, the growth sector boundaries were based upon the city limit boundaries in this area that were established without consideration for the division of the overall tract that resulted.

Additionally, the applicant is requesting to change the Future Land Use designation from Area of Minimal Change to a combination of Neighborhood Greenfield (residential), Market Center: Community, and Employment Center: Community. These designations provide a mixture of uses within the subject property and when thoughtfully planned out as to their exact locations would likely create a unique mixed-use, walkable environment. The applicant does intend to solidify percentages of each land use designation and will facilitate their intentions within the rezoning process alongside the city's urban design consultant.

The subject property would likely promote a mixed-use community that meets the following land use policies:

- **LU3 – New mixed-use centers should complement the existing downtown and accommodate additional growth within a compact urban fabric that includes walkable streets, mixed-use buildings, and high-quality public spaces.**
 - The subject property will be required to comply with all existing codes and adopted transportation plans to ensure the site is walkable and in keeping with the original compact urban fabric found in Taylor.

- **LU8 – A jobs-housing balance that supports people living and working in Taylor should be encouraged.**
 - The subject property aims to provide space for residential, commercial, and employment uses.

The subject property partially meets the following land use policies:

- **LU9 – Promote development patterns that maximize the use of existing infrastructure and land before expanding infrastructure to underdeveloped areas.**
 - The applicant's request recognizes the availability of existing transportation and water infrastructure and will require an extension of wastewater infrastructure to facilitate development.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission is charged with reviewing all requests for Comprehensive Plan Amendment – Future Land Use and Growth Sector designations and recommends to City Council either in favor of or opposition to each request. In determining a recommendation on a Comprehensive Plan Amendment – Future Land Use and Growth Sector designation request, the Planning and Zoning Commission members consider the following factors:

Will the proposed Future Land Use amendment result in a Future Land Use designation that is more consistent with the text and policies of the Comprehensive Plan than the current designation of the property?

- The current designation of the property as Area of Minimal Change is a direct correlation to the City's desire to limit new growth outside the existing infrastructure footprint and focuses growth into compact and mixed-use centers. The staff analysis indicates that the property will be able to utilize existing transportation and water infrastructure and the applicant will be responsible for extending the wastewater system to serve the site.

Would the proposed amendment result in a land use that is more compatible with the current and future land uses of adjacent and nearby property?

- The proposed Growth Sector amendment to Intended Growth would be consistent with the adjacent properties' designations of Intended Growth. As the land is today (vacant) any use would likely be considered an improvement to the property in terms of providing living and working spaces for citizens as well as expanding the value of the land. The uses presented (residential, commercial, employment) are in keeping with the location and size of the property. The request for community sized market and employment centers will ensure that the area remains walkable and smaller in scale.

Would the proposed amendment result in more efficient use of publicly financed community facilities and infrastructure?

- It is not the City's intention to extend services to the Area of Minimal Change. However, the applicant is located immediately adjacent to the city limits and other areas of development. Also, the property has immediate access to a large diameter water line and two existing roadways that will require some upgrade. This scenario is favorable as

opposed to property that is located farther out and on the periphery of the ETJ. It will be the developer's responsibility to extend any necessary infrastructure as required.

Could the proposed amendment create or cause an increase in adverse impacts on the natural environment, especially water, green space/open space preservation, and air quality?

- The proposed amendment would not likely create or cause an increase in adverse impacts to the natural environment. The area would increase impervious coverage and will likely require various areas for detention to capture runoff. The proposed uses are not likely to be disruptive or noxious to the general public.

Attachments:

1. Letter of Intent from Applicant
2. Utility Statement from Applicant
3. Urban Design Consultant's Analysis
4. Growth Sector Map – Existing
5. Growth Sector Map - Proposed
6. Future Land Use Map – Existing
7. Future Land Use Map – Proposed
8. Notice Area Map
9. Proposed Ordinance – 2022-28
 - a) Metes and Bounds Description
 - b) Proposed Growth Sectors Map
 - c) Proposed Future Land Use Map

TAYLOR HEIGHTS LLC
10003 Kabar Trail
Austin, TX 78759
512-914-3272

To: City of Taylor

Description and narrative: Sub Variance Request for **397 FM/369 CR TAYLOR, TX 76574 (WCAD-R Numbers: R019617, R374022, R406295, R406296)**

This request is in regards to amend the existing Comprehensive Plan for the subject tract (397 FM/369 CR TAYLOR, TX 7657) to be annexed into the City of Taylor with a Growth Sector designation of Controlled Growth Sector and Land Use designations of "Market Center Community, Employment Center Community, and Neighborhood Greenfield". Currently, it is outside the City limit. The subject property is a portion of a larger tract that is already in the City Limits. The current Comprehensive Plan does not follow the existing property lines. The requested change would result in all portions of this property being in the City. With the recent growth and development around the tract and the availability of an access, Water and Sewer extension would allow the infrastructure that already exists to support the Commercial/Retail needs, Residential desired density and revenue goals for the City. The proposed Comprehensive Plan amendment will not adversely affect any adjacent or nearby properties and will only affect the current location (397 FM/369 CR TAYLOR, TX 7657). There are no special conditions / circumstances to the development that would need to be done to any nearby properties.

Sincerely,

Sudhakar Tadiboyina
TAYLOR HEIGHTS LLC

From: [mallik avula](#)
To: [McKenzi Hicks](#); [Tom Yantis](#); [Brad Robbins](#)
Subject: Fw: 80 Acres near the Taylor Airport
Date: Tuesday, March 8, 2022 11:56:04 AM
Attachments: [3834_001.pdf](#)

CAUTION: This email originated from outside of the City of Taylor. Do not click links or open attachments unless you recognize the sender and know the content is safe.

fyi

----- Forwarded Message -----

From: John Noell <jnoell@dunaway.com>
To: mallik avula <mallikavula@yahoo.com>; Michael Watkins <mike.watkins@me.com>
Cc: SUDHAKAR <sudhakar12@yahoo.com>; Sreedhar Aaloori <aaloori@gmail.com>; Meg Greenfield <mgreenfield@dunaway.com>
Sent: Tuesday, March 8, 2022, 11:49:18 AM CST
Subject: 80 Acres near the Taylor Airport

Mallik:

We have completed our preliminary research and have a concept for the wastewater service as shown on the attached figure. We would propose to connect to an existing 24" wastewater line on the south side of the airport and extend a 10" gravity line upstream to your site. The length is about 6000 feet and would cost approximately \$420,000. This line presently connects to a lift station so additional improvements to the station may be required by the city. I have asked Tom Yantis who to speak to on the city staff to confirm and will follow up with this coordination as soon as he gets back to me.

The water line in Justin Lane should be adequate for your needs, but we will verify as the land use planning proceeds.

John Noell, PE

Civil Engineering Manager

D 512.399.5361 C512.695.9955

From: mallik avula <mallikavula@yahoo.com>
Sent: Monday, March 07, 2022 10:50 PM
To: John Noell <JNoell@dunaway.com>; McKenzie Hicks <mckenzi.hicks@taylor.tx.gov>; Michael Watkins <mike.watkins@me.com>
Cc: SUDHAKAR <sudhakar12@yahoo.com>; Sreedhar Aaloori <aaloori@gmail.com>
Subject: [EXTERNAL]Re: Civil engineering study

John - Can you please send us the report?

Best Regards

Mallik

On Monday, March 7, 2022, 08:28:25 AM CST, mallik avula <mallikavula@yahoo.com> wrote:

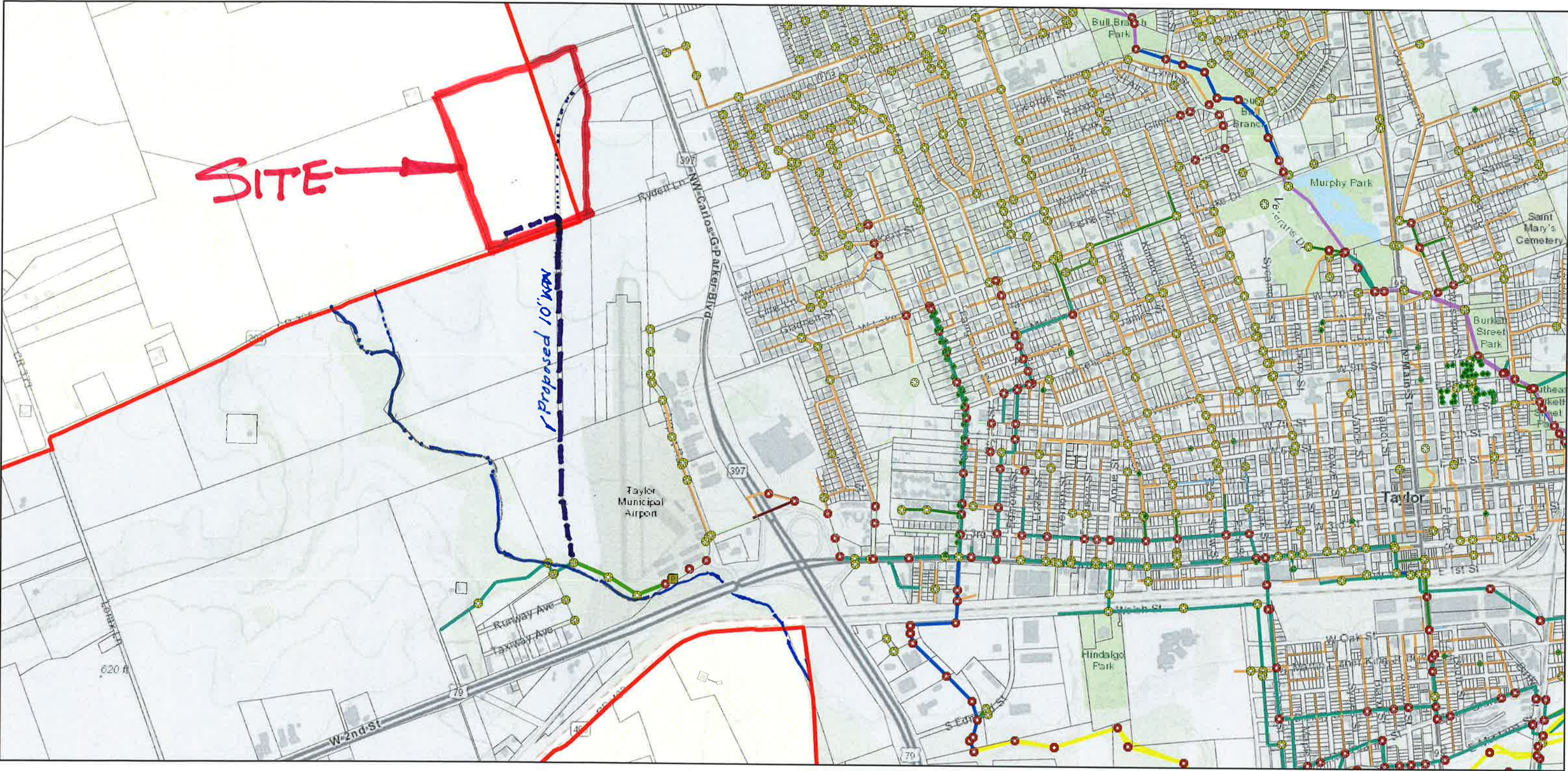
Good morning John,

City planning team has been waiting for your report. Can you please send the report to McKenzi and Mike?

Best Regards

Mallik

Wastewater Map South



2/28/2022, 7:13:57 PM

City Limits

ETJ

Parcels

Sewer CCNs

CITY OF TAYLOR

Pumps

Clean Outs

Surveyed Manholes

Other Manholes

Interceptors

Force Mains

Force Main

Wastewater Lines

<= 4"

6"

8"

10"

<= 4"

12"

15"

18"

24"

36"

1:18,056

0 0.17 0.35 0.7 mi
0 0.3 0.6 1.2 km

Austin Community College, City of Austin, County of Williamson, Texas Parks & Wildlife, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METI/NASA, EPA, USDA

Austin Community College, City of Austin, County of Williamson, Texas Parks & Wildlife, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METI/NASA, EPA, USDA | Williamson County Appraisal District | Williamson County Appraisal District | City of Taylor | Austin, Leander, Hutto, Georgetown, Round Rock, Taylor, Web AppBuilder for ArcGIS

MICHAEL WATKINS ARCHITECT, LLC
Urban Design & Architecture

To: Tom Yantis, Assistant City Manager and Director of Development Services
City of Taylor
From: Mike Watkins
Date: June 14, 2022
Project Name: PZ-2022-1448 Taylor Heights Annexation and Comprehensive Plan Amendment
Review and Recommendation

We have reviewed the information received regarding the annexation of the property and change to the Growth Sector and Future Land Use designations considering the City's Comprehensive Plan and Land Use Plan. The following Exhibits are included in this report and support its recommendations:

- Exhibit A: Existing and proposed conditions, including the Growth Sector, Land Use, and Transportation Master Plan designations (see last page).
- Exhibit B: Required sewer extension.

Summary of the Recommendation

After a careful review of the Comprehensive Plan, if the portions of the subject property ("B" and "C" on Exhibit A) are found by others to have, or be able to reasonably obtain, sufficient infrastructure capacity, it is recommended that these portions of the subject property be annexed into the City of Taylor with a Growth Sector designation of Intended Growth Sector and Land Use designations of "Market Center: Community, Employment Center: Community, and Neighborhood Greenfield" with the following stipulations:

- that the percentage of each Land Use designation remain flexible within the proposed ranges shown on Exhibit A,
- that phasing requirements may be applied during the rezoning process, and,
- the housing types be required to be the "missing middle" types.

Supporting Findings

The Growth Sectors Map

The portions of the subject property that remain outside the city limits are in the "Restricted Growth Sector (G-1)"

Prioritization of the Use of Existing Infrastructure before Expanding Outward.

Wisely, the Comprehensive Plan calls for prioritizing the use of existing infrastructure before expanding outward (page 25) and maximizing the use of existing infrastructure (Big Idea, page 29).

See the reports by HDR and Dunaway for a review of specific infrastructure conditions.

Except for a proposed sewer line to connect the subject property to the airport sewer system, much of the required infrastructure is already in place and not generating an economic return on the investment.

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Urban Design & Architecture

Furthermore, because the city limit boundary arbitrarily divides the subject property and the Comprehensive Plan designations follow the city limit boundary, the arbitrary division of this property makes the rational development of the property difficult. Annexing the portions of the subject property that were left out of the City would rectify the previous oversight and ensure that the subject property can develop in a rationally.

Annexation of portions B and C of the subject property with Land Use Designations of Market Center: Community, Employment Center: Community, and Neighborhood Greenfield is warranted for the following reasons:

- There is existing under-utilized infrastructure that could serve portions B & C of the subject property,
- Justin Lane has been designated an Enhanced Community Boulevard where it passes through the subject property,
- The adjacent land within the City has use designations of Market Center Community and Employment Center Regional, and,
- The arbitrary location of the City boundary through a single property creating a condition where a portion of the property is in the City and a portion is not.

The Transportation Master Plan

Big Idea T7 (page 89) states “link investment in infrastructure to revenue generated from adjacent development” and Big Idea T8 (page 89) states “streets should be designed to prioritize economic productivity and placemaking...”. Justin Lane is proposed to become an Enhanced Community Boulevard. Yet, the majority of Justin Lane that has this designation *cannot yield a return* on this enhancement investment and *cannot prioritize economic development productivity and placemaking* because it is straddled by the subject property which is outside the City limits and carries a Restricted Growth designation.

The Thoroughfare Classification of Community Boulevard carries the expectations that they are primary routes connecting major areas of the City, are moderate-speed, high volume, and that on-street parking is provided to *serve the adjacent land use*.” Even the 2-lane Community Boulevard (page 114) is “designed for the most intense mixed-use and commercial areas. Yet, the subject property which straddles a significant stretch of of Justin Lane and County Road 398 carries the Enhanced Community Boulevard and is designated “Restricted Growth” because it lies outside the City limits. While the roadway is intended to have high-volume traffic, on-street parking to serve mixed use and commercial development, the land, at present, cannot have any buildings.

Annexation of portions “B” and “C” of the subject property with Land Use designations of Market Center: Community and Neighborhood Greenfield is warranted to correct this inconsistency.

The Land Use Map and Land Use Policies

Because it is in the Restricted Growth Sector, portions “B” and “C” of the subject property have a Land Use Designation of Area of Minimal Change.

Adjacent properties to the northeast have the Land Use designation of “Market Center: Community.” The Comprehensive Plan describes Market Center: Community as:

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“Market Centers are mixed-use areas anchored by a retail destination where surrounding residents go to get daily goods and services. As with all centers, Market Centers are envisioned as mixed use and walkable places.”

The Comprehensive Plan describes *Community Centers*, distinct from Regional or Neighborhood Centers, as:

“Community centers are larger than neighborhood centers but often serve several neighborhoods within the city. Community centers often include discount department stores, home improvement stores, sporting goods, apparel, booksellers, restaurants, and supermarkets.”

The Comprehensive Plan further describes them having a ½-mile diameter. While the adjacent Market Center Community does have a ½-mile diameter, half of this area is on the other side of Carlos G. Parker Blvd. (FM 397) and thus is not within easy walking or biking distance of the other half as a car would most likely be required to cross Carlos G. Parker Blvd.

The Comprehensive Plan further states regarding Market Centers that they are “where surrounding residents go to get daily goods and services” (page 72). Because this Market Center is adjacent to the city boundary, there are no “surrounding residents”. Annexation of portions “B” and “C” of the subject property could, with an appropriate land use designation, rectify this imbalance.

The subject property, with one small exception, is the only land with the Market Center: Community designation that straddles a City/ETJ boundary.

Also worth noting is the fact that portion “C” of the subject property on the east of Justin Lane, despite being outside of the City limits and in the Restricted Growth Sector, is already identified as Market Center: Community.

Adjacent properties to the southeast have the Land Use designation of “Employment Center: Regional.” Adjacent land to the north and east of the subject property is Neighborhood Greenfield. In fact, the Neighborhood Greenfield designation continues a considerable distance from the Market Center and Employment designations while portions “B” and “C” of the subject property, which are immediately adjacent to them and have most forms of infrastructure capacity, have a land use designation of Area of Minimal Change because it has not been annexed into the City.

Policy ID LU9 (page 42) states: “Promote development patterns that maximize the use of existing infrastructure and land before expanding infrastructure to underdeveloped areas.” For various reasons, all types of infrastructure are not always simultaneously provided to a property. Such is the case for the subject property which currently lacks access to the sewer system. With the proposed extension of the sewer line, the investment previously made by the City in the other forms of existing infrastructure would be able to begin providing a return to the City.

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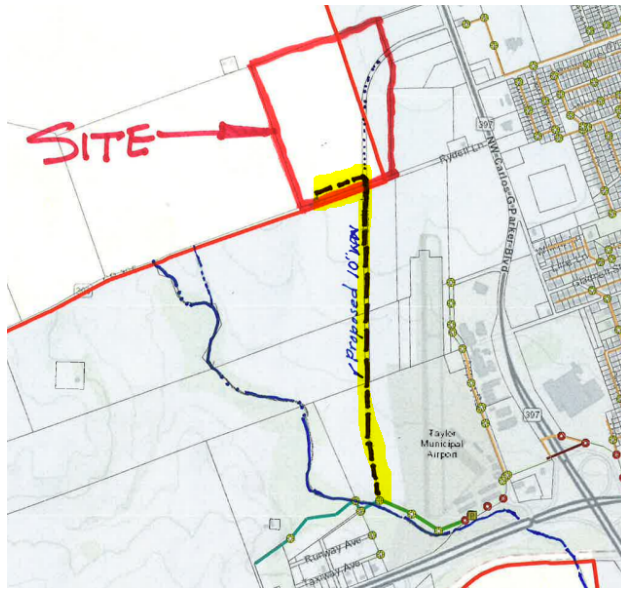


Exhibit B: Required sewer extension.

Annexation of the subject property would meet Policy ID LU11 (page 42) which states: “Development and infrastructure decisions and regulations should result in an increase in population density and revenue per acre.” Annexation of portions “B” and “C” of the subject property currently outside the City limit and the sewer extension would allow the infrastructure that already exists to support the desired density and revenue goals for past infrastructure decisions.

The Land Use designations of Market Center: Community, Employment Center: Community, and Neighborhood Greenfield are complimentary and suggestive of appropriate Land Use designations for portions “B” and “C” of the subject property should they be annexed.

Housing Types

Housing Policy Big Idea H1 (page 11) states “Neighborhoods should have a mix of housing affordable to all income levels and age groups.”

Housing Policy Big Idea H4 (page 11) calls for ensuring “that housing accommodates all ages, abilities, household types, and income levels.”

The Comprehensive Plan points out (page 57) that “buildings on these smaller lots also tend to be less expensive due to their smaller size” and that “this presents a ‘win-win’ opportunity for the City where it can provide more affordable housing and commercial options for residents...while also maximizing tax revenues to the City (on a per acre basis)—just by building smaller buildings on smaller lots.”

A Land Use designation of Neighborhood Greenfield with a stipulation requiring missing middle residential types would also advance goal 1 (page 84) which states “focus on developing small and infill lots.”

Should portions “B” and “C” of the subject property be annexed and some or all of it given the land use designation Neighborhood Greenfield, this designation might come with the stipulation that

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most or all the housing provided shall be of the “missing middle” types identified in Figure 108 (page 131) as those the City would like to increase as a percentage of the housing typologies within the City.

Implementation Strategies

Implementation Strategy 5 (page 148) states that “Property within the restricted growth sector on the growth sectors map does not have access to adequate utility and street infrastructure to support new development.”

In the case of portions “B” and “C” of the subject property, much of the necessary utility and street infrastructure required to support new development is either in place or already proposed (for example, the designation of Justin Lane where it runs through the property as an Enhanced Community Boulevard. The sewer line proposed in the referenced report is an exception.

Annexation of portions “B” and “C” of the subject property with Land Use designations of Market Center Community and Neighborhood Greenfield is warranted to support the Enhanced Community Boulevard designation for Justin Lane where it runs through the property.

Implementation Strategy 6 (page 149) directs the City to “Implement the New Transportation Master Plan.”

Annexation of portions “B” and “C” of the subject property with Land Use designations of Market Center Community, Employment Center Community, and Neighborhood Greenfield would generate the revenue warranted (and anticipated) by the designation in the New Transportation Master Plan of the portions of Justin Lane and County Road 398 which are adjacent to the subject property as an Enhanced Community Boulevard.

Implementation Strategy 11 (page 154) directs the City to “Encourage Missing Middle Housing.”

Implementation Strategy 13 (page 156) directs the City to “Encourage More Accessory Dwelling Units.”

Implementation Strategy 17 (page 160) directs the City to “Support Living and Working in the City of Taylor” and acknowledges that “employees will be looking for vibrant and active communities that do not require a long commute.”

Annexation of portions “B” and “C” of the subject property and some or all of it given the land use designation Neighborhood Greenfield with the stipulation that most, or all, of the housing provided shall be of the “missing middle” types would be an opportunity for the City to implement these strategies.

Additional Notes

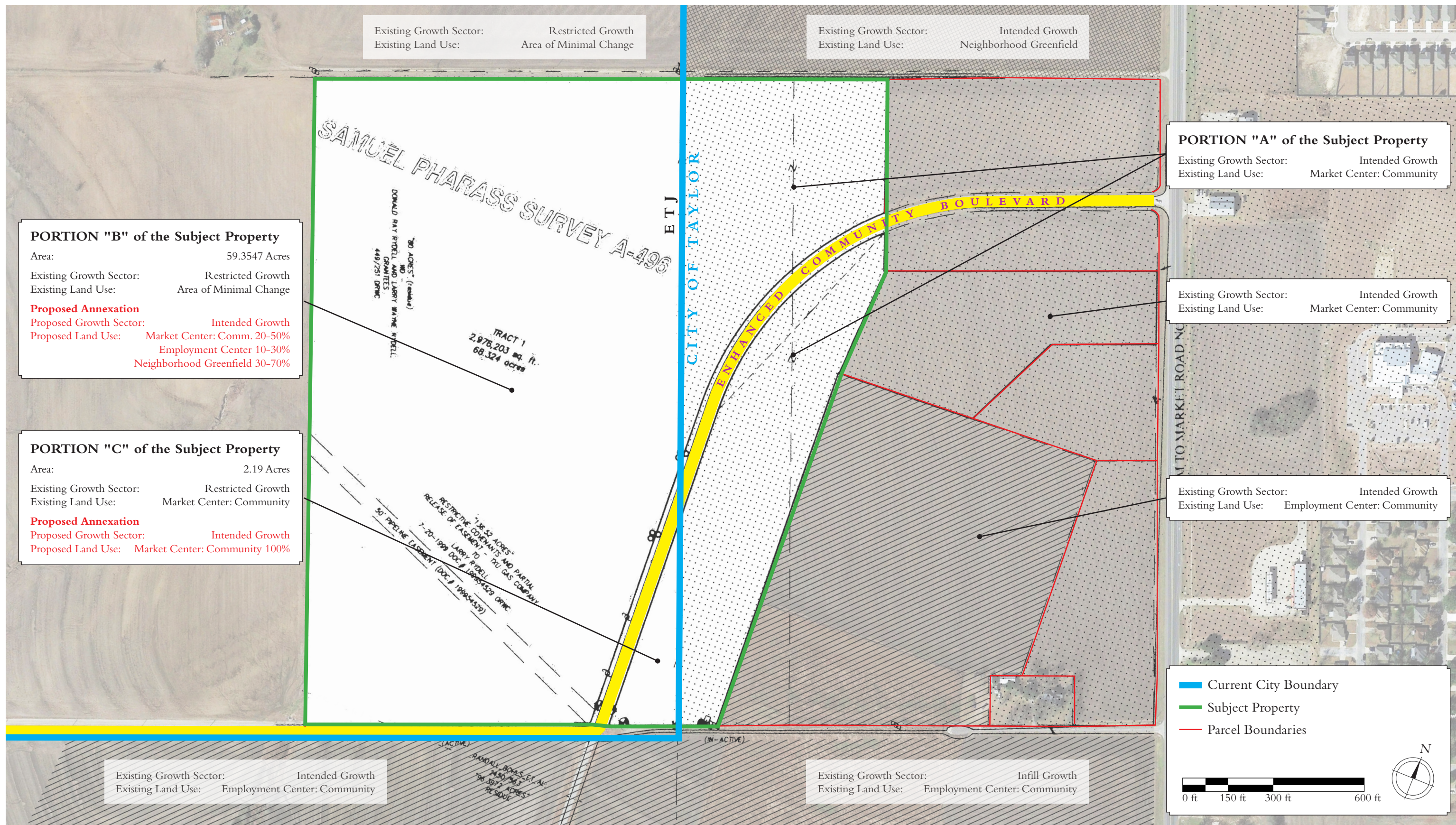
Should portions “B” and “C” of the subject property be annexed, and Land Use designations of Market Center: Community and Neighborhood Greenfield with a stipulation that the housing types be the “missing middle” types be applied, the question remains how much of portions “B” and “C” of the subject property would be assigned each of these land use designations? Exhibit A illustrates a proposal to allow a range of each of the required Land Use designations.

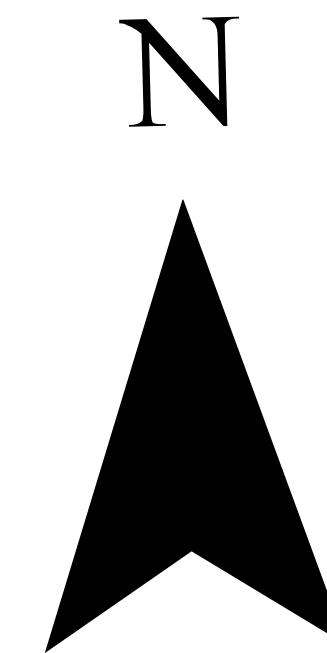
Annexation of portions “B” and “C” of the subject property and assignment of Land Use designations does not relieve portions “B” and “C” of the subject property from meeting the height and sound requirements dictated by the FAA due to proximity to the airport.

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Use of some part(s) of the subject property to advance other objectives of the City's Comprehensive Plan, including its Parks and Recreation Master Plan, are to be expected as development of the property is considered in appropriate stages of development review.

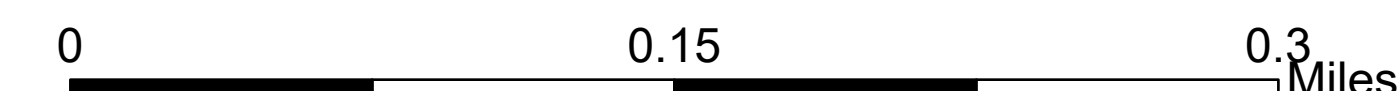
Phasing requirements related to the Land Use designations may be applied at the time of rezoning.

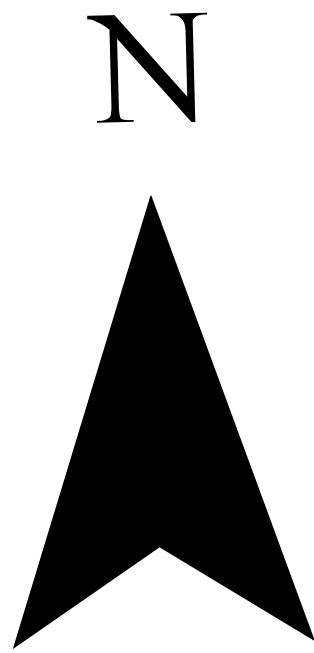
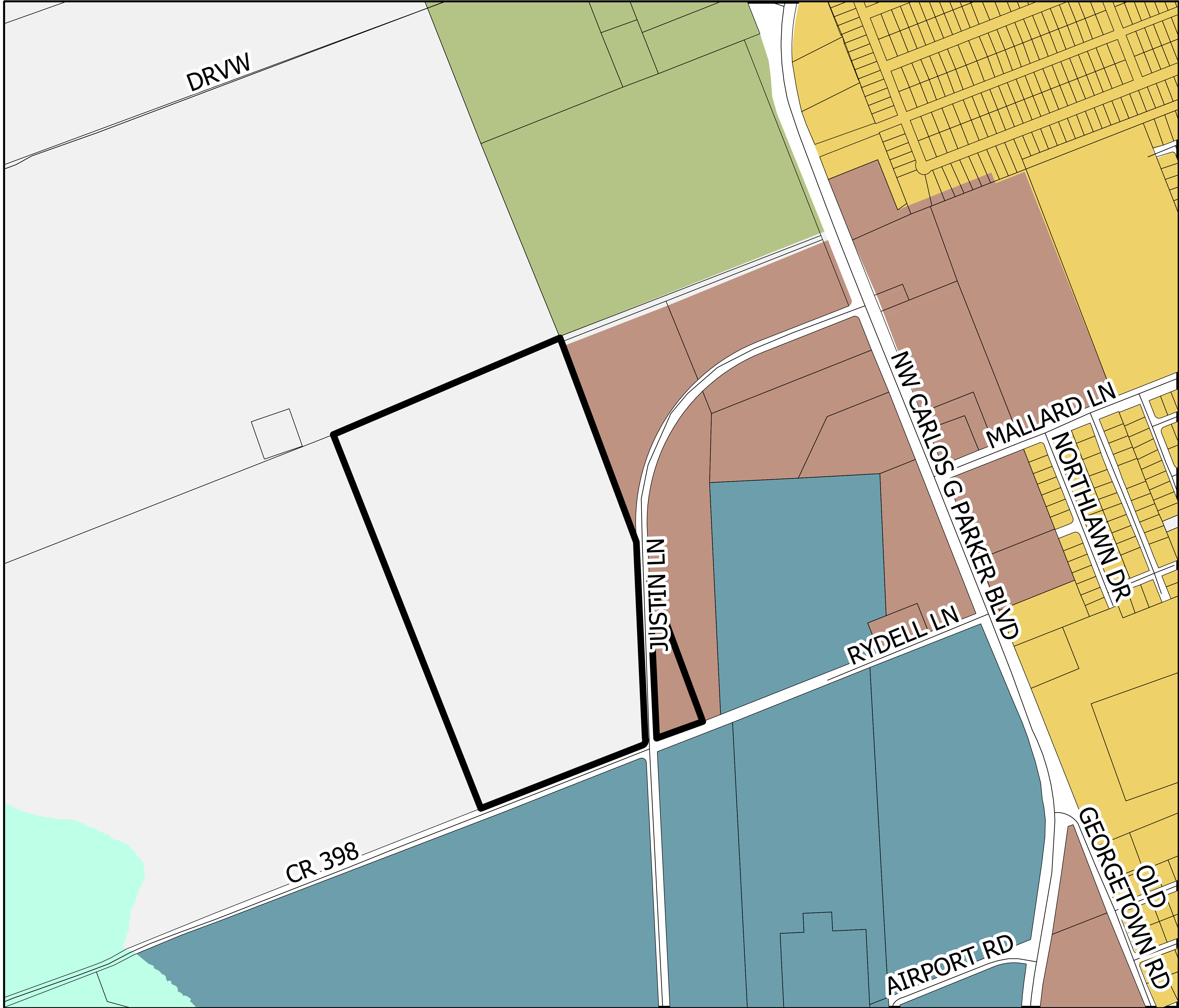




**Taylor Heights
Comprehensive Plan Amendment
Growth Sectors Map
Approximately 61.54 Acres**

Subject Property
 Parcels
 Streets
Growth Sector Map
 Sector
 Preserved Open Sector
 Restricted Growth Sector
 Intended Growth Sector
 Infill Neighborhood Sector
 Infill Growth Sector
 Flood Plain





PZ-2022-1513

**Taylor Heights
Comprehensive Plan Amendment
Future Land Use Map
Approximately 61.54 Acres**

Legend

■ Subject Property

□ Parcels

— Streets

Future Land Use Map

Land Use

■ Area of Minimal Change

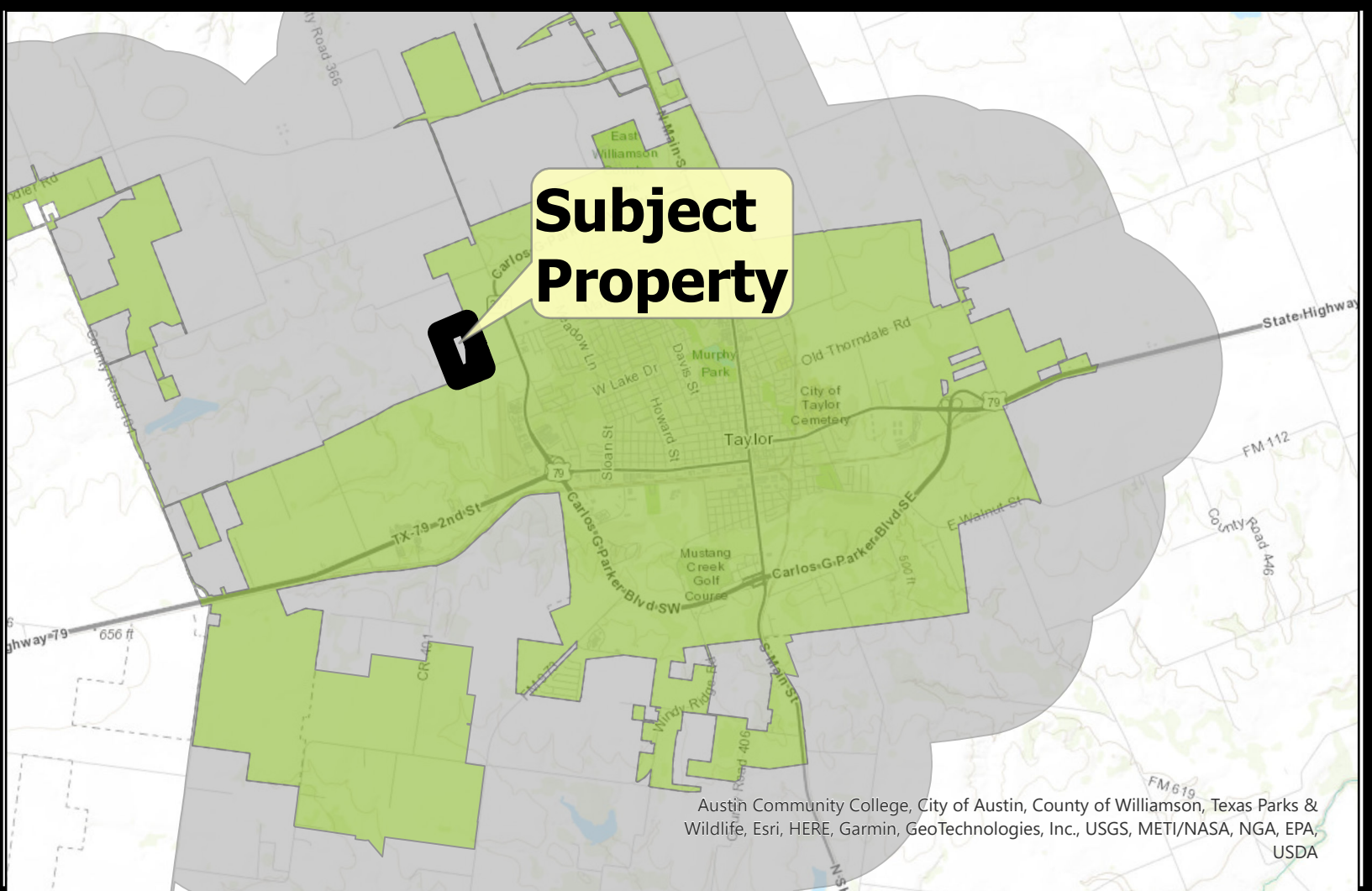
■ Neighborhood Greenfield

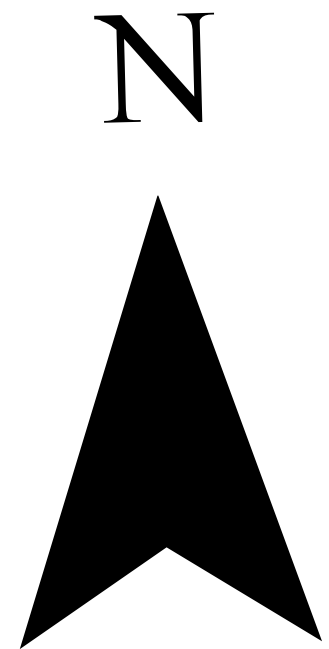
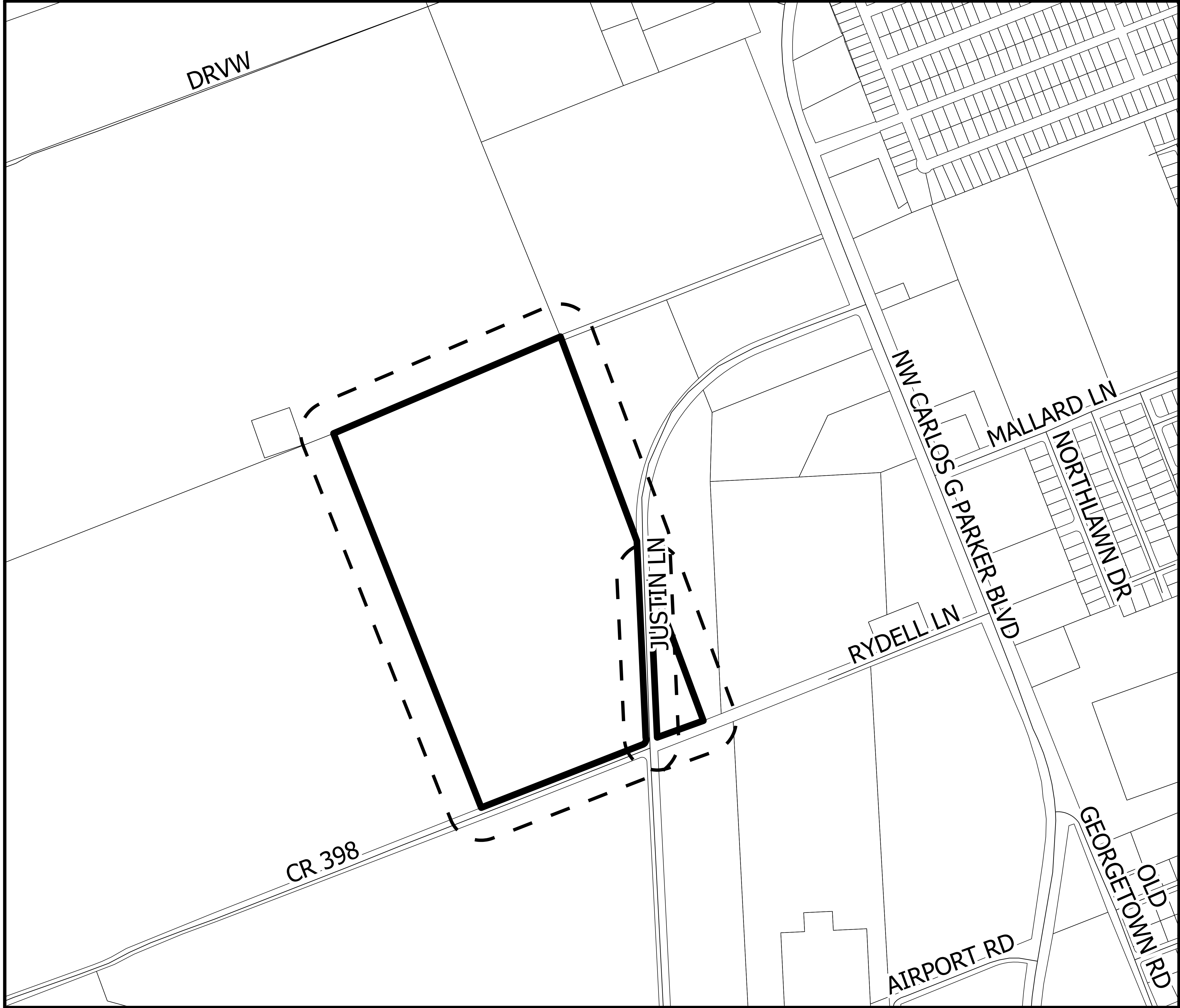
■ Neighborhood Infill

■ Employment Center: Regional

■ Market Center: Community

■ Open Space





PZ-2022-1513

**Taylor Heights
Comprehensive Plan Amendment
Notice Area Map
Approximately 61.54 Acres**

Legend

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

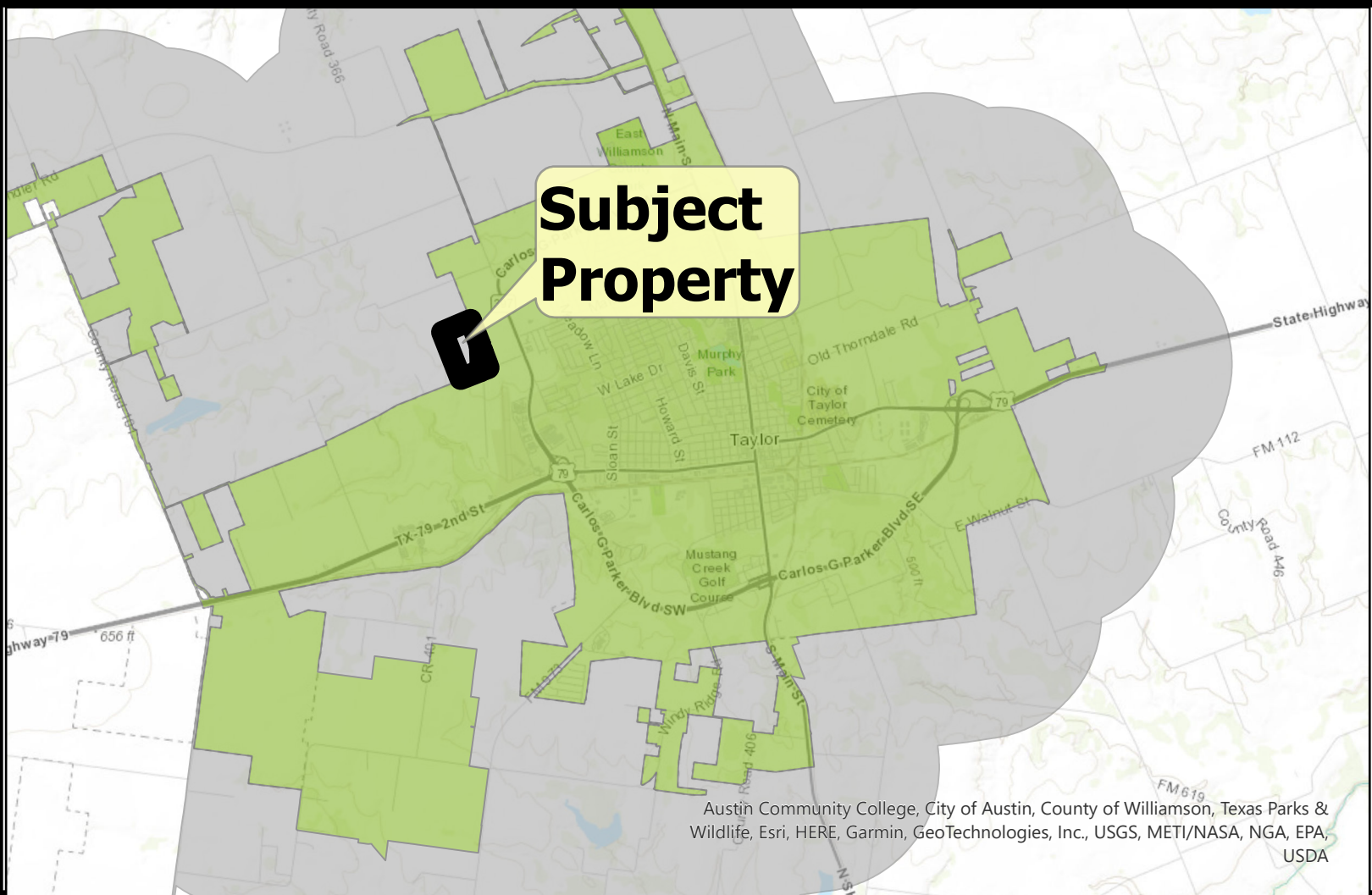


EXHIBIT A

EXHIBIT "A"

FIELD NOTE DESCRIPTION TRACT FOR A 67.616 ACRE TRACT OF LAND:

BEING A TRACT OR PARCEL OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS AND BEING OUT AND A PART OF THE SAMUEL PHARRASS SURVEY, ABSTRACT NO. 496, WILLIAMSON COUNTY, TEXAS, AND BEING OUT AND A PART OF THAT SAME TRACT CONVEYED TO FAYE P. RYDELL AND DARLENE H. RYDELL IN A DEED RECORDED IN DOCUMENT NO. 2001041100, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 67.616 ACRES OF LAND, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod set on the northwest right-of-way line of County Road 398, for the east corner of a tract of land conveyed to Loretta Dube and Randy Thomas Ericson in deeds recorded in Document No. 2016010005, Document No. 2002059880, Volume 118, Page 15 and Volume 237, Page 336, Official Public Records and Deed Records, Williamson County, Texas, for the south corner and POINT OF BEGINNING of herein described tract:

THENCE with the southwest line of this tract and northwest line of the Loretta Dube and Randy Thomas Ericson Tract, North 21°37'00" West a distance of 2,116.91 feet to an iron rod found on the southeast line of a tract of land conveyed to Walther Family Limited Partnership in a deed recorded in Document No. 2005069305, Official Public Records, Williamson County, Texas, for the west corner of this tract;

THENCE with the northwest line of this tract and the southeast line of the Walther Family Limited Partnership Tract, North 68°23'00" East a distance of 1,890.25 feet to an iron set on the southeast line of a tract of land conveyed to D & L Lane Development, LLC., in a deed recorded in Document No. 2019043444, Official Public Records, Williamson County, Texas, for the west corner of a tract of land conveyed to David W. Staglik in a deed recorded in Document No. 2002060658, Official Public Records, Williamson County, Texas, and for the north corner of this tract;

THENCE with the northeast line of this tract and the southwest line of the David W. Staglik Tract, South 21°36'36" East a distance of 444.19 feet to an iron rod set on the northwest right-of-way line of Justin Lane, for the northeast corner of this tract;

THENCE with the southeast line of this tract and the northwest right-of-way line of Justin Lane, the following three (3) calls:

1. Along a curve to the left, with a radius of 992.59 feet, an arc length of 780.80 feet, a chord bearing South 25°35'14" West and a chord distance of 760.83 feet to an iron rod set;
2. Along a curve to the left, with a radius of 1161.73 feet, an arc length of 187.00 feet, a chord bearing South 00°28'12" East and a chord distance of 186.80 feet to an iron rod set;
3. South 02°50'27" East a distance of 1,056.08 feet to an iron rod set on the northwest right-of-way line of County Road 398, for the southeast corner of this tract;

THENCE with the southeast line of this tract and the northwest right-of-way line of County Road 398, South 69°30'58" West a distance of 924.80 feet to the POINT OF BEGINNING, containing 67.616 acres of land, more or less.

EXHIBIT "B"

FIELD NOTE DESCRIPTION TRACT FOR A 10.913 ACRE TRACT OF LAND:

BEING A TRACT OR PARCEL OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS AND BEING OUT AND A PART OF THE SAMUEL PHARRASS SURVEY, ABSTRACT NO. 496, WILLIAMSON COUNTY, TEXAS, AND BEING OUT AND A PART OF THAT SAME TRACT CONVEYED TO FAYE P. RYDELL AND DARLENE H. RYDELL IN A DEED RECORDED IN DOCUMENT NO. 2001041100, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 10.913 ACRES OF LAND, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod found on the intersection of the northwest right-of-way line of County Road 398 and the east right-of-way line of Justin Lane, for the south corner and POINT OF BEGINNING of herein described tract;

THENCE with the west line of this tract and east right-of-way line of Justin Lane, the following three calls:

1. North 02°51'04" West a distance of 1,073.74 feet to an iron rod set;
2. Along a curve to the right, with a radius of 1,282.10 feet, an arc length of 136.34 feet, a chord bearing North 00°20'29" East and a chord distance of 136.28 feet to an iron rod set;
3. Along a curve to the right, with a radius of 1,166.15 feet, an arc length of 710.62 feet, a chord bearing North 24°41'00" East and a chord distance of 699.68 feet to an iron rod set for the west corner of a tract of land conveyed to David Staglik in a deed recorded in Document No. 2005028188, Official Public Records, Williamson County, Texas, and for the north corner of this tract;

THENCE with the northeast line of this tract and the southwest line of the David Staglik Tract, South 21°41'17" East a distance of 127.12 feet to an iron rod set for the northwest corner of a tract of land conveyed to David W. Staglik and Rebecca Lynn Staglik in a deed recorded in Document No. 2011007426, Official Public Records, Williamson County, Texas, for a property corner on the east line of this tract;

THENCE with the east line of this tract and the west line of the David W. Staglik and Rebecca Lynn Staglik Tract, South 01°52'45" West a distance of 367.55 feet to an iron set for the northwest corner of a tract of land conveyed to City of Taylor in a deed recorded in Document No. 2008084719, Official Public Records, Williamson County, Texas, for a property corner on the east line of this tract;

THENCE with the east line of this tract and the west line of the City of Taylor Tract, South 01°24'06" West a distance of 1,268.38 feet to an iron rod set on the northwest right-of-way line of Justin Lane, for the southeast corner of this tract;

THENCE with the southeast line of this tract and the northwest right-of-way line of County Road 398, South 69°30'58" West a distance of 259.92 feet to the POINT OF BEGINNING, containing 10.913 acres of land, more or less.

RETURN TO
Longhorn Title Co.

RECORDERS MEMORANDUM

COPY

All or parts of the text on this page was not
adequately legible for satisfactory reproduction

ORDINANCE NO. 2022-28

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP AND GROWTH SECTORS MAP TO CHANGE THE FUTURE LAND USE DESIGNATION FOR PROPERTY R0196017 FROM AREA OF MINIMAL CHANGE TO A COMBINATION OF NEIGHBORHOOD: GREENFIELD, MARKET CENTER: COMMUNITY, AND EMPLOYMENT CENTER: COMMUNITY AND TO CHANGE THE GROWTH SECTORS MAP FOR PROPERTY R019617 AND R406296 FROM RESTRICTED GROWTH SECTOR TO INTENDED GROWTH SECTOR ON APPROXIMATELY 61.54 ACRES OF LAND PART OF AND OUT OF THE SAMUEL PHARRASS SURVEY ABSTRACT NO. 496, TAYLOR, WILLIAMSON COUNTY, TEXAS. PROVIDING FOR THE AMENDMENT OF THE PLAN; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING A SAVINGS CLAUSE;

WHEREAS, it is necessary and reasonable for the public health, safety, morals, and welfare of the City of Taylor, Texas, a Texas home rule municipality (herein the “City”), to provide for and maintain a comprehensive plan for the City in accordance with Chapters 211, 212 and 213 of the Texas Local Government Code; and

WHEREAS, the City Council finds that the amendment of the Comprehensive Plan herein promotes the public health, safety, morals, and welfare and provides for the orderly development of the City; and

WHEREAS, the Planning and Zoning Commission held a public hearing on July 12, 2022, reviewed the amendments, and recommended that the City Council adopt the amendments to the Comprehensive Plan; and

WHEREAS, the City Council held a public hearing on July 28, 2022, at which the public was given the opportunity to give testimony and present written evidence; and

WHEREAS, after review, inquiry, and the opportunity for citizen participation at one or more public hearings and review and recommendation by the Planning and Zoning Commission, the City Council approves the amended Comprehensive Plan hereinafter set forth;

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

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Property. The property, legally described in **Exhibit “A”** attached hereto

and incorporated by reference herein for all purposes (“Property”), that is the subject to the Future Land Use and Growth Sectors redesignation is generally located North of the end of Rydell Land and the beginning of County Road 398, legally described as approximately 61.54 acres of land part of and out of the Samuel Pharrass Survey Abstract No. 496, more particularly described by Williamson Central Appraisal District parcels R019617 and R406296, Taylor, Williamson County, Texas.

Section 3. Growth Sectors Map. The Growth Sectors designation for both properties (R019617 and R406296) shall be changed from “Restricted Growth” to “Intended Growth” as shown in **Exhibit “B”** attached hereto and incorporated herein for all purposes.

Section 4. Future Land Use Map. The Future Land Use designation of the property (R406296) shall be changed from “Area of Minimal Change” to a combination of “Neighborhood Greenfield”, “Market Center: Community”, and “Employment Center: Community” as shown in **Exhibit “C”** attached hereto and incorporated herein for all purposes. The land use category boundaries are illustrative in nature and do not represent zoning district boundaries.

Section 5. Savings Clause. All rights and remedies of the City of Taylor are expressly saved as to any and all violations of the provisions of any ordinances affecting zoning, platting, or the comprehensive plan within the City’s jurisdiction which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

Section 6. Severability Clause. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional.

Section 7. Effective Date. This Ordinance shall be in force and effect from and after its passage on the date shown below.

Section 8. Open Meetings. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapt. 551, Tex. Gov’t. Code.*

PASSED, APPROVED, AND ADOPTED on the ____ day of _____, 2022.

Gerald Anderson, Mayor Pro-Tem

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, 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. 2022-28, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2022, 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 _____ 2022.

Dianna McLean
City Clerk

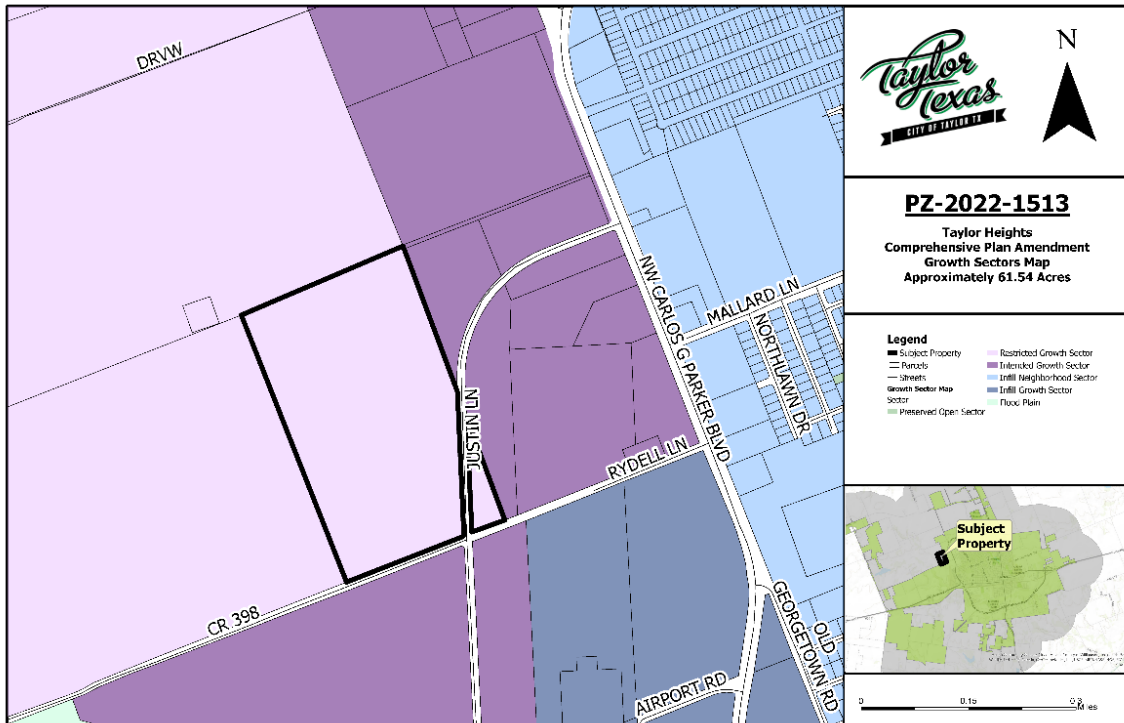
PZ-2022-1513

Taylor Heights Comprehensive Plan Amendment

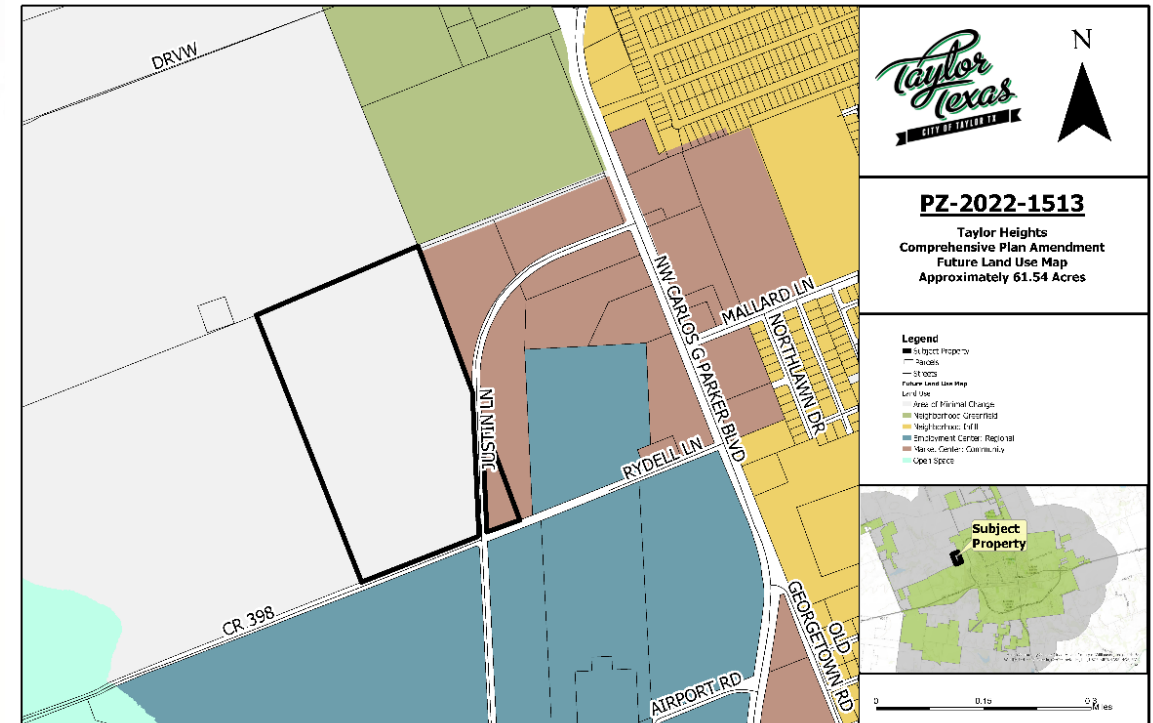
Location Map



Existing Growth Sectors & Future Land Use Maps

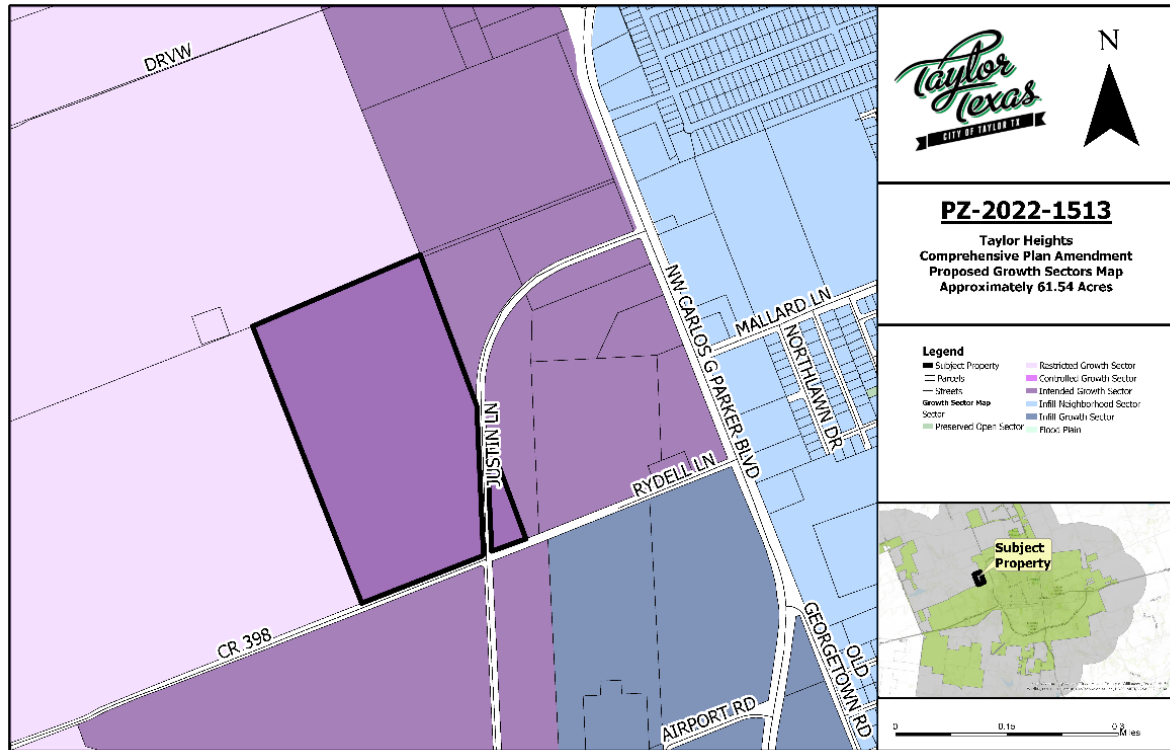


Restricted Growth Sector

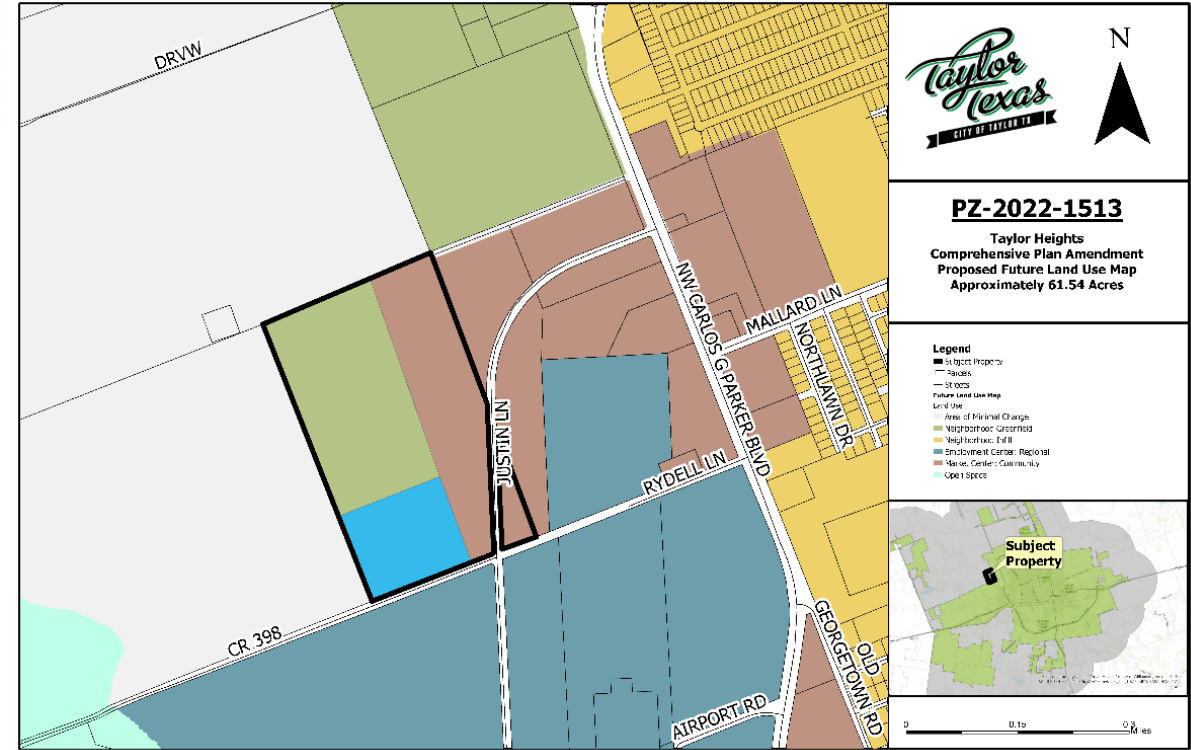


Area of Minimal Change &
Market Center: Community

Proposed Growth Sectors & Future Land Use Maps

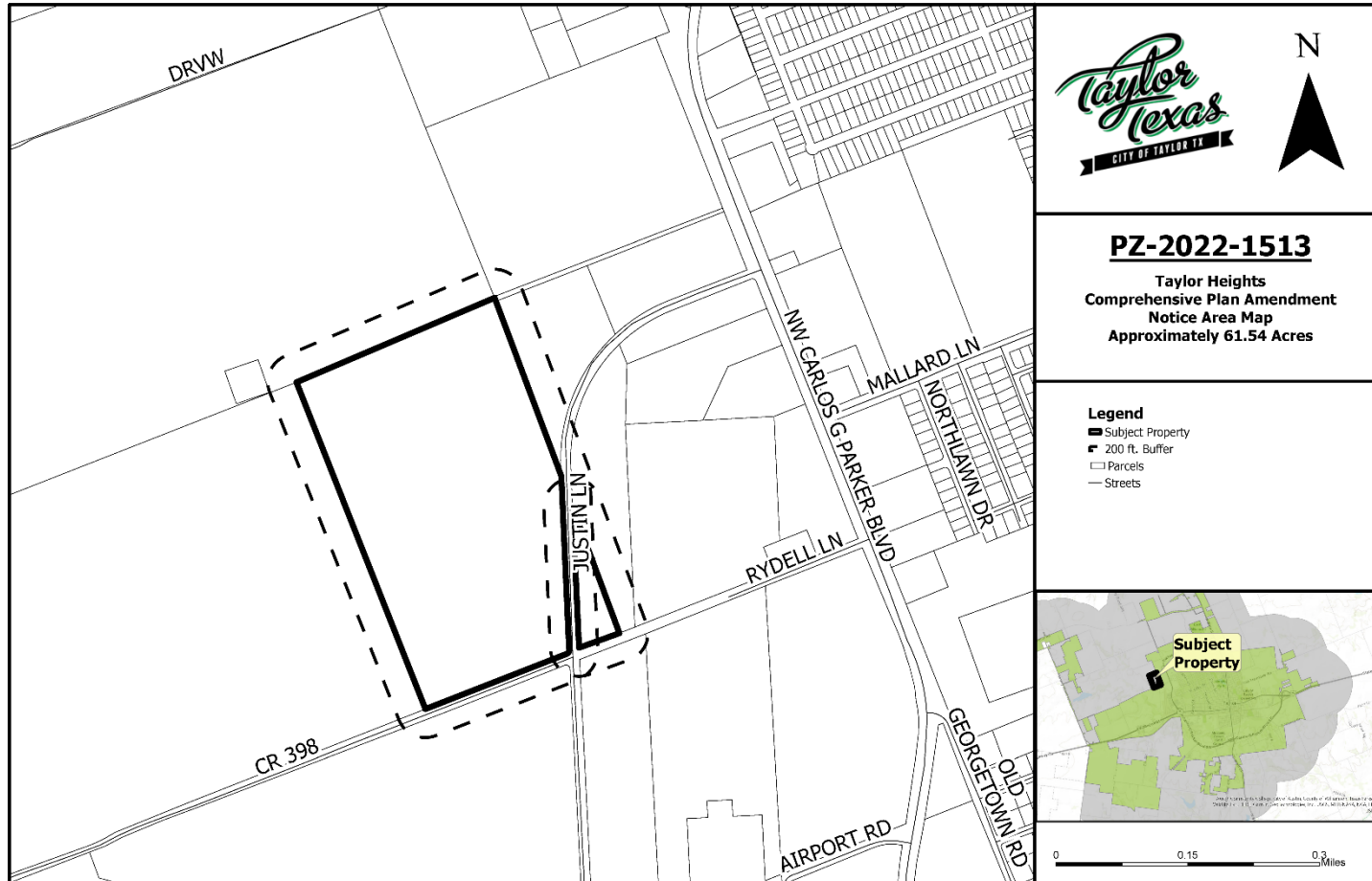


Intended Growth Sector



Nighborhood Greenfield,
Market Center: Community, and
Employment Center: Community

Notice Area Map



- 7 notices were sent out to adjacent property owners within 200 ft. of the subject property and public entities.
- Staff received 0 responses from the notified parties.

Recommendation

On July 12, 2022, the Planning and Zoning Commission recommended approval of the proposed Comprehensive Plan amendment request as it meets the intent of the Comprehensive Plan.



City Council Meeting August 11, 2022 Transmittal Letter

STRATEGIC PILLAR

- ☐ Streets/Infrastructure
- ☐ Quality of Life
- ☒ Economic Vitality

Agenda Item #: 8
Agenda Title: **Consider Approval of Auditing Services
for the FY2022 Audit with Brooks
Watson & Company**

Council Action to be taken: Approve by Consent

Department Submitted: Finance

Staff Contact: Jeff Wood, Chief Financial Officer

1. PURPOSE/DESCRIPTION

This agenda item is to request approval to extending auditing services for one (1) year with our current auditors, Brooks Watson & Company.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Brooks Watson & Company has served as the City's financial auditors for the past five years, beginning with the 2016-17 fiscal year audit.

Staff have been pleased with the work that Brooks Watson & Company (Mike Brooks) have done for the City. The audits have been very thorough and have met all the benchmarks and timelines on issuing reports. The firm has also provided the City with exceptional guidance on implementation of new governmental accounting standards requirements, and they do a good job of keeping us apprised of new announcements issued by the Government Accounting Standards Board (GASB).

The City paid Brooks Watson & Company \$34,800 for the FY2021 Annual Comprehensive Financial Report (ACFR) and \$4,500 for the Single Audit. The total cost of the FY2021 audit was \$39,300. This amount is less than what the City paid to the previous auditing firm from 2006 - 2012, which averaged approximately \$41,800 annually.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• BrooksWatson & Company has served the City well as its Auditor • The cost of the audit is still reasonable compared to prior years • Mike Brooks has served as the lead auditor on the City's audit but has used different CPAs on the audit team • The firm is familiar with the City and its operations and has a thorough understanding of our financial processes	•

4. RECOMMENDATION

Staff is recommending approval to extend auditing services for one (1) year with Brooks Watson & Company. This firm has a solid understanding of the scope of the project, and has served the City well over the last five years.

5. FUNDING SOURCE

An amount of \$36,540 for the ACFR plus \$5,000 for the Single Audit will be included in the FY 2022 budget for auditing services.

6. TIMELINE

Immediate consideration is being requested so that Mr. Brooks can finalize getting the City on his auditing schedule.

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

8a [Audit Engagement Letter](#)

BROOKSWATSON & CO.
CERTIFIED PUBLIC ACCOUNTANTS

July 15, 2022

City of Taylor, Texas
400 Porter Street
Taylor, Texas 76574

The following represents our understanding of the services we will provide the City of Taylor, Texas.

You have requested that we audit the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Taylor, Texas, as of September 30, 2022, and for the year then ended and the related notes to the financial statements, which collectively comprise the City of Taylor, Texas's basic financial statements as listed in the table of contents. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter. Our audit will be conducted with the objective of our expressing an opinion on each opinion unit.

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, pension information, and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the required supplementary information (RSI) in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist primarily of inquiries of management regarding their methods of measurement and presentation, and comparing the information for consistency with management's responses to our inquiries. We will not express an opinion or provide any form of assurance on the RSI. The following RSI is required by accounting principles generally accepted in the United States of America. This RSI will be subjected to certain limited procedures but will not be audited:

- 1) Management's discussion and analysis
- 2) Budgetary Comparison Information
- 3) Pension and OPEB schedules

Supplementary information other than RSI will accompany the City of Taylor, Texas's basic financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the basic financial statements and perform certain additional procedures, including comparing and reconciling the supplementary information to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and additional procedures in accordance with auditing standards generally accepted in the United States of America. We intend to provide an opinion on the following supplementary information in relation to the financial statements as a whole:

- 1) Individual nonmajor fund financial statements and schedules
- 2) Combining statements

Also, the document we submit to you will include the following other additional information that will not be subject to the auditing procedures applied in our audit of the financial statements:

- 1) Introductory section
- 2) Statistical section

The Objective of an Audit

The objective of our audit is the expression of opinions as to whether your basic financial statements are fairly presented, in all material respects, in accordance with generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and will include tests of the accounting records and other procedures we consider necessary to enable us to express such opinions. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions on the financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue a report as a result of this engagement.

General Audit Procedures

We will conduct our audit in accordance with auditing standards generally accepted in the United States of America (U.S. GAAS). Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free from material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the

financial statements, whether due to error, fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

Internal Control Audit Procedures

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with U.S. GAAS.

In making our risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.

Compliance with Laws and Regulations

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the City of Taylor, Texas's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Management Responsibilities

Our audit will be conducted on the basis that management and those charged with governance acknowledge and understand that they have responsibility:

1. For the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America;
2. For the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to error, fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements; and

3. To provide us with:
 - i. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements such as records, documentation, and other matters;
 - ii. Additional information that we may request from management for the purpose of the audit; and
 - iii. Unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence.
4. For including the auditor's report in any document containing financial statements that indicates that such financial statements have been audited by the entity's auditor;
5. For identifying and ensuring that the entity complies with the laws and regulations applicable to its activities; and
6. For adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the current year period(s) under audit are immaterial, both individually and in the aggregate, to the financial statements as a whole.

With regard to the supplementary information referred to above, you acknowledge and understand your responsibility: (a) for the preparation of the supplementary information in accordance with the applicable criteria; (b) to provide us with the appropriate written representations regarding supplementary information; (c) to include our report on the supplementary information in any document that contains the supplementary information and that indicates that we have reported on such supplementary information; and (d) to present the supplementary information with the audited financial statements, or if the supplementary information will not be presented with the audited financial statements, to make the audited financial statements readily available to the intended users of the supplementary information no later than the date of issuance by you of the supplementary information and our report thereon.

As part of our audit process, we will request from management and those charged with governance, written confirmation concerning representations made to us in connection with the audit.

We will assist the City with the preparation of the comprehensive annual financial report, which is considered to be a nonattest service. With respect to this and any other nonattest services we perform, the City of Taylor, Texas's management is responsible for (a) making all management decisions and performing all management functions; (b) assigning a competent individual to oversee the services; (c) evaluating the adequacy of the services performed; (d) evaluating and accepting responsibility for the results of the services performed; and (e) establishing and maintaining internal controls, including monitoring ongoing activities.

Reporting

We will issue a written report upon completion of our audit of the City of Taylor, Texas's basic financial statements. Our report will be addressed to the governing body of the City of Taylor, Texas. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

Other

We understand that your employees will prepare all confirmations we request and will locate any documents or support for any other transactions we select for testing.

If you intend to publish or otherwise reproduce the financial statements and make reference to our firm, you agree to provide us with printers' proofs or masters for our review and approval before printing. You also agree to provide us with a copy of the final reproduced material for our approval before it is distributed.

Provisions of Engagement Administration, Timing and Fees

During the course of the engagement, we may communicate with you or your personnel via fax or e-mail, and you should be aware that communication in those mediums contains a risk of misdirected or intercepted communications.

The timing of our audit will be scheduled for performance and completion as follows:

	Begin	Complete
Document internal control and preliminary tests	September	October
Observe physical inventories (if necessary)		n/a
Mail confirmations	October 1st	October 1st
Perform year-end audit procedures	November	November
Issue audit report		February

Mike Brooks is the engagement partner for the audit services specified in this letter. His responsibilities include supervising BrooksWatson & Co., PLLC's services performed as part of this engagement and signing or authorizing another qualified firm representative to sign the audit report.

Our fees for the financial statement audits are all inclusive as follows:

Fiscal Year	Financial Statement Audit
2022	\$36,540

We will notify you immediately of any circumstances we encounter that could significantly affect this initial fee estimate. Whenever possible, we will attempt to use the City of Taylor, Texas's personnel to assist in the preparation of schedules and analyses of accounts. This effort could substantially reduce our time requirements and facilitate the timely conclusion of the audit.

The invoice shall be rendered monthly based upon actual hours billed during the invoice period. We will notify you immediately of any circumstances we encounter that could significantly affect this initial fee estimate. In addition, we will work with you to identify any federal awards that might meet the criteria for an (OMB) Uniform audit.

Other Matters

During the course of the audit we may observe opportunities for economy in, or improved controls over, your operations. We will bring such matters to the attention of the appropriate level of management, either orally or in writing.

We agree to retain our audit documentation or work papers for a period of at least five years from the date of our report.

At the conclusion of our audit engagement, we will communicate to those charged with governance the following significant findings from the audit:

- Our view about the qualitative aspects of the entity's significant accounting practices;
- Significant difficulties, if any, encountered during the audit;
- Uncorrected misstatements, other than those we believe are trivial, if any;
- Disagreements with management, if any;
- Other findings or issues, if any, arising from the audit that are, in our professional judgment, significant and relevant to those charged with governance regarding their oversight of the financial reporting process;
- Material, corrected misstatements that were brought to the attention of management as a result of our audit procedures;
- Representations we requested from management;
- Management's consultations with other accountants, if any; and
- Significant issues, if any, arising from the audit that were discussed, or the subject of correspondence, with management.

The audit documentation for this engagement is the property of BrooksWatson & Co., PLLC and constitutes confidential information. However, we may be requested to make certain audit documentation available to certain regulators and federal agencies and the U.S. Government Accountability Office pursuant to authority given to it by law or regulation, or to peer reviewers. If requested, access to such audit documentation will be provided under the supervision of BrooksWatson & Co., PLLC's personnel. Furthermore, upon request, we may provide copies of selected audit documentation to these agencies and regulators. The regulators and agencies may intend, or decide, to distribute the copies of information contained therein to others, including other governmental agencies.

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

We appreciate the opportunity to be your financial statement auditors and look forward to working with you and your staff.

Respectfully,



BrooksWatson & Co.
14950 Heathrow Forest Pkwy | Ste 530
Houston, TX 77032

RESPONSE:

This letter correctly sets forth our understanding.

The City of Taylor, Texas

Acknowledged and agreed on behalf of the City of Taylor, Texas by:

Management

Name: _____

Title: City Manager

Date: _____

Mayor or Council Representative

Name: _____

Title: Mayor Pro-Tem _____

Date:



City Council Meeting *August 11, 2022* *Transmittal Letter*

STRATEGIC PILLAR

- ☐ Streets/Infrastructure
- ☐ Quality of Life
- ☒ Economic Vitality

Agenda Item #: 9
Agenda Title: Receive Certification of Additional Sales and Use Tax to Pay Debt Services

Council Action to be taken: Receive Certification

Department Submitted: Finance

Staff Contact: Jeffrey Wood, Chief Financial Officer

1. PURPOSE/DESCRIPTION

The purpose of this agenda item is to formally submit to Council the Certification of Additional Sales and Use Tax to Pay Debt Services.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The Texas Property Tax Reform and Transparency Act of 2019 (SB2) created a new requirement for cities that collect local sales tax for property tax relief. Under the Act, the governing body of a taxing unit that imposes an additional sales and use tax may not adopt the components of the tax rate of the taxing unit until the chief financial officer or auditor for the taxing unit submits to the governing body of the taxing unit a written certification that the amount of additional sales and use tax revenue that will be used to pay debt service has been deducted from the total amount of debt service prior to calculating the debt service tax rate.

The City of Taylor does not collect any additional sales and use tax for the purpose of debt service but is still required to comply with the certification process.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
The presentation of the Certification fulfills the requirement of the Texas Tax Code and allows the City to continue in the budget process.	- The property tax reform act requires staff to present this certification even though the City does not collect a sales and use tax for debt service. - The City cannot adopt a tax rate until this certification is formally presented to Council

4. RECOMMENDATION

The Property Tax Reform and Transparency Act only requires that the Certification is formally submitted to Council. No formal action is required on this agenda item, so staff recommends that Council receives the Certification as presented.

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

7. OTHER OPTIONS (In order of preference)
--

N/A

8. ATTACHMENTS

9a. [Form 50-882 Certification of Additional Sales and Use Tax to Pay Debt Services](#)

Certification of Additional Sales and Use Tax to Pay Debt Services

THE STATE OF TEXAS,

County of Williamson

Chief Financial Officer or Auditor: Jeffrey B. Wood

For the taxing unit: City of Taylor

Hereby certifies that the amount of additional sales and use tax revenue collected to pay debt service has been deducted from the total amount described by Tax Code Section 26.05(e-1), 26.04(e)(3)(C) and 26.05(a)(1).

This certification is submitted to the governing body of City of Taylor on 8/11/22.

Signature of Financial Officer or Auditor



City Council Meeting August 11, 2022 Transmittal Letter

STRATEGIC PILLAR

- ☒ Streets/Infrastructure
- ☐ Quality of Life
- ☐ Economic Vitality

Agenda Item #: 10
Agenda Title: 2019 Infrastructure Bond Summary

Council Action to be taken: Receive Presentation

Department Submitted: Public Works

Staff Contact: Jacob Walker, HDR, City Engineer

1. PURPOSE/DESCRIPTION

The purpose of this item is to provide an overview summary of the completion of the infrastructure portions of the 2019 Bond

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The City of Taylor had been issuing “pay as you go” funds toward much of their infrastructure needs preceding 2019. These annual programs were only able to implement smaller projects; and previous bid tab and project data showed that the cost per unit of each project was high. In 2019 Council decided to issue bond debt to get a larger scale infrastructure program with multiple larger scale projects in an attempt to garner more interest from the contracting community, obtain better quality projects, and bring the price per unit of project down. All of these goals were able to be met with the 2019 Infrastructure Bond.

This agenda item is to summarize the final results of the program from a scope of work, schedule of time, and total cost perspective. In less than three years, the \$11,000,000 program completed every identified project (plus additional projects) through planning, design, and construction within the overall program budget. This includes navigating projects through the COVID-19 pandemic and the Winter Storm Uri. The City was able to garner interest from 20+ different contractors bidding projects over the course of the program.

The projects covered potable water distribution, sewer conveyance, sewer treatment, drainage, transportation, and power redundancy.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Program finished within 3 years • Program finished within budget • All Council districts received upgrades • 12 unique projects completed	

4. RECOMMENDATION

Staff recommends accepting the presentation

5. FUNDING SOURCE

2019 Bond

6. TIMELINE

Funding in Spring 2019

Program Completion in Spring 2022

7. OTHER OPTIONS (In order of preference)

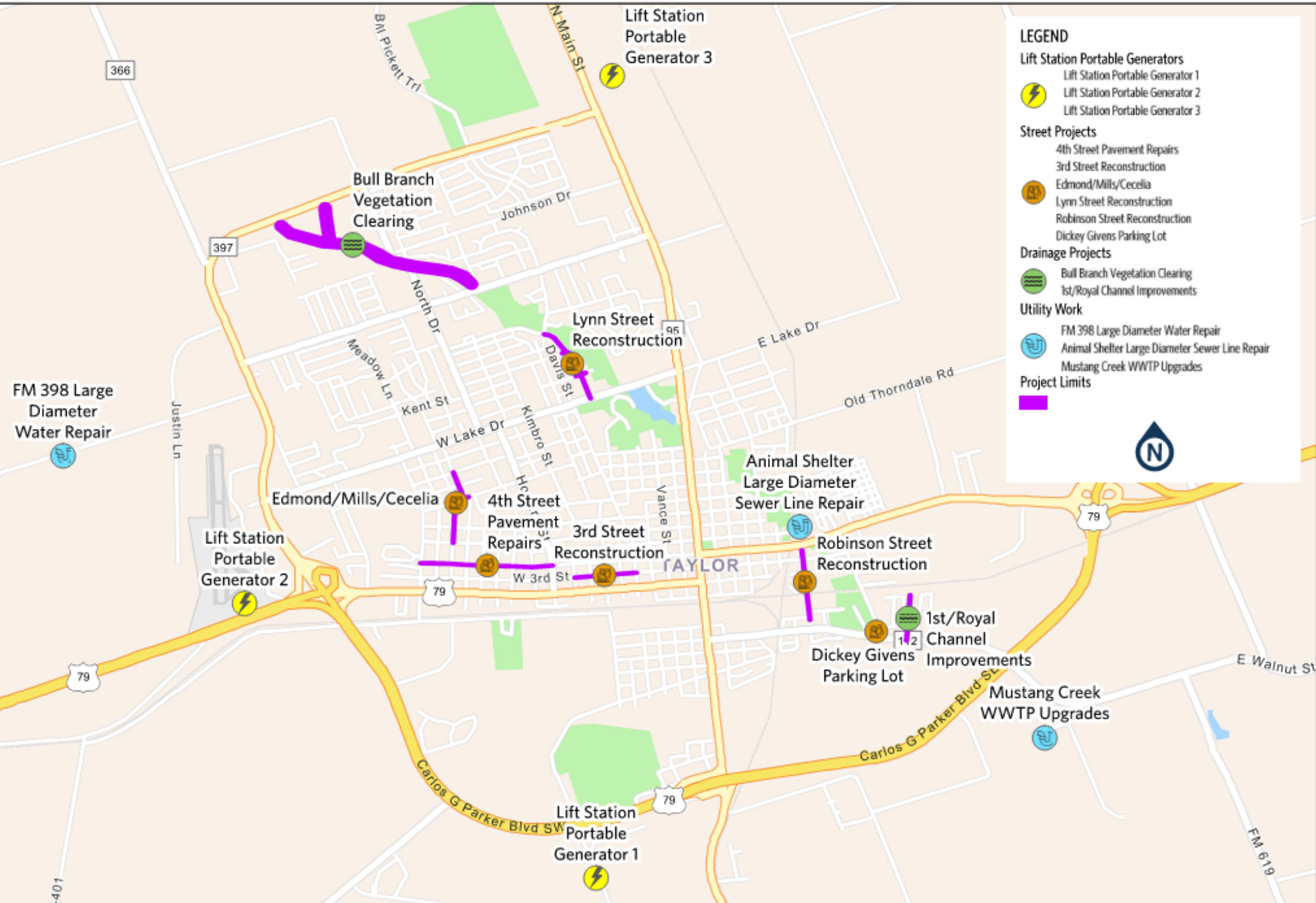
n/a

8. ATTACHMENTS

10a. [Presentation](#)

2019 Infrastructure Bond: Summary of Projects

Council Date: 8/11/2022



2019 Infrastructure Bond Projects

City of Taylor, Texas





3rd Street *(Shaw to Davis)*

- Contractor: Smith Contracting
- Completion Date: February 5, 2021
- Bid Cost: \$1,107,255.00
- Final Cost: \$1,068,432.02
- Budget Status: **\$38,822.98 Under Budget**



Street Reconstruction Project (Original Scope)

(W. Lake, Lynn, Robinson, Edmond/Mills/Cecelia)

- Contractor: Smith Contracting
- Completion Date: May 19, 2022
- Bid Cost: \$5,560,514.45
- Final Cost: \$5,588,157.61
- Budget Status: **\$27,643.16 Over Budget (0.5% total project cost for change orders)**

30°34'27.801"N -97°26'21.306"W
80° E

2705 West Lake Drive
Taylor
Williamson County
Texas

Network: May 5, 2021 4:27:05 PM CDT

Local: May 5, 2021 4:27:04 PM CDT



Street Reconstruction Project (Added Work to Smith Contracting)

- 1st/Royal Channel - \$267,786.50
- Dickey-Givens Center Parking Lot - \$13,441.30
- Bull Branch Vegetation Clearing - \$72,714.96
- 4th Street Pavement Repairs - \$364,710.00

The image shows three white Generac mobile generators on a construction site. The generators are mounted on black frames with wheels. The one on the left has a control panel and a 'RENTERS RESPONSIBILITY' label. The middle one is labeled 'CITY OF TAYLOR' and '40'. The one on the right is labeled 'CITY OF TAYLOR', '39', '45', and 'GENERAC MOBILE'. In the background, there is a large circular concrete structure, a yellow excavator, and a clear blue sky with some clouds. A dark semi-transparent box is overlaid on the bottom left of the image, containing the title and a list of project details.

Lift Station Generator Project

- Electrical Design & Electrical Construction to Upgrade Lift Stations for Generators
 - \$60,010.12
- One Generac mobile generator
 - \$39,196.28



Emergency Water & Wastewater Repairs

- CR 398 Waterline Repair
 - Emergency Repair of 24" waterline
 - \$470,325.65 total project cost for W/WW repairs



Emergency Water & Wastewater Repairs

- Animal Shelter Sewer Repair
 - Emergency Repair of 18" sewer line
 - \$470,325.65 total project cost for W/WW repairs

Mustang Creek WWTP Improvements Project Summary

- 1 Scope of Project
 - 2 Influent Lift Station
 - 3 Final Clarifier No. 3
 - 4 Electrical Room
 - 5 Project Results
- 
- A decorative horizontal bar at the bottom of the slide, consisting of two overlapping green rectangles. The top rectangle is a lighter shade of green and is slightly offset to the left. The bottom rectangle is a darker shade of green and is slightly offset to the right, creating a layered effect.

Scope of Project

- Replace the pumps and valves in the Influent Lift Station (ILS)
- Repair and replace the corroded effluent launder in Final Clarifier No. 3
- Rehabilitate the electrical room and install new VFD controls for the new pumps in the Influent Lift Station



Influent Lift Station

Prior Condition

- Only 2 of the 5 existing pumps were operational
- Many of the fittings and pumps leaked causing flooding and damage in the dry well
- A large amount of debris, grit, and rags had built up in the Wet Well



Influent Lift Station

New Installation

- Replaced all 5 of the pumps
 - Evenly sized to help maintain consistent maintenance across the pumps
 - All on VFD for better flow control
- Installed new piping, valves and fittings



Final Clarifier No. 3

- A new mechanism was installed for Final Clarifier No. 3 in 2017
 - Did not update the clarifier effluent launder
 - The launder needed replacement and was corroded
- Replaced metal launder with a concrete launder
 - Improved corrosion resistance
 - Facilitates weir adjustments





Electrical Room

Prior Conditions

- Electrical room was not equipped with HVAC service which subjected the electrical gear to heat and moisture
- Only one VFD was working

New Equipment

- Electrical room was upgrade with HVAC climate control devices
- Installed new VFDs for each pump to increase operational flexibility.





Project Conclusion

Construction Contract

- Budget Status: \$0 over/under budget.
- No change orders & on schedule

Benefits

- New ILS is more reliable and user friendly
- Clarifier 3 is ready for many years of continued service



Original Bond Budget

PRELIMINARY PROJECT BUDGETS

PROJECT LIST	District	SREETS (TUF)		DRAINAGE (MDUS)		UTILITY		PROGRAM TOTALS		Total
		Construction	Design/CE&I (25%)	Construction	Design/CE&I (25%)	Construction	Design/CE&I (25%)	Construction	Design/CE&I (25%)	
STREETS (TUF)										
3RD STREET* (Shaw to Davis)	2	\$643,000.00	\$160,750.00	\$66,000.00	\$16,500.00	\$552,000.00	\$138,000.00	\$1,261,000.00	\$315,250.00	\$1,576,250.00
CDBG Funding		\$407,000.00	\$83,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$407,000.00	\$83,000.00	\$490,000.00
3rd Street Remaining Costs		\$236,000.00	\$77,750.00	\$66,000.00	\$16,500.00	\$552,000.00	\$138,000.00	\$854,000.00	\$232,250.00	\$1,086,250.00
N. LYNN STREET (W. Lake to Gilmore)	4	\$804,000.00	\$201,000.00	\$0.00	\$0.00	\$452,000.00	\$113,000.00	\$1,256,000.00	\$314,000.00	\$1,570,000.00
W. LAKE DRIVE (Carlos Parker to Old Georgetown)	3	\$539,000.00	\$134,750.00	\$140,000.00	\$35,000.00	\$112,000.00	\$28,000.00	\$791,000.00	\$197,750.00	\$988,750.00
WABASH STREET (South Main to Beech)	1	\$762,000.00	\$190,500.00	\$53,000.00	\$13,250.00	\$432,000.00	\$108,000.00	\$1,247,000.00	\$311,750.00	\$1,558,750.00
DRAINAGE (MDUS)										
EDMONDS PHASE 2 (6th St. to Cecelia)	2	\$408,764.53	\$102,191.13	\$531,035.47	\$132,758.87	\$333,100.00	\$83,275.00	\$1,272,900.00	\$318,225.00	\$1,591,125.00
EDMONDS PHASE 3 (Cecelia to McClain)	2	\$497,364.53	\$124,341.13	\$520,235.47	\$130,058.87	\$283,400.00	\$70,850.00	\$1,301,000.00	\$325,250.00	\$1,626,250.00
1ST/ROYAL/WALNUT**	1			\$386,880.00	\$71,720.00			\$386,880.00	\$71,720.00	\$458,600.00
MCCLAIN	1			\$196,000.00	\$49,000.00			\$196,000.00	\$49,000.00	\$245,000.00
UTILITIES										
Wastewater Treatment Plant - Replace Influent Pumps & Valves						\$1,180,000.00		\$1,180,000.00	\$0.00	\$1,180,000.00
Water & Wastewater Trouble Areas and Point Repairs						\$550,000.00		\$550,000.00	\$0.00	\$550,000.00
Wastewater Lift Station Portable Generator						\$100,000.00		\$100,000.00		\$100,000.00
SUBTOTALS		\$3,247,129.06	\$830,532.27	\$1,893,150.94	\$448,287.74	\$3,994,500.00	\$541,125.00	\$9,134,780.00	\$1,819,945.00	\$10,954,725.00
DISCIPLINE TOTALS		\$4,077,661.33		\$2,341,438.68		\$4,535,625.00		\$10,954,725.00		\$10,954,725.00
BOND BUDGET		\$4,120,000.00		\$2,300,000.00		\$4,650,000.00				\$11,070,000.00
BOND BUDGET REMAINING		\$42,338.67		-\$41,438.67		\$114,375.00				\$115,275.00

*Uses CDBG Funding for Street Construction

**Includes \$100,000 of property acquisition

Final Bond Budget Status

CITY OF TAYLOR - 2019 INFRASTRUCTURE BOND PROGRAM				
PROJECT BUDGETS				
Status as of 7/28/2022				
PROJECT LIST	PROGRAM TOTALS			Total
	Construction	Design	CE&I	
STREETS (TUF)				
STREET RECONSTRUCTION PROJECT	\$ 5,626,980.59	\$ 983,042.91	\$ 699,201.80	\$ 7,309,225.30
N. LYNN STREET (W. Lake to Davis)				\$ -
W. LAKE DRIVE (Carlos Parker to Old Georgetown)				\$ -
ROBINSON STREET (Dead End to Frank)				\$ -
EDMOND PHASE 2 (6th St. to Cecelia)		\$ 398,485.00		\$ 398,485.00
3RD STREET PROJECT* (Shaw to Davis)	\$ 1,068,432.02			\$ 1,068,432.02
CDBG Funding	\$ (407,000.00)	\$ (82,203.00)		\$ (489,203.00)
DRAINAGE (MDUS)				
1ST/ROYAL/WALNUT**	\$ 351,327.23			\$ 351,327.23
UTILITIES				
Wastewater Treatment Plant - Replace Influent Pumps & Valves	\$ 1,586,440.00	\$ 272,600.00		\$ 1,859,040.00
W/WW Emergency Repair Project	\$ 408,025.65	\$ 62,300.00		\$ 470,325.65
Wastewater Lift Station Portable Generator	\$ 78,456.28	\$ 20,750.12		\$ 99,206.40
	\$ 8,712,661.77	\$ 1,654,975.03	\$ 699,201.80	\$ 11,066,838.60
Project Cost Totals				\$ 11,066,838.60
Bond Budget				\$ 11,070,000.00
Remaining Bond Budget				\$ 3,161.40
*Uses CDBG Funding for Street Construction				
**Includes \$83,540.73 of Easement Acquisition Costs				



City Council Meeting August 11, 2022 Transmittal Letter

STRATEGIC PILLAR

- ☒ Streets/Infrastructure
- ☐ Quality of Life
- ☐ Economic Vitality

Agenda Item #: 11
Agenda Title: 2022-23 Public Works Streets, TUF, and MDUS Program

Council Action to be taken: Accept the Street Level up, TUF, and Drainage Program

Department Submitted: Public Works

Staff Contact: Jim Gray, Public Works Director

1. PURPOSE/DESCRIPTION

Provide Council with the list of proposed Streets for level up, Take one last look at the new TUF and MDUS Staffing Plans and proceed with posting with hiring process pending approval of the 22-23 Budget

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The Public Works Staff has budgeted \$500,000 for this year's level up program. At this time, we have completed roads with the Pavement Condition Index (PCI) of 0 – 16. This year's program we are concentrating on roads with a PCI of 16 – 21. We will also be addressing some of our failed areas with the remaining funds for Street repairs.

In addition to this year's level up program, we will be hiring three additional the employees to help the street department. These three employees will be funded from our TUF. They work full time on the streets. They will work with our levelup program, crack sealing in the fall and winter as time allows. Cleaning and spraying curbs, fixing street cuts for the water division, and pot holing.

We will also start a full time Drainage Crew funded by the MDUS fund. This crew will be dedicated to working on drainage issues. The crew will clean culverts, install drainage pipes, jet culverts and inlet boxes. They will mow channels and repair drainage lines that have failed.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Improves the riding surface for residents where the level up is completed. • Decreases our pothole inventory. • We have seen good results from previous year's programs • Increases previous programs by addressing approximately 70 street segments this year • Will allow us to add to our level up program then use remaining funds to patch failed areas as funding allows • The new Drainage crew gives the City a dedicated drainage crew	• Only a 1–3-year program • Will require additional work at a later date

4. RECOMMENDATION

Staff recommends Council accept the 2022-23 Street Level up, TUF, and MDUS Program

5. FUNDING SOURCE

Existing TUF, MDUS, and General Fund Budget.

6. TIMELINE

With our new personnel we anticipate these activities ongoing year-round.

7. OTHER OPTIONS (In order of preference)

Reject any or all of the program

8. ATTACHMENTS

11a. [PowerPoint presentation](#)

Public Works Street, TUF, & MDUS Plan

Streets Crew

Current Manning 5 Personnel

- Level-Up – \$170,548 3-year average
- Crack Seal – \$17,000
- TUF –generates \$848,541.
- Currently \$500,000 for street maintenance, \$348,541 debt service.

Proposed Manning 8 Personnel

- Level-Up - \$513,153
- Additional Crack Seal -\$13,000
- Engineering \$50,000
- Misc. street Materials \$95,109
- 3 Personnel - \$177,278.40
- Does not include mill & overlay, and reconstruction
- 1dollar TUF generates approximately \$100,000

Street Crew Cont.

5 member Streets Current Manning		
	Hourly pay	FY 21 - 22 Annual cost
Level-Up		\$170,548.00
Crack Seal		\$17,000.00
Potholes		\$74,005.00
Programs totals		\$261,553.00
Crew Leader III	\$31.46	\$65,436.80
Crew Leader I	\$29.06	\$60,444.80
Street Operator III	\$27.86	\$57,948.80
Street Operator II	\$27.12	\$56,409.60
Street Operator I	\$29.09	\$60,507.20
Personnel Cost		\$300,747.20
General Fund Grand Total		\$562,300.20

TUF Fund 3 member Streets Proposed		
	Hourly pay	Annual cost 1st year
Level-Up		\$513,153.00
Crack Seal		\$13,000.00
Engineering		\$50,000.00
MISC Street Materials		\$95,109.00
Programs totals		\$671,262.00
Street Operator I	\$28.41	\$59,092.80
Street Operator I	\$28.41	\$59,092.80
Street Operator I	\$28.41	\$59,092.80
Personnel Cost		\$177,278.40
TUF Fund Grand Total		\$848,540.40

Level Up Phase III 2022 - 2023

Name	Segment	Length	PCI	Oil	Mix	Total
Gabriel Street	20	299	17	\$314	\$4,960	\$5,274
Grace Street	30	371	17	\$390	\$6,155	\$6,544
Hood Street	10	343	17	\$360	\$5,690	\$6,051
Hood Street	60	321	17	\$337	\$5,325	\$5,662
Kent Street	80	179	17	\$188	\$2,970	\$3,158
Lizzie Street	30	339	17	\$356	\$5,624	\$5,980
McLain Street	70	463	17	\$486	\$7,681	\$8,167
Potomac Street	40	355	17	\$373	\$5,889	\$6,262
Wabash Street	30	355	17	\$373	\$5,889	\$6,262
Welch	10	574	17	\$603	\$9,523	\$10,125
Westchester Road	20	635	17	\$667	\$10,535	\$11,201
West 11th Street	40	328	18	\$344	\$5,442	\$5,786
West 12th Street	30	332	18	\$349	\$5,508	\$5,856
West 3rd Street	20	289	18	\$303	\$4,795	\$5,098
West 6th Street	60	344	18	\$361	\$5,707	\$6,068
West 6th Street	70	334	18	\$351	\$5,541	\$5,892
East 8th Street	30	409	18	\$429	\$6,785	\$7,215
Debus Drive	40	249	18	\$261	\$4,131	\$4,392
Debus Drive	100	487	18	\$511	\$8,079	\$8,591
Doak Street	50	331	18	\$348	\$5,491	\$5,839
Ferguson Street	30	298	18	\$313	\$4,944	\$5,257
Hood Street	20	345	18	\$362	\$5,724	\$6,086
Lizzy Street	70	377	18	\$396	\$6,254	\$6,650
Martin Luther King Boulevard	30	331	18	\$348	\$5,491	\$5,839
Old Granger Road	60	423	18	\$444	\$7,018	\$7,462
Otis Street	20	248	18	\$260	\$4,114	\$4,375
Otis Street	30	407	18	\$427	\$6,752	\$7,179

Level Up Phase III 2022 - 2023

Name	Segment	Length	PCI	Oil	Mix	Total
South Rio Grande Street	40	925	18	\$971	\$15,346	\$16,317
Shaw Street	20	347	18	\$364	\$5,757	\$6,121
Wyeth Street	40	209	18	\$219	\$3,467	\$3,687
Wyeth Street	50	386	18	\$405	\$6,404	\$6,809
West 8th Street	60	284	19	\$298	\$4,712	\$5,010
Cecelia Street	40	137	19	\$144	\$2,273	\$2,417
CR 405	20	813	19	\$854	\$13,488	\$14,341
South Doak Street	20	407	19	\$427	\$6,752	\$7,179
South Doak Street	60	328	19	\$344	\$5,442	\$5,786
Grace Street	10	584	19	\$613	\$9,689	\$10,302
Hackberry Street	10	584	19	\$613	\$9,689	\$10,302
West Oak Street	60	363	19	\$381	\$6,022	\$6,403
Old Coupland Road	30	142	19	\$149	\$2,356	\$2,505
Otis Street	10	248	19	\$260	\$4,114	\$4,375
West Rio Grande Street	50	363	19	\$381	\$6,022	\$6,403
Royal Street	20	731	19	\$768	\$12,127	\$12,895
Stacy Drive	10	277	19	\$291	\$4,595	\$4,886
Talbot Street	100	333	19	\$350	\$5,524	\$5,874
Welch Street	20	957	19	\$1,005	\$15,877	\$16,881
2nd Avenue	10	1,175	20	\$1,234	\$19,493	\$20,727
West 3rd Street	150	330	20	\$347	\$5,475	\$5,821
West 5th Street	10	414	20	\$435	\$6,868	\$7,303
West 5th Street	40	496	20	\$521	\$8,229	\$8,749
East 9th Street	30	274	20	\$288	\$4,546	\$4,833

Level Up Phase III 2022 - 2023

Name	Segment	Length	PCI	Oil	Mix	Total
South Doak Street	30	325	20	\$341	\$5,392	\$5,733
South Doak Street	40	325	20	\$341	\$5,392	\$5,733
McLain Street	10	374	20	\$393	\$6,205	\$6,597
McLain Street	30	214	20	\$225	\$3,550	\$3,775
Meadow Lane	10	324	20	\$340	\$5,375	\$5,715
Old Georgetown Road	20	311	20	\$327	\$5,159	\$5,486
Old Granger Road	50	536	20	\$563	\$8,892	\$9,455
Rices Crossing Road	10	375	20	\$394	\$6,221	\$6,615
Veterans Drives	10	424	20	\$445	\$7,034	\$7,479
Victoria Street	40	365	20	\$383	\$6,055	\$6,439
Wabash Street	50	358	20	\$376	\$5,939	\$6,315
Welch Street	40	1,654	20	\$1,737	\$27,440	\$29,177
Westchester Road	10	529	20	\$555	\$8,776	\$9,332
Wyeth Street	30	335	20	\$352	\$5,558	\$5,909
East 11th Street	20	340	21	\$357	\$5,641	\$5,998
West 7th Street	130	459	21	\$482	\$7,615	\$8,097
East 9th Street	20	341	21	\$358	\$5,657	\$6,015
Annie Street	10	247	21	\$259	\$4,098	\$4,357
Total		28,709		\$30,144	\$476,282	\$506,427

Drainage Crew

- 4 New Personnel
- Cut channels up to six times a year.
- Repair and replace culverts
- Perform drainage repair
- Clean ditches along roads
- MDUS currently brings in \$519,165
- 1-dollar MDUS would generate \$165,000

Projected MDUS Funding		
Personnel	Hourly Pay	Personnel Costs Annual Pay
Drainage Crewlead	\$31.46	\$65,436.80
Drainage Operator I	\$28.41	\$59,092.80
Drainage Operator I	\$28.41	\$59,092.80
Drainage Operator I	\$28.41	\$59,092.80
Engineering/Misc.		\$100,000.00
Other Contract Services		\$101,449.80
Misc. materials		\$75,000.00
TOTAL	\$116.69	\$519,165.00
1st Year Grand Total =		\$519,165.00
2nd Year Grand Total =		\$519,165.00
3rd Year Grand Total =		\$519,165.00



City Council Meeting August 11, 2022 Transmittal Letter

STRATEGIC PILLAR

- ☒ Streets/Infrastructure
- ☐ Quality of Life
- ☐ Economic Vitality

Agenda Item #: 12
Agenda Title: 2022 Street Maintenance – HDR Task Order 27
& Raba Kistner Geotechnical Proposals

Council Action to be taken: Consideration of proposals for HDR Engineering for the design and Raba Kistner for the Geotechnical Study associated with the 2022 Street Maintenance Project

Department Submitted: Public Works

Staff Contact: Jim Gray, Public Works Director
Jacob Walker, HDR, City Engineer

1. PURPOSE/DESCRIPTION

The purpose of this item is to present design contracts for the geotechnical studies and design/bidding services associated with the 2022 Street Maintenance Project.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The City of Taylor has identified two arterial streets and one collector street to allocate maintenance funding toward out of the 2022 bond issuance. 2nd Street (from Carlos Parker to Main Street) and 4th Street (from Main Street to Carlos Parker) are the two largest transportation assets that the City of Taylor possesses. Since taking these streets over from TxDOT, no maintenance has been done outside of periodic crack sealing. Similarly, Mallard Drive is a primary east-west collector street through the City and is vital to the City's transportation network. Extensive maintenance on these three streets is required to preserve their lifespan and prevent full-scale reconstruction in the coming years.

HDR has been coordinating with Public Works on these upcoming street maintenance projects associated with Mallard, 2nd, and 4th Streets as part of the 2022 Bond. HDR had a scoping meeting and prepared a task order to do the design and bidding services. This includes project management, preliminary design, utility coordination, plans development, and bidding. Construction services are proposed to be a separate hourly contract once construction timing is better known.

HDR has also coordinated with Raba Kistner for a geotechnical services proposal to the City to perform pavement bores and analysis on the existing pavement to direct where and what type of street maintenance/rehab is required along segments of each street. They

are proposing to perform field study with borings, non-destructive testing with a Falling Weight Deflectometer, laboratory testing, and a geotechnical engineering report.

The overall budget established for the debt issuance for the entire project is \$4M. Of that total, the soft costs (survey, geotech, design & bidding, inspection, etc.) were estimated at 11% rather than the typical 25% since it's a maintenance project and not a full rebuild. The proposals total \$174,989.84 (HDR) and \$89,500 (Raba) with an estimated cost of construction inspection to be \$155,000 (HDR). This leaves a soft cost contingency of just over \$20,000 remaining for any required soft costs that come up during the project that may be needed (RAS, survey, etc.).

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Maintaining streets with new asphalt surface prolong the lifespans of the street • Geotechnical analysis will help ensure the appropriate rehabilitation and maintenance methods are used	• Depending on geotechnical analysis, some more extensive rehab methods may be necessary on parts of Mallard and 4th. • In order to stay within budget, the total project length may need to adjust depending on rehabilitation types required

4. RECOMMENDATION

Recommend approving proposals for HDR Engineering and Raba Kistner

5. FUNDING SOURCE

2022 Bond

6. TIMELINE

The project will be designed during Fall 2022, bid in Winter 2022, and constructed in Spring/Summer 2023 depending on asphalt contractor scheduling.

Design schedule is below:

Task/Activity	Schedule
Project Set-up	5 Working Days after NTP
Prepare 60% PS&E	40 Working Days after NTP
City Review 60% PS&E	10 Working Days
Address Comments & 100% PS&E	40 Working Days after City Review
Final City Review	10 Working Days
Final Bid Documents, City Council Authorization to Advertise For Bids	15 Working Days
Bid Phase Services	1 Month

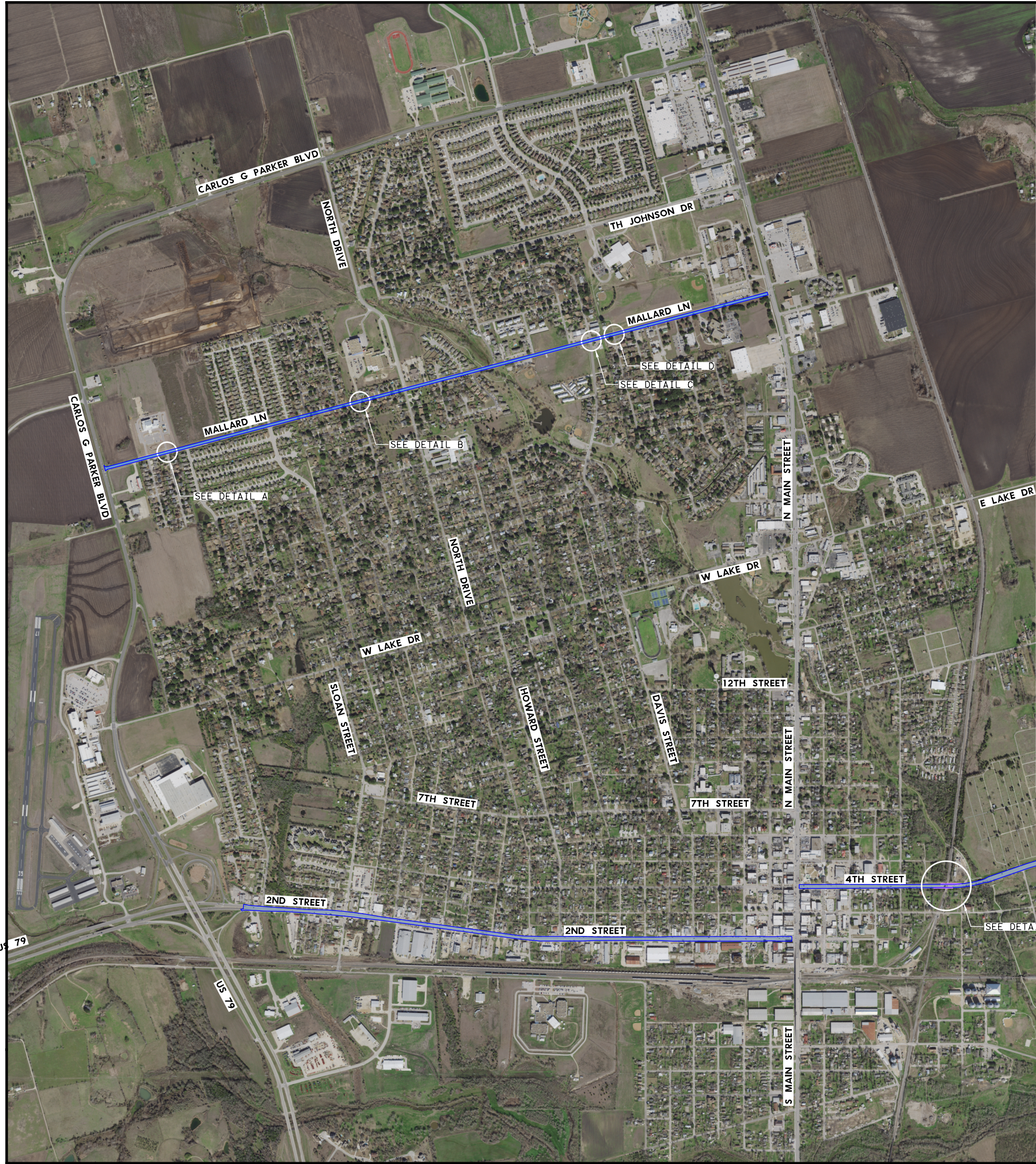
7. OTHER OPTIONS (In order of preference)
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Reject either one or both proposals

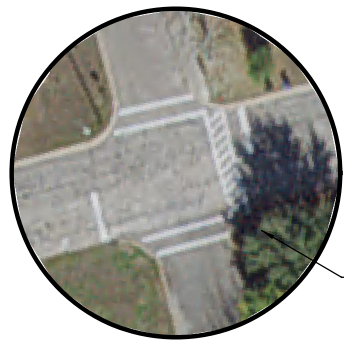
8. ATTACHMENTS

- 12a. [Street Maintenance Exhibit](#)
- 12b. [HDR Engineering - Task Order 27](#)
- 12c. [Raba Kistner Proposal](#)

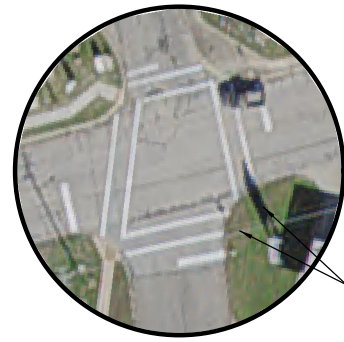
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DETAIL A
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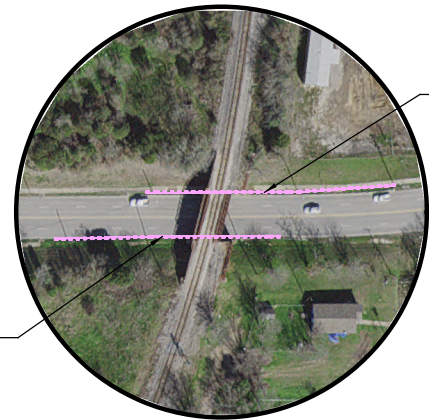
DETAIL B
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DETAIL C
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DETAIL D
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PROPOSED MBGF
REPLACEMENT

PROPOSED MBGF
REPLACEMENT

DETAIL E
NTS



PLAN LEGEND
MAINTENANCE PROJECT LIMITS

0 750 1500 2250 3000
SCALE IN FEET

CITY OF TAYLOR STREET MAINTENANCE PROJECTS



HDR HDR Engineering, Inc.
710 Hesters Crossing, Suite 150
Round Rock, Texas 78681
Texas Registered Engineering Firm F-754



Mill and Overlay Estimate
2nd Street - From Debus Dr. to N Main St.
4th Street - From N Main St. to US 79
Mallard Ln. - From Carlos Parker Blvd to N Main St.

ITEM	DESCRIPTION	UNIT	UNIT PRICE ¹	2nd Street		4th Street		Mallard Lane		
				QTY	PRICE	QTY	PRICE	QTY	PRICE	
MILL AND OVERLAY										
354	PLANE ASPH CONC PAV(0" TO 2")	SY	\$ 2.50	6,649	\$ 16,623	1,164	\$ 2,910	8,315	\$ 20,788	
340	D-GR HMA(SQ) TY-B PG64-22	TON	\$ 90.00	1,579	\$ 142,110	1,907	\$ 171,630	1,285	\$ 115,650	
340	D-GR HMA(SQ) TY-D SAC-B PG70-22	TON	\$ 120.00	5,265	\$ 631,800	6,356	\$ 762,720	4,284	\$ 514,080	
340	TACK COAT	GAL	\$ 4.00	3,662	\$ 14,648	4,421	\$ 17,684	2,980	\$ 11,920	
479	ADJUSTING MANHOLES	EA	\$ 950.00	54	\$ 51,300	-	\$ -	-	\$ -	
479	ADJUSTING MANHOLES (WATER VALVE BOX)	EA	\$ 500.00	9	\$ 4,500	2	\$ 1,000	-	\$ -	
MILL AND OVERLAY SUBTOTAL				\$861,000		\$955,900		\$662,400		
PAVEMENT MARKINGS										
666	RE PM W/RET REQ TY I (W)4"(SLD)(090MIL)	LF	\$ 0.60	2,008	\$ 1,205	14,306	\$ 8,584	-	\$ -	
666	RE PM W/RET REQ TY I (W)4"(BRK)(090MIL)	LF	\$ 0.60	3,543	\$ 2,126	3,906	\$ 2,344	-	\$ -	
666	REFL PAV MRK TY I (W)8"(SLD)(090MIL)	LF	\$ 1.00	1,524	\$ 1,524	-	\$ -	275	\$ 275	
666	REFL PAV MRK TY I (W)12"(SLD)(090MIL)	LF	\$ 3.00	608	\$ 1,824	109	\$ 327	524	\$ 1,572	
666	REFL PAV MRK TY I (W)24"(SLD)(090MIL)	LF	\$ 6.00	100	\$ 600	72	\$ 432	156	\$ 936	
666	REFL PAV MRK TY I (W)(ARROW)(090MIL)	EA	\$ 160.00	14	\$ 2,240	2	\$ 320	8	\$ 1,280	
666	REFL PAV MRK TY I(W)(DBL ARROW)(090MIL)	EA	\$ 250.00	2	\$ 500	2	\$ 500	-	\$ -	
666	REFL PAV MRK TY I (W)(WORD)(090MIL)	EA	\$ 175.00	9	\$ 1,575	2	\$ 350	4	\$ 700	
666	RE PM W/RET REQ TY I (Y)4"(SLD)(090MIL)	LF	\$ 0.60	16,803	\$ 10,082	22,320	\$ 13,392	834	\$ 500	
666	REFL PAV MRK TY I (Y)12"(SLD)(090MIL)	LF	\$ 3.75	513	\$ 1,924	164	\$ 615	-	\$ -	
666	REFL PAV MRK TY I (Y)4"(DOT)(090MIL)	LF	\$ 5.00	204	\$ 1,020	-	\$ -	-	\$ -	
672	REFL PAV MRKR TY II-A-A	EA	\$ 5.00	840	\$ 4,200	1,116	\$ 5,580	42	\$ 210	
672	REFL PAV MRKR TY II-C-R	EA	\$ 5.00	120	\$ 600	49	\$ 245	14	\$ 70	
PAVEMENT MARKINGS SUBTOTAL				\$29,400		\$32,700		\$5,500		
PEDESTRIAN CURB RAMPS										
0531	CURB RAMPS	EA	\$ 2,000.00	-	\$ -	-	\$ -	6	\$ 12,000	
0531	CONC SIDEWALKS (4")	SY	\$ 55.00	-	\$ -	-	\$ -	40	\$ 2,200	
PEDESTRIAN CURB RAMP SUBTOTAL				\$0		\$0		\$14,200		
METAL BEAM GUARD FENCE										
540	MTL W-BEAM GD FEN (TIM POST)	LF	\$ 35.00	-	\$ -	275	\$ 9,625	-	\$ -	
540	DOWNSTREAM ANCHOR TERMINAL SECTION	EA	\$ 1,500.00	-	\$ -	2	\$ 3,000	-	\$ -	
542	REMOVE METAL BEAM GUARD FENCE	LF	\$ 5.00	-	\$ -	400	\$ 2,000	-	\$ -	
542	REMOVE TERMINAL ANCHOR SECTION	EA	\$ 200.00	-	\$ -	2	\$ 400	-	\$ -	
544	GUARDRAIL END TREATMENT (INSTALL)	EA	\$ 2,700.00	-	\$ -	2	\$ 5,400	-	\$ -	
METAL BEAM GUARD FENCE SUBTOTAL				\$0		\$20,400		\$0		
TRAFFIC CONTROL										
502	BARRICADES, SIGNS AND TRAFFIC HANDLING	MO	\$ 8,000.00	2	\$ 16,000	2	\$ 16,000	2	\$ 16,000	
TRAFFIC CONTROL SUBTOTAL				\$16,000		\$16,000		\$16,000		
SUM OF QUANTIFIED COSTS				\$906,400		\$1,025,000		\$698,100		
UNQUANTIFIED COSTS ²										
Mobilization		%		10.0%	\$ 90,640	10.0%	\$ 102,500	10.0%	\$ 69,810	
Contingency ³		%		20.0%	\$ 181,280	20.0%	\$ 205,000	20.0%	\$ 139,620	
SUM OF UNQUANTIFIED COSTS				\$271,900		\$307,500		\$209,400		
CONSTRUCTON SUBTOTAL				\$1,178,300		\$1,332,500		\$907,500		
RELATED PROJECT COSTS ⁴										
Engineering & Design, Contract Documents		%		8.0%	\$ 94,264	6.0%	\$ 79,950	6.0%	\$ 54,450	
CE&I (Construction Engineering & Inspection)		%		6.0%	\$ 70,698	6.0%	\$ 79,950	6.0%	\$ 54,450	
TOTAL COST (CURRENT YEAR)			2021	\$1,343,000		\$1,492,000		\$1,016,000		
TOTAL COST (YEAR OF EXPENDITURE)			2022	3.0%	\$1,384,000		\$1,537,000		\$1,047,000	
TOTAL COMBINED PROJECT COSTS:								\$	3,968,000.00	
ASSUMPTIONS:										
Overlay all Roadways. Edge Milling only adjacent to existing curb & gutter.										
Curb ramps along Mallard Ln are proposed at existing marked crosswalks that do not have existng curb ramps.										
Metal beam guard fence is located along 4th Street at railroad bridge. Cost includes updating MBGF to meet current 31" standards.										
Assumed 10% of total paving area for 6" D-GR HMA TY-B PG 64-22 base repair bid item.										
1. Based on TxDOT Austin District Unit Prices & Engineering Judgement.										
3. Contingency is included to account for conceptual level of detail.										
2. Percentage calculated from SUM OF QUANTIFIED COSTS.										
4. Percentage calculated from CONSTRUCTION SUBTOTAL.										
This estimate represents our engineering judgment as professionals knowledgeable with the construction of similar projects. This estimate is for planning and programming purposes only and does not guarantee what actual construction costs will be.										

TASK ORDER NO. 27

This Task Order pertains to an Agreement by and between the City of Taylor, Texas, (“OWNER”) and HDR Engineering, Inc. (“ENGINEER”) dated April 18, 2018, (“the Agreement”). The ENGINEER shall perform services on the project described below as provided herein and in the Agreement. This Task Order shall not be binding until it has been properly signed by both parties. Upon execution, this Task Order shall supplement the Agreement as it pertains to the project described below.

Task Order Number: 27

Project Name: 2022 Street Maintenance

- 2nd Street (Carlos G Parker Blvd to N Main St)
- 4th Street (N. Main St to US 79)
- Mallard Lane (Carlos G Parker Blvd to N Main St)

Part 1.0 Project Description:

The project consists of street maintenance improvements for the three city streets listed above including HMAC milling/overlay, base repairs, pavement markings, curb ramps, sidewalks, and metal beam guard fence. The limits and scope of this maintenance work were developed by the ENGINEER and previously submitted to the OWNER.

Part 2.0 Scope of Services to be performed by the Engineer on the Project:

Task 1: Project Management

The ENGINEER shall complete the following:

1. Prepare monthly progress reports including past activities, planned activities, action items, and overall project status
2. Perform project coordination:
 - a. Perform work in accordance with the OWNER’s latest practices, criteria, specifications, policies, and procedures
 - b. Prepare, distribute, and file electronic correspondence
 - c. Document phone calls and conference calls as required during the project to coordinate the work for various team members and sub-consultants (if any)

3. Meet on a scheduled basis with the OWNER to review project progress and prepare meeting minutes (estimated at 6 meetings attended by the Project Manager and one additional design engineer)
4. Coordinate and submit for Texas Department of Licensing and Regulation (TDLR) and Registered Accessibility Specialist (RAS) review. OWNER shall arrange to pay TDLR registration fees, RAS plan review fee, and final inspection fees.

Task 2: Preliminary Design

The ENGINEER shall complete the following preliminary design:

1. Develop alternative analysis (3 max alternatives per street) for street section geometry utilizing existing pavement limits, including exhibit layouts.
2. Meet with OWNER to discuss alternatives
3. Refine preferred geometry and prepare preliminary design roll plots for each street

Deliverables:

1. Alternative analysis exhibits for each streets
2. Preliminary design roll plot for chosen alternative for each street

Task 3: Utility Coordination

The ENGINEER shall complete the following utility coordination:

1. Confirm utility owner points of contact and send out formal Notification Letters communicating the project timeline and critical deadlines
2. Create and maintain a Utility Communication Log for tracking correspondence with utility companies, to include obtaining readily available record documents (SUE QL-D)
3. Preparation of existing utility layout with proposed construction shown based on SUE QL-D.
4. Supplement existing utility layout with SUE QL-B and QL-A data which shall be provided by utility owners or the OWNER for City-owned utilities
5. Coordinate and conduct utility coordination meetings and meeting minutes with utility owners. The fee includes one joint meeting for all three streets, plus three individual meetings with affected utilities
6. Create and maintain a Utility Conflict Matrix
7. Prepare a SUE work plan and coordinate with the OWNER for City-owned utilities and utility owners for other utilities
8. Coordinate with the OWNER and utility owners to mitigate or resolve utility conflicts

9. Review confirmed utility conflicts and mitigation
10. Review and sign-off final relocation plan or mitigation.
11. Provide a final utility layout, conflict matrix, and supporting documentation

Deliverables:

1. Utility communications log
2. Conflict matrix
3. Existing and proposed utility layouts
4. Conflict resolution and mitigation documentation

Task 4: Plan, Specification, and Estimate (PS&E) Preparation

The ENGINEER shall prepare plans, specifications, and estimates (PS&E) necessary for construction of the project in accordance with the City of Taylor Engineering Manual. The plans shall include the following:

1. Title Sheet, with project information, limits, location map, signature blocks, and other City information
2. Index of sheets, with plan sheets and standards listed
3. Project Layout sheets, showing project limits and location of major work items
4. Existing and proposed Typical Section sheets, with dimensioned roadway widths, cross slopes, station limits, and pavement sections
5. General Notes and basis of estimate
6. Summary Sheets, with estimated quantities indicated by discipline
7. Traffic Control Plan appropriate for a mill/overlay project, including narrative, detours (if necessary), phasing, and standards
8. Horizontal Alignment Data Sheets, appropriate for a mill/overlay project
9. Removals, indicated on plan sheets
10. Plan Sheets, indicating proposed mill/overlay work, sidewalk/curb ramps, guard fence, and pavement marking improvements
11. Plan sheets and details, indicating necessary adjustments to utility manholes and valve boxes

12. Stormwater Pollution Prevention Plan (SWPPP) Narrative for permitting and plan sheets indicating Best Management Practices (BMPs)
13. City of Taylor and TxDOT Construction Standards applicable to the scope of the project

At 60% and 100% design submittals, the ENGINEER shall:

14. Tabulate estimated quantities and develop an Engineer's Estimate of Probable Construction Costs using readily available cost data
15. Prepare a Contract Time Determination (Construction Schedule)
16. Perform and document QA/QC of deliverables prior to submittal to the OWNER
17. Address and incorporate comments from the OWNER
18. Prepare and submit deliverables in a format acceptable to the OWNER

At the 100% design level, the ENGINEER shall:

19. Prepare the bid documents including necessary forms, contracts, plans and specifications

The project scope is based on milling and overlaying existing pavement using edge-milling to correct the pavement cross slope but maintaining gutter elevations and drainage elevations. Utility adjustments are limited to adjustment of manholes and valve boxes to final pavement surface elevations. Full-depth base repairs are anticipated and will be determined in conjunction with field visits and coordination with the OWNER.

Deliverables:

1. Electronic submittal in PDF format of plans at 60% and 100% design level
2. Engineer's estimate in PDF and MS Excel format at 60% and 100% design level
3. Project Manual (Contract/Bid Documents) in PDF format
4. Up to three (3) paper copies of each deliverable, as requested by the OWNER

Task 5: Bid Phase Services

The ENGINEER shall prepare one bid package for the three streets in the project, including the following:

1. Conduct one pre-bid conference, including preparation of the agenda and distribution of the meeting minutes and questions
2. Respond to Contractor questions and issue one (1) addendum prior to Bid Opening
3. Conduct the Bid Opening

4. Prepare the Bid Tabulation, Recommendation of Award, and conformed contract documents for OWNER execution

Deliverables:

1. Pre-bid conference agenda, minutes, questions
2. One (1) addendum prior to bid opening
3. Bid Tabulation
4. Recommendation for Award
5. Conformed Contract Documents

Part 3.0 Owner's Responsibilities:

The OWNER shall be responsible for, and the ENGINEER may rely upon, the accuracy and completeness of all requirements, instructions, reports, data, and other information furnished by the OWNER to the ENGINEER pursuant to this Agreement.

The OWNER shall coordinate and, as necessary, attend meetings with the ENGINEER either by phone or in person during design and bidding of the project.

The OWNER shall coordinate and, as necessary, obtain right-of-entry for any access that may be required on private property for the ENGINEER to perform services pursuant to this agreement.

Part 4.0 Periods of Service

The ENGINEER is authorized to begin services when a Notice-To-Proceed (NTP) is received from the OWNER. The estimated Project Schedule is as follows:

Task/Activity	Schedule
Project Set-up	5 Working Days after NTP
Prepare 60% PS&E	40 Working Days after NTP
City Review 60% PS&E	10 Working Days
Address Comments & 100% PS&E	40 Working Days after City Review
Final City Review	10 Working Days
Final Bid Documents, City Council Authorization to Advertise For Bids	15 Working Days
Bid Phase Services	1 Month

Part 5.0 Engineer's Fee:

The OWNER shall pay the ENGINEER for the services set forth in Part 2.0 on a lump sum basis. Estimated fees are as follows:

TASK	FEE
1. Project Management	\$ 25,640.16
2. Preliminary Design	\$ 23,937.90
3. Utility Coordination	\$ 18,809.23
4. Plans, Specifications, & Estimate	\$ 90,870.84
5. Bid Phase Services	\$ 13,701.66
Direct Expenses	\$ 2,030.00
TOTAL DESIGN FEE:	\$ 174,989.84
<u>FOR ESTIMATING PURPOSES ONLY:</u>	
5. Construction Administration and Inspection	\$ 155,000.00

Construction Phase Services and Resident Project Representative services have been provided for budget estimate purposes. A Supplemental Agreement will be required for the formal addition of such services into the Task Order. The estimated fee for Construction Administration and Inspection services will be re-evaluated if needed when the OWNER elects to incorporate these services.

Part 6.0 Other:

N/A.

This Task Order is executed this _____ day of _____, 2022.

CITY OF TAYLOR, TEXAS

"OWNER"

BY:

NAME: Brian LaBorde

TITLE: City Manager

ADDRESS: 400 Porter Street
Taylor, TX 76574

HDR ENGINEERING, INC.

"ENGINEER"

BY:

NAME: Justin Word, PE

TITLE: Vice-President

ADDRESS: 710 Hesters Crossing, Suite 150
Round Rock, TX 78681

[Delivery by Email: Jacob.Walker@hdrinc.com; Thomas.Wesling@hdrinc.com]

8100 Cameron Road, Suite B-150
Austin, TX 78754

Proposal No. PAA22-116-00
July 25, 2022, Revision No. 2

P 512.339.1745
F 512.339.6174
TBPE Firm F-3257

Brian LaBorde
City Manager
City of Taylor
400 Porter Street
Taylor, Texas

WWW.RKCI.COM

c/o: Mr. Jacob E. Walker, P.E.
HDR

**RE: Proposal for Geotechnical Engineering Study
City of Taylor Street Maintenance - Mallard Lane, 2nd Street, 4th Street
Taylor, Texas**

Dear Mr. LaBorde:

RABA KISTNER Consultants, Inc. (RKCI) is pleased to submit this proposal for Geotechnical Engineering Services for the above referenced project. The broad objectives of our study will be to determine soil conditions at the site and to evaluate the performance of the existing pavements on Mallard Lane, 2nd Street, and 4th Street in Taylor, Texas. RKCI will perform analyses to develop the current remaining life, remaining life after a 2-inch mill and overlay, and mill and overlay required to obtain a 10-year design life based on current and future traffic. Described in this proposal are:

- our understanding of pertinent project characteristics;
- our proposed scope for field and laboratory study;
- our proposed scope for engineering evaluation and reporting;
- our tentative project schedule; and
- our lump sum study cost.

Project Description

In 2020, the City of Taylor conducted a street condition survey of various streets within the city limits. A pavement condition index (PCI) number was assigned to the streets with various condition types ranging from failed to good. The PCI value is a composite. This information will be utilized as a basis in understanding the current condition of the roadways. In addition, as discussed in our scope of work, RKCI will visually observe the streets for a general comparison with the PCI.



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The streets, street classifications, approximate lengths, PCI ranges, and condition descriptions are summarized in the table below.

Street Name	Street Classification	Approximate Lineal Feet of Roadway	PCI	Condition Description Performance
Mallard Lane	Collector	9,400	27 to 70	Very Poor to Fair
West 2nd Street (US 79 Exit Ramp to Main St)	Minor Arterial	7,700	71 to 94	Satisfactory to Good
East 4th Street (Main St to 500 ft E of Allison Rd)	Minor Arterial	8,300	79 to 95	Satisfactory to Good

We understand that seal coat and/or mill and overlay repairs are preferred by the design team for all streets. We understand that full depth reconstruction is also being considered for Mallard Lane.

Proposed Scope of Work

Our scope of services will be to determine subsurface soil conditions at the site and develop flexible pavement design recommendations and construction guidelines for the streets identified above. The design 18-kip Equivalent Single Axle Loads (ESALs) will be determined by street classification and/or anticipated average daily traffic (ADT) counts for a 20-year design life for flexible pavements in general accordance with the City of Taylor Engineering Manual/City of Austin Transportation Criteria Manual, and the TxDOT Statewide Traffic Analysis and Reporting System.

Raba Kistner will also make a site visit to document the existing roadway conditions for the purpose of identifying areas of distress that should be considered in this evaluation. **In the site visit, particular attention will be given to 4th Street between Burkett Street and the pedestrian ramp.**

Bridge structures, box culvert structures, retaining wall structures, and global stability analyses of retaining wall structures are beyond the scope of services for this project.

Field Study

To explore subsurface soil conditions at this site, RKCI recommends drilling 36 pavement borings as described in the table below:

Street Name	Number of Borings	Targeted Boring Depth (ft)	Total Depth (ft)
Mallard Lane	14	15	210
West 2nd Street (US 79 Exit Ramp to Main Street)	11	15	165
East 4th Street (Main Street to 500 ft E of Allison Road)	11	15	165
Total			540

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Samples will be taken using conventional Shelby-tube and split-spoon sampling techniques. The borings will be located in the field utilizing a recreation grade hand-held GPS device. Our scope of service does not include surveying in the boring location. The boring will be backfilled utilizing auger cuttings and/or bentonite generated during drilling activities and then patched with asphalt.

Water level readings will be recorded for the open boreholes during drilling and at drilling completion. If free water is encountered during drilling, the RKCI geologist will temporarily suspend drilling operations and obtain water level measurements in the open borehole. Water level measurements will also be recorded at completion of drilling prior to backfilling the boreholes with the auger cuttings and spoils generated during the drilling operations.

Samples collected will be retained in our laboratory for 30 days after submittal of the final geotechnical report.

Non-Destructive Testing

Falling Weight Deflectometer (FWD) testing will be performed on all streets as presented in the table below. Tests will be conducted at 200-ft testing intervals for each main lane. The tests will be staggered between the lanes to increase coverage of each section. Each through lane per traveling direction will be evaluated. The approximate total number of test points is 414.

Estimated Number of FWD Test Locations

Street Name	From	To	Length (ft)	Through Lanes	Test Interval (ft)	No. of FWD Points
Mallard Lane	Carlos G Parker Blvd.	N. Main Street	9,400	2	200	94
West 2nd Street	US 79	N. Main Street	7,700	4	200	154
East 4th Street	N. Main Street	US 79	8,300	4	200	166

The purpose is to determine the in-place layer moduli using back calculation techniques. This will approximate layer modulus and remaining pavement life values. In order to perform the most accurate back calculations, the data must be correlated with asphalt pavement thickness information collected from drilled pavement core data.

Laboratory Testing

Upon completion of the subsurface exploration, a testing program will be designed to define the strength and classification characteristics of the subgrade soils. The laboratory testing program is anticipated to include moisture content tests, Atterberg Limits (plasticity) tests, grain size analyses, and sulfate concentration tests. However, the actual type and number of laboratory tests will be based on the subsurface conditions encountered in the borings. The laboratory testing will be performed in general accordance with applicable ASTM standards.

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Engineering Report

The results of the field and laboratory phases of the study will be reviewed by our staff of engineers and geologists. The results of our review, together with the supporting field and laboratory data, will be presented in a written, engineering report. The Geotechnical Engineering Report will include the following information and recommendations, if applicable:

- A boring location map and boring logs;
- A summary of the field and laboratory sampling and testing program;
- A description of pavement fatigue characteristics;
- A summary of the laboratory test results;
- A review of general site conditions including descriptions of the site, the subsurface stratigraphy, groundwater conditions, and the presence and condition of fill materials, if encountered.
- Pavement analyses based on current and future traffic, to include the following:
 - The current remaining life;
 - Remaining life after a 2-inch mill and overlay; and
 - The mill and overlay required to obtain a 10-year design life.

We understand that seal coat and/or mill and overlay repairs are preferred. Similar analysis will be performed on Mallard Lane; however, given its current condition, full depth reconstruction may need to be considered.

Our scope of work does not include a geologic fault study nor does it include conducting test pits at the site. Site grading plans can result in changes in the subgrade conditions and alter foundation design recommendations. Final site grading plans will be helpful information in the preparation of our foundation engineering recommendations.

The final report will be produced in a digital PDF and delivered via email.

Tentative Project Schedule

Based on our present workload and weather permitting, we anticipate that we could begin the field exploration phase of this study within 10 to 12 working days of receiving your written authorization, provided our permits are approved. The field exploration and laboratory testing phase of the study is expected to take approximately 10 to 12 working days to complete. Engineering analyses and preparation of the engineering report is expected to take an additional two to three weeks to complete. We will be pleased to provide the design team with verbal design information as the data becomes available, once drilling has been completed.

Project Cost

The total lump sum cost for the study scope outlined herein is **\$89,500.**

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Should unusual soil conditions be encountered in the field that indicates the desirability of significantly broadening the scope of the study, we will contact you to receive authorization before proceeding with any additional work. Additional services will be billed on a unit basis in accordance with our standard fees as indicated on the attached Schedule of Fees for Professional Services.

If available, we request that the Client provide RKCI with a recent plat of the project site, a drawing illustrating existing and proposed construction locations, and preliminary site grading plans prior to the start of our field exploration services. Also, it is our understanding that the Client will provide access to all boring locations for a conventional, truck-mounted drilling rig and that the Client will provide underground utility clearance. RKCI will assist in locating underground utilities, provided the Client submits documentation of existing utility locations. RKCI will take all precautions to prevent damage to property; however, RKCI cannot be responsible for tire rutting, or damage of landscaping.

It should be noted that our study scope and project cost does not include professional time and travel expenses for participation in design team meetings. Furthermore, our estimate does not include professional time for plan review to determine whether the drawings comply with the intent of the geotechnical recommendations.

Acceptance

We appreciate the opportunity of submitting this contract and look forward to working with you in the development of this project, which will be carried out in accordance with this letter and the following attachments:

<u>Attachment</u>	<u>Description</u>
I	Standard Terms and Conditions
II	Schedule of Fees

Please return one signed copy of this letter proposal to provide written authorization for our firm to complete work on the services outlined herein. Our invoices are due and payable upon receipt at P.O. Box 971037, Dallas, Texas 75397-1037.

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RKCI considers the data and information contained in this proposal to be proprietary. This statement of qualifications and any information contained herein shall not be disclosed and shall not be duplicated or used in whole or in part of any purpose other than to evaluate this proposal.

Very truly yours,

RABA KISTNER CONSULTANTS, INC.

Accepted
By:


Yvonne Garcia Thomas, P.E.
Vice President

Signature


Richard T. Shimono, P.E.
Project Manager

Typed or Printed Name

RTS/YGT: jg
Attachments I & II
Copies Submitted: Above (1)

Title

Date



STANDARD TERMS AND CONDITIONS

1. **DEFINITIONS.**

1.1 **RK.** Raba Kistner, Inc., and / or one of its subsidiaries (Project Control of Texas, Inc. or PC Sports, Inc.) that is being engaged to provide the services to CLIENT in connection with the delivery of the proposal to which these Standard Terms and Conditions relate.

1.2 **CLIENT.** Person, entity or organization for which RK is rendering services regarding the Project.

1.3 **PROJECT.** The activity, venture, plan, building, site or investigation for which CLIENT has engaged RK to provide professional services.

1.4 **CONTRACTOR.** Person, entity or organization providing construction services, including labor and material for the Project.

1.5 **SERVICES.** The professional services to be performed by RK as set forth in the proposal or Agreement to which the Standard Terms and Conditions are attached.

1.6 **AGREEMENT.** RK's proposal accepted by CLIENT and these Standard Terms and Conditions which are incorporated into and made a part of the Agreement.

2. **SERVICES.** RK is being engaged by the CLIENT to render professional services ("Services") involving only RK's advice, judgment and opinion. RK may subcontract all or a portion of the Services performed hereunder. RK shall apply professional judgment in determining the extent to which RK complies with any given standard identified in RK's instruments of professional services. CLIENT expressly acknowledges that RK makes no warranties or guarantees, expressed or implied, regarding the Services.

3. **INFORMATION PROVIDED BY CLIENT.** CLIENT may provide or direct RK to utilize or rely upon certain information ("CLIENT Information") in the performance of RK's services. RK shall be entitled to rely upon such CLIENT Information. RK will not conduct an independent evaluation of the accuracy or completeness of such CLIENT Information and shall not be responsible for any errors or omissions in such information. RK's report, as well as any recommendations, findings, and conclusions made by RK, are dependent on information received from CLIENT. Changes or modifications to the information provided by CLIENT can affect RK's evaluation, recommendations, findings and conclusions, and CLIENT agrees—as a material term of this Agreement—to notify RK immediately, in writing, if CLIENT becomes aware of any such changes or modifications, including changes to the size, scope, location, or other material characteristics of CLIENT's project. The CLIENT shall be responsible for providing

the location of all underground utilities and other structures in the vicinity of RK borings or excavations. RK will not accept responsibility and will not be liable for affecting or damaging any underground utility, underground storage tank, or other subsurface condition not previously identified and located, or improperly located, by the CLIENT, a utility, or a utility locating agency.

4. **SITE ACCESS AND SITE SAFETY.** CLIENT shall provide right-of-entry to the buildings and sites which are the subjects of RK's services. CLIENT represents that it possesses authority for such right-of-entry and that the building/site operator(s) possess the necessary permits and licenses for current activities at the site. RK shall be responsible for supervision and site safety measures of its own employees and subconsultants, but shall not be responsible for the supervision or health and safety precautions of any other parties, including CLIENT, CLIENT's contractors, subcontractors, or other parties present at the site.

5. **SUBSURFACE EXPLORATIONS.** Subsurface conditions throughout the site may vary from those depicted on logs of discrete borings, test pits, or other exploratory services. CLIENT understands RK's layout of boring and test locations is approximate and that RK may deviate a reasonable distance from those locations. RK will take reasonable precautions to reduce damage to the site when performing services; however, CLIENT accepts that invasive services such as drilling, or sampling may damage or alter the site. Site restoration is not provided unless specifically included in the scope of services.

6. **CHANGED CONDITIONS.** If, during the term of this Agreement, circumstances or conditions that were not originally contemplated by or known to RK are uncovered or revealed, to the extent that they affect the scope of services, compensation, schedule, allocation of risks or other material terms of this Agreement, RK may require renegotiation of appropriate portions of this Agreement. RK shall notify the CLIENT of the changed conditions necessitating renegotiation, and RK and the CLIENT shall promptly and in good faith attempt to renegotiate the terms of the agreement affected by the changed conditions. If changes cannot be agreed to with respect to the changed conditions, the parties shall utilize the Dispute Resolution/Litigation procedures in this Agreement.

7. **TESTING AND OBSERVATIONS.** CLIENT understands that testing and observation are discrete sampling procedures, and that such procedures indicate conditions only at the depths, locations, and times the procedures were performed. RK will provide test results and opinions based on tests and field observations only for the work tested. CLIENT understands that testing and observation are not continuous or exhaustive and are conducted to reduce – not eliminate – project risk. CLIENT agrees to the level or amount of testing performed and the associated risk. CLIENT is responsible (even if CLIENT delegates such responsibility to Contractor) for notifying and scheduling RK to perform these services. RK shall not be responsible for the quality and completeness of contractor's work or Contractor's adherence to the project plans, specifications and other related documents. RK's performance of testing and observation services shall not relieve Contractor in any way from responsibility for defects discovered in Contractor's work or create a

warranty or guarantee on the part of RK. CLIENT acknowledges that RK will not supervise or direct the work performed by Contractor or its subcontractors and is not responsible for their means and methods.

8. **ESTIMATE OF FEES FOR SERVICES.** If included as part of RK's proposal, RK will, to the best of its ability, perform the scope of services within the proposed fee estimate provided by RK. RK's proposal fees are based upon an estimate of the services required to meet the specifications for the project and following generally accepted engineering practices. The CLIENT recognizes that unforeseen circumstances along with changes in scope and project/contractor's schedules can influence the successful completion of the scope of services within the estimated proposed fees. Because Contractor has sole control over the project and determines the means and methods used to build/construct the project, RK's service fees are estimates and not lump sum or guaranteed maximum fees. The CLIENT is fully responsible for payment for all services provided, including retests of areas or samples that failed to meet Project specifications. The Estimate of Fees is valid for a period of 60 days after RK's proposal is submitted to CLIENT. If RK's proposal is not accepted by CLIENT within 60 days after it is submitted to CLIENT, RK may modify the Estimate of Fees.
9. **REPORTS.** RK may provide CLIENT with written reports in connection with the Services performed. Such reports will present such findings and conclusions as RK may reasonably make with the information gathered while performing its services and provided by CLIENT. The reports may be copied for inclusion in other documents related to the project provided they are reproduced in their entirety. Reports and other instruments of service are prepared for, and made available for, the sole use of the CLIENT, and the contents thereof may not be used or relied upon by others without the express written authorization of RK. Any unauthorized use or distribution of RK's reports shall be at the CLIENT's sole risk and without liability to RK.
10. **TOXIC AND HAZARDOUS MATERIALS.** CLIENT shall provide RK with all information within CLIENT's possession or knowledge related to the potential or presence of toxic or hazardous materials or pollutants at the Project site. CLIENT agrees that RK neither created nor contributed to the creation or existence of any toxic or hazardous materials or pollutants. In no event shall RK be required to sign a hazardous waste manifest or take ownership of any toxic or hazardous materials or pollutants. If unanticipated toxic or hazardous materials or pollutants are encountered while RK is performing its services, RK reserves the right to stop field operations and notify CLIENT and CLIENT assumes responsibility to notify appropriate regulatory agencies. RK and CLIENT must mutually agree to remobilize.
11. **NO THIRD-PARTY BENEFICIARIES.** The services and any report(s) prepared under this Agreement are for the sole benefit and sole use of CLIENT and are not for the use of any other party or person. Only CLIENT may rely upon the services and any report or work product. Nothing in this Agreement, or any subsequent amendments or modifications, or in any report issued under this Agreement, shall create a contractual relationship with

or a cause of action in the favor of any third party against either RK or CLIENT. If CLIENT provides a copy of any report prepared by RK to others, it shall advise the recipient that the information contained in the report is provided for information only and is not to be relied upon by third parties.

12. **LEED PROJECTS.** Unless specifically addressed elsewhere in this agreement, RK has no responsibility or liability, including duty to defend or duty to indemnify, any party (including but not limited to CLIENT, owner, owner's agents, architects, engineers, contractors, construction managers, subcontractors) for the LEED certification process including: developing, producing, or retaining any documentation relating to the calculation of LEED points; and attainment of LEED certification points or LEED ratings.
13. **STANDARD OF CARE.** RK shall perform its professional services in accordance with the standard of care and diligence normally practiced by professional firms in performing services of a similar nature, in the same locality, under similar circumstances. CLIENT expressly acknowledges that RK makes no other warranties or guarantees, expressed or implied, regarding its professional services or its work product.
14. **RISK ALLOCATION.** RK will be responsible only for its own work, and that of its sub-consultants, and not for defects in the work designed or built by others.
15. **LIMITATION OF LIABILITY.** CLIENT AND RK HAVE EVALUATED THE RISKS AND REWARDS ASSOCIATED WITH THIS PROJECT, INCLUDING RK'S FEE RELATIVE TO THE RISKS ASSUMED, AND AGREE TO ALLOCATE CERTAIN OF THE RISKS SO, TO THE FULLEST EXTENT PERMITTED BY LAW, THE TOTAL AGGREGATE LIABILITY OF RK (AND ITS RELATED ENTITIES, EMPLOYEES, OWNERS, AGENTS, AND REPRESENTATIVES) TO CLIENT (AND THIRD PARTIES GRANTED RELIANCE ON RK'S WORK PRODUCT, OR OTHERWISE SEEKING RECOVERY UNDER THIS AGREEMENT) IS LIMITED TO THE GREATER OF \$100,000 OR THE FEE PAID RK UNDER THIS AGREEMENT, FOR ANY AND ALL INJURIES, DAMAGES, CLAIMS, LOSSES, OR EXPENSES (INCLUDING ATTORNEY AND EXPERT FEES) ARISING OUT OF RK'S SERVICES OR THIS AGREEMENT REGARDLESS OF CAUSE(S) OR THE THEORY OF LIABILITY.
16. **CONSEQUENTIAL DAMAGES.** Neither CLIENT nor RK will be liable to the other for any special, consequential, indirect, incidental or penal losses or damages of any kind, nor will CLIENT or RK be liable to the other for losses, damages, or claims, regardless of how defined, related to: lost profits; unavailability of property or facilities; shutdowns or service interruptions; loss of use, revenue, opportunity, or inventory; use charges, carrying costs, cost of substitute facilities, goods, or services; cost of capital, or claims of any other party and/or its customers.
17. **SUSPENSION OF SERVICES.** If CLIENT fails to make payments when due or otherwise is in breach of this Agreement, RK may suspend performance of services upon seven (7) calendar days' notice to CLIENT. RK shall have no liability whatsoever to CLIENT for any costs or damages as a result of such suspension. Upon payment in full by CLIENT, RK may resume services under this Agreement, and the time schedule and compensation shall be equitably adjusted to compensate for the period of suspension plus any other reasonable time and expense necessary for RK to resume performance. Payment of invoices shall not be subject to any discounts or set-offs by CLIENT unless agreed to in writing by RK. Payment to RK for services rendered and expenses incurred will be due and payable regardless of any subsequent suspension or termination of this Agreement by either party. CLIENT shall not make any changes to RK's banking and deposit information or payment instructions unless CLIENT

communicates the requested changes to RK orally and in writing and obtains written confirmation from an RK officer that the requested changes are legitimate and authorized by RK. If CLIENT makes a payment to a third party instead of to RK based on an unauthorized request to CLIENT for a change to RK's banking and deposit information or payment instructions and without obtaining written confirmation of the change from RK, CLIENT will remain liable to RK for payment of the amount of the unauthorized payment.

18. **WAIVER OF SUBROGATION.** To the extent damages are covered by property insurance, or any other available insurance coverage, CLIENT and RK waive all rights against each other and against the contractors, consultants, agents and employees of the other for damages. CLIENT agrees that CLIENT shall procure or cause to be procured builder's risk insurance or other property insurance for its project. RK and CLIENT waive all rights against each other and any of their consultants, contractors, subcontractors, sub-subcontractors, agents, and employees, for damages caused by fire, flood, or other causes of loss to the extent covered by CLIENT's or CLIENT's Contractor's builder's risk insurance, or other available insurance coverage. The policies shall provide waivers of subrogation by endorsement or otherwise. CLIENT shall require of its contractors, consultants, agents and employees similar waivers in favor of RK and its subconsultants. A waiver of subrogation shall be effective as to a person or entity even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, did not pay the insurance premium directly or indirectly, and whether or not the person or entity had an insurable interest in the property damaged.

19. **OWNERSHIP OF DOCUMENTS.** RK's reports, drawings, plans, specifications, and other documents and deliverables are instruments of professional service ("Instruments of Service") developed by RK in contemplation of a wide array of project-specific variables, including how the documents will be used and by whom. RK shall be the author, owner and custodian of the Instruments of Service, and shall retain all common law, statutory, and other reserved rights, including copyright. By execution of this Agreement, RK grants to CLIENT a limited, nonexclusive license to use the Instruments of Service for purposes of constructing, using, and maintaining the project for which the services are performed, provided CLIENT substantially performs its obligations, including prompt payment of all sums when due, under this agreement.

Upon completion of the services, and payment in full of all monies due RK, CLIENT may retain copies of all such documents. **THE INSTRUMENTS OF SERVICE ARE NOT INTENDED NOR REPRESENTED TO BE SUITABLE FOR REUSE ON EXTENSIONS, MODIFICATIONS, OR ADAPTATIONS OF THE PROJECT, OR ANY OTHER PROJECT. ANY REUSE OF SUCH DOCUMENTS, WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY RK FOR THE SPECIFIC PURPOSE INTENDED, WILL BE AT CLIENT'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO RK. CLIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY, DEFEND, AND HOLD HARMLESS RK, ITS OFFICERS, DIRECTORS, EMPLOYEES, AND CONSULTANTS AGAINST ALL CLAIMS,**

DAMAGES, LOSSES, AND EXPENSES (INCLUDING REASONABLE ATTORNEYS' FEES, DEFENSE COSTS, AND COURT COSTS) ARISING FROM, OR ALLEGEDLY ARISING FROM, OR IN ANY WAY CONNECTED WITH, THE UNAUTHORIZED REUSE OR MODIFICATION OF THE DOCUMENTS BY CLIENT OR ANY PERSON OR ENTITY THAT ACQUIRES OR OBTAINS THE DOCUMENTS FROM OR THROUGH CLIENT WITHOUT THE WRITTEN AUTHORIZATION OF RK REGARDLESS OF WHETHER SUCH CLAIMS, DEMANDS, OR ACTIONS ARE FOUNDED IN WHOLE OR IN PART UPON ALLEGED NEGLIGENCE OF RK, ITS OFFICERS, DIRECTORS, EMPLOYEES, OR CONSULTANTS.

Parties other than CLIENT and RK may apply to use an instrument, using a form prepared by RK for that purpose. Others' use of an instrument shall be permitted only when CLIENT and RK both so agree; either shall have the right to forbid use by others. In addition, RK shall make its permission contingent upon the satisfaction of certain conditions when, in RK's professional judgment, such a contingency is necessary.

20. **DISPUTE RESOLUTION/LITIGATION.** All claims, disputes, and other controversies between RK and CLIENT arising out of, or in any way related to, the services provided by RK shall be submitted to mediation, before and as a condition precedent to, other remedies provided by law. Any litigation related to the Agreement or RK's performance of its professional services shall be commenced in a court in Bexar County, Texas. CLIENT consents to personal jurisdiction in the State of Texas and agrees that venue of any litigation shall be in Bexar County, the county where RK's principal place of business is located. CLIENT waives any objection to personal jurisdiction in Texas or to venue in Bexar County. The prevailing party in such litigation will be entitled to recover all court costs, attorneys' fees, and other legally recoverable claim-related expenses. As a condition precedent to mediation and / or litigation related to any claim arising out of the services provided under this Agreement, CLIENT shall obtain a written affidavit from a registered, independent, and reputable professional engineer describing any error, omission or other act by RK that allegedly failed to comply with the professional standard of care applicable to RK's performance of services and provide such affidavit to RK. The affidavit shall comply with the requirements of Texas Civil Practice & Remedies Code Chapter 150.
21. **TERMINATION OF CONTRACT.** CLIENT and RK may terminate RK's services at any time upon ten (10) calendar days' written notice. In the event of termination, CLIENT agrees to fully compensate RK for services performed including reimbursable expenses through the termination date, as well as reasonable demobilization expenses. RK will terminate its services without waiving any claims against or incurring any liability to CLIENT.
22. **STATUTE OF LIMITATIONS.** Any applicable statute of limitations will commence to run and any cause of action shall be deemed to have accrued not later than the earlier of the following: (1) the date of the report issued by RK giving rise to the cause of action; (2) the date on which RK issues its last report under this Agreement; or (3) if RK is retained to perform construction observation, the date of substantial completion of the project.
23. **FORCE MAJEURE.** Neither party shall be liable in damages or have the right to terminate this Agreement for any delay or default in performing hereunder if such delay or default is caused by conditions beyond its control ("Force Majeure") including, but not limited to Acts of God, Government restrictions (including the denial or cancellation of any export or other necessary license), wars, insurrections and/or any other cause beyond the reasonable control of the party whose performance is affected. Force Majeure may not be claimed as a cause for delay in payment of money due and payable hereunder.

24. **NO ASSIGNMENT.** Neither RK nor CLIENT shall assign or transfer its interest in this Agreement without the express written consent of the other.
25. **SEVERABILITY.** Each provision of this Agreement is intended to be severable. If any terms or provisions of this agreement shall be held to be invalid, illegal, or unenforceable for any reason whatsoever, the validity, legality, and enforceability of the remaining provisions hereof shall remain in full force and effect and shall not in any way be affected or impaired thereby. Moreover, to the maximum extent allowed by law, the Parties hereto stipulate that any offending provisions will be modified or altered, as necessary, so as to give such provisions the maximum permissible effect and application intended.
26. **ENTIRE AGREEMENT.** This Agreement, and all of its attachments, constitutes the entire, integrated Agreement between the Parties to it, and this Agreement supersedes all other Agreements, oral or written between the Parties, concerning the subject set forth in this Agreement. This Agreement may not be amended except in writing, with that amendment being signed by both Parties.



SCHEDULE OF FEES FOR PROFESSIONAL SERVICES

<u>PERSONNEL:</u>	Principal.....	\$135 to \$250/hour
	Professional.....	\$70 to \$200/hour
	Auto Cad Operator.....	\$65 to \$110/hour
	Technical/Clerical/Administrative	\$40 to \$80/hour

The specific hourly rate within each classification listed above depends on the experience, special training, and qualifications of the personnel needed for the project. For projects requiring work at any hazardous waste site, there will be a \$10 per hour surcharge added to the normal billing rate for all personnel. Consultants to Raba Kistner (RK) will be charged according to their professional classification.

EXPENSES: Use of company automobiles will be charged at \$1.00 per mile. Automobiles and light trucks assigned to field sites will be charged at \$70.00 per day, plus \$1.00 per mile over 50 miles per day. Copies will be charged at \$0.25 per page.

Other project specific charges for use of RK equipment or for RK testing will be in accordance with established fee schedules. All other project specific, third-party costs will be charged at cost plus 15 percent.

Invoices will be submitted monthly for work in progress in our standard format. They are due and payable upon receipt and become past due 30 days after the billing date. Past due invoices may be subject to late charges at the rate of 1-1/2 percent per month (18 percent per annum). In the event that the State of Texas legislates a sales tax on Professional Services, the amount of the tax will be PAYMENT added to the appropriate service rate charged. Our invoices are due and payable upon receipt at P.O. Box 971037, Dallas, Texas 75397-1037.

Preparation of non-standard invoice will be charged on a time and materials basis in accordance with the rates in this fee schedule.

CONDITIONS: Services will be performed in accordance with our Standard Terms and Conditions.

The proposal to which this schedule is an attachment is valid for 90 days from the date of the proposal.



City Council Meeting August 11, 2022 Transmittal Letter

STRATEGIC PILLAR

- ☐ Streets/Infrastructure
- ☒ Quality of Life
- ☐ Economic Vitality

Agenda Item #: 13
Agenda Title: Consider Take Home Vehicle Policy

Council Action to be taken: Consider and approve Take Home Vehicle Policy

Department Submitted: Human Resources

Staff Contact: LaShon Gros, Human Resources Director

1. PURPOSE/DESCRIPTION

The purpose of this agenda item is for Council to consider adoption of a Take Home Vehicle Policy.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Staff has recently reviewed operational procedures for a department that respond to calls outside of normal working hours daily. In review of the operational procedures, staff determined the employee designated as “on-call” personnel should be provided a take-home vehicle.

The City of Taylor Use of City Property, Vehicles, Tools, and Equipment Policy states “Vehicle use by “on-call” personnel outside normal working hours is subject to authorization by the City Manager.” The Use of Vehicle Policy states “An employee responsible for a take-home vehicle or other City vehicle used for commuting transportation should ensure the vehicle is safely parked in a location out of the path of passing vehicles, i.e., not on a street.” Neither policy defines the rules and regulations governing the assignment, use, and reporting requirements of City take-home vehicles. The proposed policy implements federal and state mandated regulations and City policies and procedures.

The Take-Home Vehicle policy will apply to vehicles that are used to respond to emergencies or as a part of a designated employee’s “on-call” responsibilities. Employees assigned a take-home vehicle must be eligible to drive a city vehicle as described in the City of Taylor Personnel Policy Manual.

3. PROS and CONS

<u>PROS</u> Clearly defined policies and procedures regarding take home vehicles	<u>CONS</u> Additional mileage/usage of designated vehicles
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4. RECOMMENDATION

Staff recommends approving Take Home Vehicle Policy.

5. FUNDING SOURCE

General Fund

6. TIMELINE

Effective immediately.

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

13a. [Take Home Policy](#)

13b. [PowerPoint presentation](#)

TAKE-HOME CITY VEHICLES

A City vehicle may be assigned to a position or employee when it is more economical than payment of a car allowance or mileage reimbursement or as is necessary to protect the public health, safety, and welfare. The purpose of this policy is to establish the rules and procedures governing the assignment, use and reporting requirements of City take-home vehicles. This policy implements federal- and state-mandated regulations and City policy and procedures. This policy applies to all City of Taylor employees. A list of vehicles designated as take-home vehicles will be provided to the Director of Internal Services.

ELIGIBILITY.

- A. The employee is the only operator of the vehicle, unless public safety needs dictate differently.
- B. The employee resides within 60 miles of Taylor city limits; the City Manager may consider mileage outside of the set limit on a case-by-case basis.
- C. The employee is authorized to drive a City vehicle.
- D. The employee has not had driving privileges revoked or suspended.
- E. Vehicle is to be used to respond to emergencies or as a part of a designated employee's "on-call" responsibilities.
- F. The employee does not receive a car allowance; and
- G. The employee's supervisor and Department Head's supervisor recommend approval.

III. DEFINITIONS.

- A. Take-home Vehicle. A City vehicle driven directly to and from work by an authorized employee and parked overnight at the employee's home on a temporary or regular basis
- B. Bona Fide City Purpose. Conducting official City business only
- C. Personal Use. Operation of a City vehicle for a purpose other than official City business, or as described in VI. C. of this policy.
- D. Driving Record Check. A driver's license status check and driving record history check requested through the Texas Department of Public Safety on all employees authorized to drive a City vehicle
- E. City Vehicle. A vehicle owned or leased by the City of Taylor
- F. Change of Status. Occurs upon reorganization of duties to include, but not limited to, promotion, voluntary demotion, or transfer to a different position and/or department/division.
- G. Non-Exempt Vehicles. The City's vehicles are classified as either "exempt" or "non-exempt" as prescribed by law. Employees to whom a "non-exempt" vehicle is assigned for take-home will incur a federal income tax liability for the fringe benefit of commuting to and from work unless it is for temporary on-call purposes only. Most pickups, vans, and automobiles are classified as "non-exempt" vehicles.
- H. Exempt Vehicles. Police and fire vehicles used by employees on call 24-hours are normally exempt from the fringe benefit tax liability. According to federal guidelines, exempt vehicles have no impact on the taxable income of the employee to whom the use of the vehicle is assigned. Below is a list of some examples of vehicles considered exempt as outlined in the Internal Revenue Service Code (26 CFR).

1. Clearly marked police and fire vehicles
2. Bucket trucks, cement mixers, combines, delivery trucks, dump trucks (including garbage trucks), and flatbed trucks
3. Delivery trucks with seating only for the driver and folding jump seat
4. Ambulances or hearses
5. Unmarked law enforcement vehicles or vehicles used by an arson investigator who is a full-time employee, authorized to carry a firearm, execute search warrants, and make arrests
6. Specialized utility repair trucks, and
7. All other vehicles exempted by the IRS under special rulings, (CFR 26, Publication 15-B) a. The employee commutes in the vehicle because they are required to respond directly to scenes of emergency or other needed service when called upon.
 - b. Unmarked law enforcement vehicles have been designated as such by the Police Chief and Fire Chief for law enforcement personnel under their command.
 - c. Personal use, other than incidental stops while commuting to and from duty locations, is prohibited.



City Council Meeting August 11, 2022 Transmittal Letter

STRATEGIC PILLAR

- ☐ Streets/Infrastructure
- ☒ Quality of Life
- ☐ Economic Vitality

Agenda Item #: 14
Agenda Title: Consider Paid Time Off Policy

Council Action to be taken: Consider and approve Paid Time Off Policy

Department Submitted: Human Resources

Staff Contact: LaShon Gros, Human Resources Director

1. PURPOSE/DESCRIPTION

The purpose of this agenda item is for Council to consider approving changes to the City of Taylor Leave policy.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Staff has been continually reviewing policies, procedures, and programs as it relates to employee retention and recruitment. The City currently offers employees vacation, sick, and floating holiday leave accruals. Staff is recommending implementing Paid Time Off (PTO) effective October 1, 2022. Implementation of a Paid Time Off policy will give employees more flexibility for their diverse time off needs.

Paid Time Off will combine vacation, sick, and floating holiday accruals into one pool of days for non-civil service employees. TLGC 143 regulates sick leave accrual and payout for civil service employees. TLGC 143 provides a greater benefit to civil service employees. Civil service employees will have a PTO and sick leave accrual bank.

Additionally, this policy increases the number of hours paid out upon an employee's separation from the City based on tenure. Often long-term employees have accumulated leave they have been unable to take due to the City's mission, shortage in staff, and their dedication. However, the City's goal going forward is to encourage employees to take PTO for multiple reasons, but as a priority to avoid or assist with employee burnout.

If approved, during implementation of this policy, employees' current vacation, sick, and floating holiday accruals will be combined. The maximum accrual has been set so it is comparable with the total maximum accruals for sick and vacation accruals.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Employees have more flexibility for their time off needs • Less leave accrual banks to administer • PTO aligns with recruitment and retention efforts	• Leave abuse

4. RECOMMENDATION

Staff recommends approving Paid Time Off Policy.

5. FUNDING SOURCE

General Fund

6. TIMELINE

Effective October 1, 2022.

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

14a. [Paid Time Off policy](#)

14b. [PowerPoint presentation](#)

PAID TIME OFF (PTO)

PURPOSE

City of Taylor recognizes that employees have diverse needs for time off from work and, as such, has established this paid time off (PTO) policy. The benefits of PTO are that it promotes a flexible approach to time off by combining vacation, sick and floating holiday. Employees are accountable and responsible for managing their own PTO hours to allow for adequate reserves if there is a need to cover vacation, illness or disability, appointments, emergencies, or other situations that require time off from work. Police Officers and Firefighters will maintain a separate sick leave accrual bank in accordance with TLGC 143.

ELIGIBILITY

All regular full-time and regular part-time City employees who work at least twenty (20) hours per week are eligible to accrue PTO.

Regular part-time employees with work schedules less than forty (40) but at least twenty (20) hours per week earn PTO at one-half the regular, full-time accrual rate.

Temporary employees (full-time or part-time) and regular part-time employees who work fewer than twenty (20) hours per week do not earn personal leave.

Employees are encouraged to use PTO at least annually. PTO is accrued bi-weekly at the following rates:

A break in continuous service with the City of more than 30 days forfeits leave benefits accrued prior to the break, and accrual rates for leave purposes are the same as for new employees.

City Manager may grant additional personal leave for the recruitment, retention and hiring of executive level staff.

ACCUMULATION AND PAYOUT OF PAID TIME OFF

PTO accruals are available for use in the pay period following the pay period in which they are accrued.

Length of service determines the rate at which the employee will accrue PTO. PTO does not accrue on unpaid leaves of absence.

PAYMENT UPON TERMINATION

Upon separation from City employment, a regular, full-time, non-probationary employee will be paid for accrued and unused PTO up to a maximum of 160 hours depending on years of service. Fire civil service employees will be paid up to 180 hours depending on years of service. Police civil service employees will be paid 120 hours. Payment for PTO will be included in the employee's final paycheck. The following chart outlines employee accruals and payouts.

Length of Service	Personal Leave Earned	Maximum Accumulation	Maximum Payout
Regular, full-time, non-firefighting employees earn personal leave as follows:			
One year but less than 5 years	184 hours per year (7.08 hours bi-weekly)	552 hours	80 hours
Five years but less than 10 years	208 hours per year (8.00 hours bi-weekly)	624 hours	100 hours
Ten years of service and longer	248 hours per year (9.54 hours bi-weekly)	744 hours	120 hours
Regular Police Officers and Recruits earn personal (vacation) leave as follows:			
Probationary Period	104 hours per year (4.00 hours bi-weekly)	104 hours	80 hours
Civil Service	168 hours per year (6.46 hours bi-weekly)	504 hours	120 hours
Regular full-time firefighters earn personal (vacation) leave as follows:			
One month but less than 12 months	107 hours per year (4.12 hours bi-weekly)	107 hours	80 hours
One year but less than 5 years	188 hours per year (4.23 hours bi-weekly)	564 hours	120 hours
Five years but less than 10 years	204 hours per year (8.15 hours bi-weekly)	612 hours	140 hours
Ten years of service and longer	236 hours per year (9.08 hours bi-weekly)	708 hours	180 hours

**part-time accrual rates will be prorated*

**PTO hours will not accrue beyond the maximum accruals listed*

USE AND SCHEDULING OF PTO

Employees are required to use available PTO when taking time off from work. PTO may be taken in increments of 15 minutes.

Whenever possible, PTO must be scheduled in advance. PTO is subject to supervisory approval, department staffing needs and established departmental procedures. Unscheduled absences will be monitored. An employee will be counseled when the frequency of unscheduled absences adversely affects the operations of the department. The supervisor may request that the employee provide a statement from a health care provider concerning the justification for an unscheduled absence.

When PTO is used, an employee is required to use PTO hours according to his or her regularly scheduled workday. For example, if an employee works a six-hour day, he or she would request six hours of PTO when taking that day off. PTO is paid at the employee's straight time rate. PTO is not part of any overtime calculation.

Employees may not borrow against their PTO banks; therefore, no advance leave will be granted.

Sick Leave (Civil Service Only)

Firefighters earn sick leave at the rate of 3.81 hours bi-weekly for the first eleven (11) months of service and 6.92 hours bi-weekly after twelve (12) months of service. Probationary Police Officer or Police Recruit employees accrue 3.08 hours bi-weekly. Civil Service Police employees accrue 4.62 hours bi-weekly.

An employee with accrued sick leave may use it if the employee is absent from work due to:

1. Personal illness or physical or mental incapacity; or
2. Medical, dental, or optical examinations or treatments; or
3. Medical quarantine resulting from exposure to a contagious disease; or
4. Illness of a member of the employee's immediate family who requires the employee's personal care and attention. For this purpose, immediate family is defined as the employee's spouse, child(ren), or any relative of the employee who resides in the employee's household.

Sick leave can be used only after it's accrued. An employee who has exhausted accrued sick leave benefits must request to use accumulated PTO. If all sick and PTO balances are exhausted, the employee may request a leave without pay. No advance of unearned sick leave benefits will be made for any reason. Excessive use of sick leave without adequate justification may result in disciplinary action, including dismissal.

Fire and Police civil service employees will be paid sick leave according to TLGC 143, Sections 143.045 and 143.046.

Take-Home Vehicle Policy

Background

- Staff reviewed operational procedures for a department that routinely provide services after normal working hours
- Staff determined the employee designated as “on-call” personnel should be provided a take-home vehicle.
- Two current policies addressing vehicle usage; neither address rules, regulations, and reporting for take home vehicles

Proposed Policy

- Proposed policy implements federal and state mandated regulations and City policies and procedures.
 - Employee eligibility
 - Lists types of vehicles and their exempt status
- The Take-Home Vehicle policy will apply to vehicles that are used to respond to emergencies or as a part of a designated employee's "on-call" responsibilities.
- Employees assigned a take-home vehicle must be eligible to drive a city vehicle as described in the City of Taylor Personnel Policy Manual.

QUESTIONS?

Paid Time Off Policy

BACKGROUND

- Staff has been continually reviewing policies, procedures, and programs as it relates to employee retention and recruitment.
- The City currently offers employees vacation, sick, and floating holiday leave accruals.
- Implementation of a Paid Time Off policy will give employees more flexibility for their diverse time off needs.
- Staff is recommending implementing Paid Time Off (PTO) effective October 1, 2022.

PROPOSED POLICY

Paid Time Off will combine vacation, sick, and floating holiday accruals into one pool of days for non-civil service employees.

TLGC 143 regulates sick leave accrual and payout for civil service employees. Civil service employees will have a PTO and sick leave accrual bank.

Increases the number of hours paid out upon an employee's separation from the City based on tenure.

PROPOSED POLICY

ADVANTAGES

- Employees have more flexibility for their time off needs
- Less leave accrual banks to administer
- PTO aligns with recruitment and retention efforts

DISADVANTAGES

- Possible leave abuse

QUESTIONS?