AGENDA

CITY OF TAYLOR, TEXAS

CITY COUNCIL MEETING

CITY HALL, COUNCIL CHAMBERS, 400 PORTER STREET

MAY 10, 2018, 6:00 P.M.

CALL TO ORDER AND DECLARE A QUORUM

INVOCATION

PLEDGE OF ALLEGIANCE

PROCLAMATION

1. Proclamation: National Police Week, May 13-19, 2018. (Mayor)
2. Proclamation: National Public Works Week, May 20-26, 2017. (Mayor)

CITIZENS COMMUNICATION

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

CONSENT AGENDA

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

3. Approve Ordinance 2018-08 regarding the rezoning of 1207 Frink Street from the Single Family Residential (R-1) District to the Duplex (D) District. (Michael Elabarger)
4. Approve minutes for April 26, 2018. (Susan Brock)

ORDINANCES

5. Consider introducing Ordinance 2018-04 to Abandon a portion of a 15' Drainage and Utility Easement, created via the Hills of Mustang Creek Subdivision Plat, Document 2001033980, that lies within 1804 Tanner Loop. (Michael Elabarger)

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

6. Receive update from the Task Force on Historic Preservation. (Joe Burgess; Michael Elabarger)
7. Receive report on Neighborhood and City Wide Clean Up results. (Jim Gray)
8. Review and discuss proposed Capital Improvement Programs (CIP). (Rosemarie Dennis; Jeff Jenkins)

EXECUTIVE SESSION

9. **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) Proposed wholesale water service agreement with the City of Thrall
    b) Proposed Service Area exchange agreement with the City of Thrall

c) Cause No. 12-0200-C26 in the Williamson County District Court (City of Thrall vs Noack WSC).

10. Consider action from Executive Session. (Mayor)

ADJOURN

The Council may vote and/or act upon each of the items listed in this Agenda. The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act including: Section 551.071 (Consult with attorney); Section 551.072 (Real Property); Section 551.073 (Gifts and Donations); Section 551.074 (Personnel Matters); Section 551.076 (Security Devices); and Section 551.087 (Economic Development). I certify that the notice of meeting was posted in the Taylor City Hall Lobby before 6:00 pm on May 7, 2018 and remained posted for at least 72 hours continuously before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Press.

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

Posted By: Susan Brock Date 5/2/18

Susan Brock, City Clerk

City Council Meeting
May 10, 2018

STRATEGIC PILLAR

☐ Streets/Infrastructure

☒ Quality of Life

☐ Economic Vitality

Agenda Item #: **1**

Agenda Title: Proclamation: National Police Week is May 13-19, 2018.

Council Action to be taken: Mayor to present proclamation.

Initiating Department: Police Department

Staff Contact: Henry Fluck, Chief of Police

1. PURPOSE/DESCRIPTION

To recognize National Police Week and to honor the service and sacrifice of those law enforcement officers killed in the line of duty while protecting our communities and safeguarding our democracy.

2. STAFF ANALYSIS (Why and How)

There are approximately 900,000 law enforcement officers serving in communities across the United States, including the dedicated members of the Taylor Police Department. Approximately 60,000 assaults against law enforcement officers are reported each year, resulting in approximately 16,000 injuries.

In 2017, there were 135 Officers killed in the line of duty. Unfortunately, Texas had 14 Officers killed in the line of duty, more than any other state.

3. RECOMMENDATION

Mayor to sign and issue the National Police Week Proclamation.

4. FUNDING SOURCE

5. TIMELINE

May 15, 2018, is designated by the Congress and President of the United States as Peace Officers Memorial Day in honor of all fallen officers and their families and the week in which it falls in, May 13-19, 2018 as National Police Week.

6. PRIOR COUNCIL ACTIONS TAKEN

7. OTHER OPTIONS (In order of preference)

8. ATTACHMENTS

1a. Proclamation

Proclamation

NATIONAL POLICE WEEK
May 13-19, 2018

Whereas, the members of the Taylor Police Department play an essential role in safeguarding the rights and freedoms of all citizens of Taylor; and

Whereas, our police officers recognize their duty to serve the community by protecting our citizens against violence or disorder and they have established a reputation for preserving the rights and security of all citizens; and

Whereas, May 15 is designated as Peace Officers Memorial Day, in honor of all fallen officers and their families and U. S. flags should be flown at half staff;

Whereas, we seek to honor the service and sacrifice of those law enforcement officers killed or disabled in the line of duty while protecting our communities and citizens against violence.

Now, therefore, as Mayor of the City of Taylor I do hereby proclaim the week of May 13-19, 2018 be recognized as

Police Week

Proclaimed this 10th day of May, 2018.

_____

Brandt Rydell, Mayor

City Council Meeting
May 10, 2018

STRATEGIC PILLAR

☒ Streets/Infrastructure

☒ Quality of Life

☐ Economic Vitality

Agenda Item #: **2**

Agenda Title: Proclamation: Public Works Week, May 20-26, 2018

Council Action to be taken: Mayor to present proclamation

Initiating Department: Public Works

Staff Contact: Jim Gray, Director

1. PURPOSE/DESCRIPTION

To recognize the importance of public works in the daily operation of a city. Since 1960, American Public Works Association (APWA) has sponsored National Public Works Week to educate the public on the importance of public works to their daily lives: planning, building, managing and operating at the heart of their local communities to improve everyday quality of life.

2. STAFF ANALYSIS (Why and How)

"The Power of Public Works" is the theme for the 2018 National Public Works Week to highlight the impact the many areas of public works have on our everyday life. From providing clean water to fixing roads or planning for emergency strategies to meet natural or manmade disasters, public works services determine a city's quality of life. This proclamation invites the public to celebrate the dedication and valuable services provided by our public works department.

3. RECOMMENDATION

Mayor to present proclamation to employees of the Public Works Department.

4. FUNDING SOURCE

5. TIMELINE

6. PRIOR COUNCIL ACTIONS TAKEN

7. OTHER OPTIONS (In order of preference)

8. ATTACHMENTS

2. Proclamation

Proclamation

Public Works Week

May 20-26, 2018

WHEREAS, public works services provided in our community are a valuable part of our everyday lives; and

WHEREAS, the support of an informed community is vital to the efficient operation of public works systems and programs such as water, sewers, streets and public buildings; and

WHEREAS, the health and safety of this community greatly depends on these facilities and services; and

WHEREAS, the quality and effectiveness of these facilities, as well as their planning, design, and construction, are dependent upon the efforts and skill of public works officials; and

NOW, THEREFORE, on this 10th day of May, and on behalf of the City Council of the City of Taylor, I do hereby proclaim the May 20-26, 2018 as

Public Works Week

Proclaimed this 10th day of May, 2018.

_____

Brandt Rydell, Mayor

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

City Council Meeting
May 10, 2018

Agenda Item #: 3

Agenda Title: Approve Ordinance 2018-08 regarding the rezoning of 1207 Frink Street from the Single Family Residential (R-1) District to the Duplex Single Family Residential (D) District.

Council Action to be taken: Approve by consent

Department Submitted: Development Services

Staff Contact: Michael Elabarger, City Planner

1. PURPOSE/DESCRIPTION

The proposal is to rezone a 0.346 acre tract that comprises all of the original Lot 7, and the majority part of original Lot 6, of the ES Harris Addition (circa 1916), from the R-1, Single Family Residential District to the D, Duplex Single Family Residential District.

2. STAFF ANALYSIS (Why and How)

The property consists of the original Lot 7, and a majority portion of the original Lot 6 (a slight portion at the northeast corner was, at some point through a deed division, encompassed by the property to north (addressed as 1209 Frink), which is legally described as "*Lot 4(pt), Lot 5, and Lot 6(NE/pt)*". Lot 7 can be immediately developed upon within Zoning Ordinance regulations. Lot 6, because of the discrepancy from the original boundaries, is not viewed as a "legal lot" per the City's Subdivision Ordinance, and per Section 2.3 of that Ordinance, lots must be legally platted in order to receive development permits. Therefore, the applicant would have to process and have recorded a Resubdivision Plat, which per State law, requires a public hearing [held before the Planning & Zoning Commission] due to the single or two-family zoning of the property.

Being under common ownership (and currently in one deed), the current configuration of the property could be developed with one permitted use, but a Resubdivision plat as described above would have to be processed and recorded, since the current property does not consist of two intact original platted lots.

3. RECOMMENDATION

Staff recommends approval of the rezoning request.

The Planning & Zoning Commission held a public hearing on April 10, 2018; there were no members of the public present to speak. The Commission made a unanimous (7-0) recommendation for approval to City Council.

4. FUNDING SOURCE

N/A. The fee for the Rezoning application was paid by the applicant.

5. TIMELINE

N/A as it relates to the rezoning of the property.

6. PRIOR COUNCIL ACTIONS TAKEN

N/A as it relates to the zoning of the property.

7. OTHER OPTIONS (In order of preference)

Council can modify the language, deny the request, or approve the language as proposed.

8. ATTACHMENTS

3a. Ordinance 2018-08
3b Exhibit A – Legal Description
3c Presentation

ORDINANCE NO. 2018-08

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS 0.346 ACRE PORTION OF E S HARRIS ADDITION, LOT 7 AND LOT 6(PT), LOCATED AT 1207 FRINK STREET IN TAYLOR, WILLIAMSON COUNTY, TEXAS, AND LEGALLY DESCRIBED IN THIS ORDINANCE FROM SINGLE FAMILY RESIDENTIAL DISTRICT (R-1) TO DUPLEX SINGLE FAMILY RESIDENTIAL DISTRICT (D); AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on April 26, 2018, to consider the request made by Habitat For Humanity of Williamson County, as Applicant and Owner of the property, respectively, which property 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 R-1 District to Duplex Single Family Residential D District; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on April 10, 2018, to consider the zoning request, and recommended the zoning change to the City Council; and

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

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

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

SECTION 2. The Property is changed from Single Family Residential R-1 to Duplex Single Family Residential D.

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning district changed from Single Family Residential R-1 to Duplex Single Family Residential D.

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

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

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2018-08 was introduced before the Taylor City Council on the 26th day of April, 2018.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2018.

_____

_____
Mayor

ATTEST:

_____
Susan Brock, City Clerk

APPROVED AS TO FORM:

_____
Ted W. Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Susan Brock, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2018-08, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2018, 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 _____, 2018.

_____
Susan Brock
City Clerk

EXHIBIT A

[Legal Description – Deed & Plat]

ELECTRONICALLY RECORDED 2017044389
Williamson County, Texas Total Pages: 4

ATTACHMENT 2

Unofficial Document

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

17054950

CASH WARRANTY DEED

Date: April 15, 2017

Grantor: RICHARD K. HAGLER and MARCIA HAGLER

Grantee: HABITAT FOR HUMANITY of Williamson County Texas

Grantee's Mailing Address :

2108 N. Austin Avenue
Georgetown, Texas 78626
Williamson County

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration.

Property (including any improvements):

Being a part of Lot Six (6) and all of Lot Seven (7) of E. S. HARRIS'S ADDITION to the City of Taylor in Williamson County, Texas according to the map or plat thereof recorded in Cabinet A, Slide 74 of the Plat Records of Williamson County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto.

Reservations From and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for the current year, the payment of which Grantee assumes.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise

belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

RICHARD K. HAGLER

MARCIA HAGLER

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on May 15, 2017 by RICHARD K. HAGLER.

TAMRA WILSON
Notary Public, State of Texas
Expires JULY 24, 2020
I.D.# 790394-0

Notary Public, State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on May 15, 2017 by MARCIA HAGLER.

TAMRA WILSON
Notary Public, State of Texas
Expires JULY 24, 2020
I.D.# 790394-0

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
David Darnell
3613 Williams Drive, Suite 204
Georgetown, Texas 78628

AFTER RECORDING RETURN TO:
Longhorn Title Co., Inc.
3613 Williams Drive, Suite 204
Georgetown, Texas 78628

Unofficial Document

EXHIBIT "A"

STATE OF TEXAS
COUNTY OF WILLIAMSON

May 16, 2002

0.346 ACRE

These notes describe that certain tract of land situated in City of Taylor in Williamson County, Texas; subject tract being a part of Lot Six (6) and all of Lot Seven (7) of E.S. Harris's Addition to the City of Taylor, plat of which is recorded in Cabinet "A", Slide 74 of the Williamson County Plat Records, same being conveyed in a Warranty Deed from Dorothy Johnson, Independent Executrix of the Estate of Martha Back to Van Stiba, et ux dated 03-08-02 and recorded in Document No. 2002020724 of the Official Records of Williamson County (ORWC), subject tract being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, on May 16, 2002 and being more fully described as follows:

BEGINNING at the Northeast corner of subject tract in a line for the West line of Frink Street, same being for the Southeast corner of a called "382 Sq. Ft." tract conveyed in a Warranty Deed from Martha Back to June Lauricella dated 3-25-98 and recorded in Document No. 9817897 of said ORWC; found a ½" Iron Rod at same corner;

THENCE South 71°54'07" West (Basis of Bearings) with a line for the South line of said "382 Sq. Ft." tract, a distance of 66.05 feet to the Southwest corner of same; found a ½" Iron Rod at same corner;

THENCE North 19°24'26" West with a line for the West line of said "382 Sq. Ft." tract, a distance of **5.07 feet** to the Northwest corner of same in a line for the common line of said Lot Six (6) and Lot Five (5); found a ½" Iron Rod at same corner;

THENCE South 71°15'13" West with said common line of said Lot Six (6) and Lot Five (5), a distance of **88.67** feet to a ½" Iron Pipe found for the apparent Southwest corner of said Lot Five (5) and for the Northwest corner Lot Six (6) in a line for the East line of a 15 foot wide alley;

THENCE South 18°48'27" East with a line for the common line of said Lot Five (5) and said East line of alley, a distance of **99.99 feet** to a ½" Iron Rod found for the apparent Southwest corner of said Lot Seven (7) and for the Northwest corner of said Lot Eight (8);

THENCE North 71°06'25" East with a line for the common line of said Lot Seven (7) and Lot Eight (8), at 75.83 feet a ½" Iron Rod found bears South 18°53'35" East, 0.17 feet, same being for a common corner of a tract now or formerly owned by Harvey Patsche, et ux, recorded in Document No. 92009826 of said ORWC and a tract now or formerly owned by Maria Teresa Trevino recorded in Document No. 9535735 of said ORWC, and continuing with said common line an additional 78.88 feet for a total distance of **154.51 feet** to a ½" Iron rod found for the apparent Southeast corner of said Lot Seven (7) and for the Northeast corner of said Lot Eight (8) in the aforementioned the West line of Frink Street;

THENCE North 18°38'51" West with said West line of Frink Street, same being for the East lines of said Lot Six (6) and Seven (7), a distance of **93.78** feet to the **PLACE OF BEGINNING**, containing according to the dimensions herein stated, an area of **0.346 Acre**.

Surveyor's Note: Attention is invited to accompanying plat for location of improvements, adjoiners, etc. information, visible utilities and roadways.

Bruce Lane Bryan — Registered Professional Land Surveyor No. 4249

STATE OF TEXAS REGISTERED BRUCE LANE BRYAN 4249 PROFESSIONAL LAND SURVEYOR

Unofficial Document

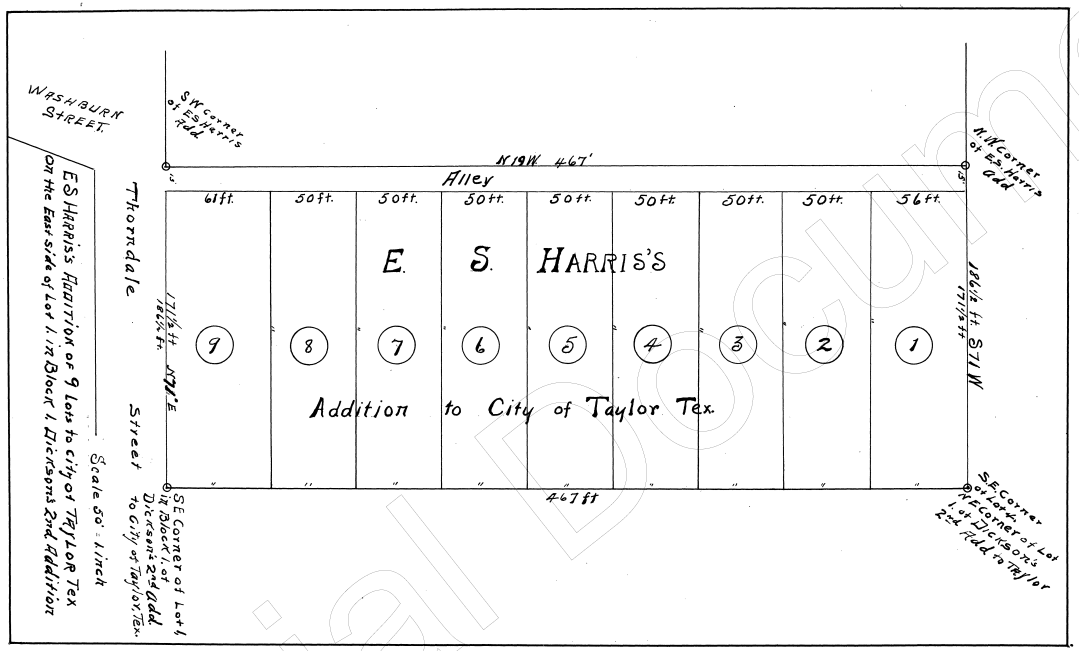
ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2017044389

Pages: 4 Fee: $29.00
05/17/2017 03:04 PM

Nancy E. Rister,County Clerk
Williamson County,Texas

Unofficial Document



The State Of Texas,
County of Williamson

I, E S Harris of the City of Taylor in County of Williamson, State of Texas, do hereby certify that the above map is a true and correct map of an addition made by me to city of Taylor, Texas, and all sales of lots therein wil be made with reference to saidmap

Witness my hand and seal this 14th day of February 1916.

E S Harris.

State of Texas,
County of Williamson.

Before me, J S Jones, a Notary Public, in and for said county and State on this day personally appeared E S Harris, known to me to be the person whose name is subscribed to theforegoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Givenunder my hand and seal of office, this 14th day of February 1916.

(L.S.) J S Jones, Notary Public.

Filed for record Feb. 15 1916, at 10 o'clock A M.
Recorded February 16, 1916, at 2 o'clock P M.

County Clerk, Williamson County, Texas.

By _____ Dept.

Unofficial Document

Rezoning
1207 Frink Street
PZ-2018-1083

May 10, 2018

Request to rezone from:

R-1 Residential Single Family District

to

D Duplex District

Area of Rezoning -

100' wide

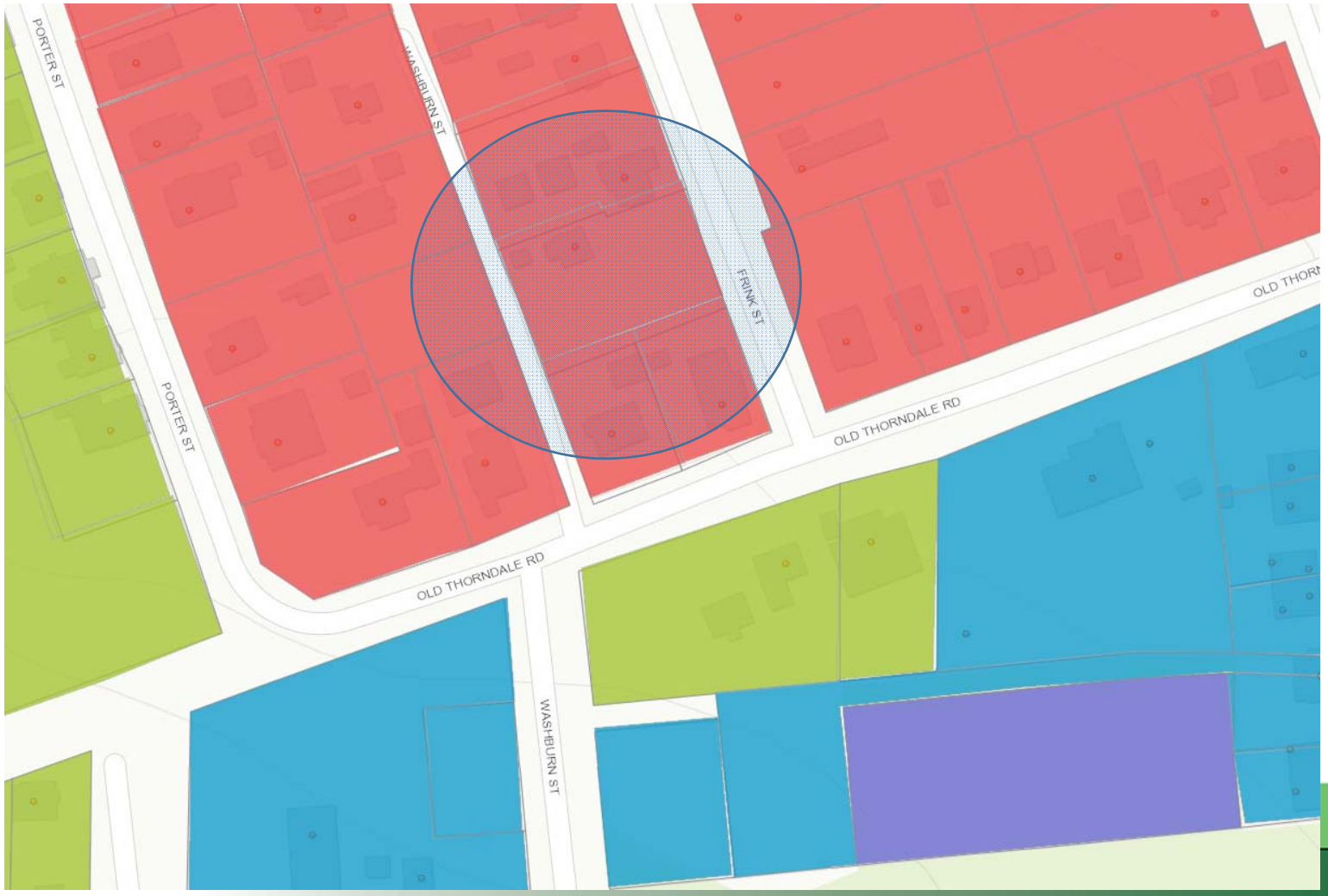
148' deep

14,800 SF approx

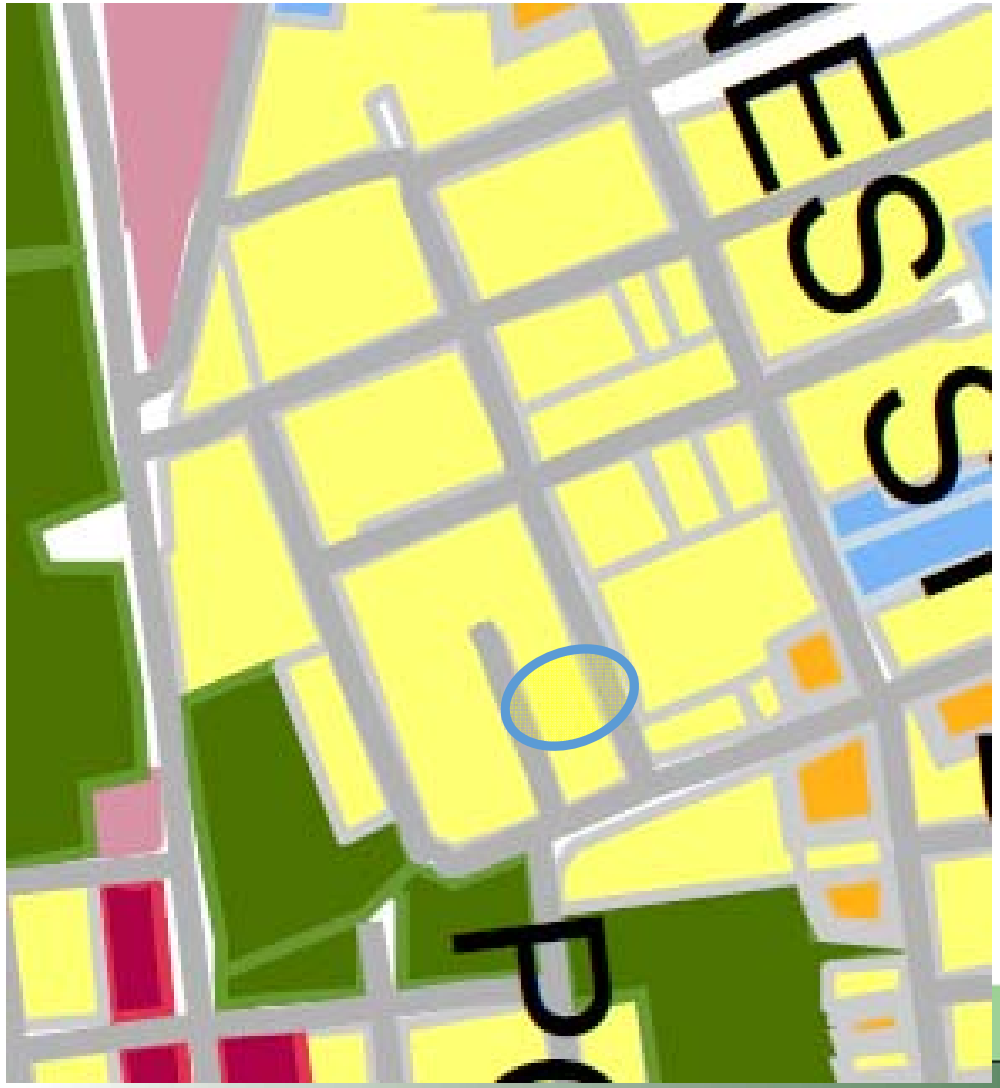
Duplex District standards:

- Front setback: 25' - 3 sides Masonry
- Rear setback: 10' - 2 parking space/unit
- Side setbacks: 5' - Front door facing street
- 35' Heigh max. - Covered front porch

Existing Zoning:
R-1 Single Family Residential



Future Land Use Map:



YELLOW – Single Family
Green – Parks

Analysis & Findings

- The “D” District is a single-family district.
- The “D” District permits:
  - Single-family detached dwellings.
  - Two Family dwellings (aka Duplexes).
  - Two Family Residential is defined as:
    - *the use of a lot for two (2) dwelling units within a single structure*. (see also single family dwelling, attached (duplex)).
- The immediate area has several large areas of undeveloped lots (including this property).
- The “D” District is generally consistent with the Future Land Use Map
- The “D” District would produce development similar to that which exists in the neighborhood.

Planning and Zoning Commission:

April 10, 2018:

The Commission made a unanimous (7-0) recommendation for approval.

Staff Recommendation:

Approval.

City Council Meeting
May 10, 2018

STRATEGIC PILLAR

☐ Streets/Infrastructure

☐ Quality of Life

☐ Economic Vitality

Agenda Item #: **4**

Agenda Title: Approve minutes for April 26, 2018.

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

Department Submitted: City Clerk

Staff Contact: Susan Brock

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 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 (Why and How)

3. RECOMMENDATION

Approve as submitted or amend with changes noted.

4. FUNDING SOURCE

5. TIMELINE

6. PRIOR COUNCIL ACTIONS TAKEN

7. OTHER OPTIONS (In order of preference)

8. ATTACHMENTS

4a. April 26, 2018

The City Council of the City of Taylor met on April 26, 2018, at City Hall, 400 Porter St., Taylor, Texas. Mayor Brandt Rydell declared a quorum and called the meeting to order at 6:00 p.m. with the following present:

Council Member Dwayne Ariola
Council Member Robert Garcia
Council Member Chris Gonzales
Mayor Pro Tem Christine Lopez

Isaac Turner, City Manager
Ted Hejl, City Attorney
Susan Brock, City Clerk

INVOCATION
Mr. Turner led the group in prayer.

PLEDGE OF ALLEGIANCE

PROCLAMATION

1. MAY IS NATIONAL HISTORICAL PRESERVATION MONTH.
   Mayor Rydell presented a proclamation that was received by members of the Taylor Conservation and Heritage Society and Main Street Advisory Board in recognition of May as National Historical Preservation Month.

2. MAY IS BUILDING SAFETY MONTH.
   Mayor Rydell presented a proclamation received by Mr. Michael Elabarger on behalf of the City Building Official and in recognition of Building Safety Month, May 2018.

CITIZENS COMMUNICATION

Mayor Rydell invited citizens who had signed up in advance to come forward during this time. Ms. Tia Stone, President, Taylor Chamber of Commerce, also the current President of the Friends of the Library organization, encouraged everyone to support the Library by becoming a member and provided information regarding upcoming summer activities.

CONSENT AGENDA

3. APPROVE ORDINANCE 2018-07 REGARDING REZONING OF PIERCE PARK SUBDIVISION, GENERALLY LOCATED AT 200 E. 4TH STREET FROM LOCAL BUSINESS (B-1) DISTRICT TO PARK (P) DISTRICT (LOT 1) AND CENTRAL BUSINESS (B-3) DISTRICT (LOT 2).,

ORDINANCE NO. 2018-07

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS PIERCE PARK SUBDIVISION, LOT 1 AND 2, LOCATED AT 211 EAST THIRD STREET AND 200 EAST FOURTH STREET, RESPECTIVELY, IN TAYLOR, WILLIAMSON COUNTY, TEXAS, AND LEGALLY DESCRIBED IN THIS ORDINANCE FROM LOCAL BUSINESS DISTRICT B-1 TO PARK DISTRICT P (LOT 1) AND CENTRAL BUSINESS DISTRICT B-3 (LOT 2); AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

4. CONSIDER APPROVING RESOLUTION R18-12 AUTHORIZING AN APPLICATION TO AND, IF AWARDED, THE ACCEPTANCE OF A GRANT FROM THE OFFICE OF THE GOVERNOR FOR THE NATIONAL INCIDENT BASED REPORTING SYSTEM (NIBRS)
5. CONCUR WITH PRELIMINARY FINANCIALS FOR MARCH 2018.
6. APPROVE MINUTES FOR APRIL 5 AND APRIL 12, 2018.
   Council Member Gonzales moved to approve Consent Agenda as presented and Mayor Pro Tem Lopez seconded the motion. VOTE: Five voted AYE. Motion passed.

PUBLIC HEARING/ORDINANCES

7. CONDUCT PUBLIC HEARING AND CONSIDER INTRODUCING ORDINANCE 2018-08 REGARDING THE REZONING OF 1207 FRINK STREET FROM THE SINGLE FAMILY RESIDENTIAL (R-1) DISTRICT TO THE DUPLEX (D) DISTRICT.
   Mr. Michael Elabarger, City Planner, presented a request to consider rezoning property located at 1207 Frink Street from Single Family Residential to Duplex. The Public Hearing was held and no comments were presented. Mayor Rydell asked Mr. Hejl to introduce the Ordinance as presented.

ORDINANCE NO. 2018-08

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS 0.346 ACRE PORTION OF E S HARRIS ADDITION, LOT 7 AND LOT 6(PT), LOCATED AT 1207 FRINK STREET IN TAYLOR, WILLIAMSON COUNTY, TEXAS, AND LEGALLY DESCRIBED IN THIS ORDINANCE FROM SINGLE FAMILY RESIDENTIAL DISTRICT (R-1) TO DUPLEX SINGLE FAMILY RESIDENTIAL DISTRICT (D); AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

8. RECEIVE QUARTERLY INVESTMENT REPORT.
   Ms. Rosemarie Dennis, Finance Director, introduced Ms. Linda Patterson who presented an overview of the Quarterly Investment Report to Council. She presented a positive outlook for the city investments and did not recommend any changes in the strategy at this time.

   Without further discussion or comment Mayor Pro Tem Lopez moved to accept the report as presented and Council Member Gonzales seconded the motion. VOTE: Five voted AYE. Motion passed.

9. RECEIVE UPDATE ON CURBSIDE RECYCLING PROGRAM.
   Mr. Jim Gray, Public Works Director, introduced Mr. Steve Shannon with Progressive Waste Solutions who provided an update on the current residential recycling program. He

noted that the program appears to have high participation and that they will begin to assess the needs and feasibility for a multifamily and commercial program and bring a report back in July. Council requested staff to continue to look for ways to provide some type of assistance to seniors or a discounted rate.

Mayor Pro Tem Lopez moved to accept the report as presented and Council Member Ariola seconded the motion. VOTE: Five voted AYE. Motion passed.

10. CONSIDER APPROVING RESOLUTION R18-13 AUTHORIZING THE CITY MANAGER TO ACT ON THE CITY'S BEHALF WITH REGARD TO AN ELECTRICITY PROCUREMENT CONTRACT.
Ms. Rosemarie Dennis, Finance Director, presented a request to approve a resolution authorizing the city manager to negotiate and enter into an agreement to purchase electricity through the Government Aggregation Project (GAP). The City has been a member of GAP since 2003.

Council Member Gonzales moved to approve the Resolution as presented and Council Member Ariola seconded the motion. VOTE: Five voted AYE. Motion passed.

11. RECEIVE TAYLOR CHAMBER OF COMMERCE QUARTERLY REPORT FOR JANUARY- MARCH 2018.
Ms. Tia Stone, Director of Public Works, provided the quarterly report to Council for the period between January and March of 2018. Mayor Pro Tem Lopez moved to receive the report as presented and Council Member Garcia seconded the motion. VOTE: Five voted AYE. Motion passed.

(Mayor Pro Tem Lopez submitted a potential Conflict of Interest form to the City Clerk and recused herself prior to the next agenda item.)

12. CONSIDER AWARDING CONTRACTS FOR MOWING SERVICES.
Mr. Jim Gray, Director of Public Works, presented a request to award a contract for mowing services as a result of a Request for Proposals advertised earlier this year. The bid results were presented to Council on March 22 and placed on this agenda for further discussion and to make the award. Mr. Turner pointed out that one of the primary purposes of outsourcing this service is to free up current staff to perform additional street maintenance services. Council Member Ariola requested staff provide notification when temporary staff is hired and/or released during the year and Council Member Garcia requested a report on the current status of trustee properties and locations.

Council Member Gonzales moved to award the bid to Heart of Texas for services in Year 1 for Group 1 (City Facilities) and Group 2 (Parks) in the amount of $144,127.52. Council Member Garcia seconded the motion. VOTE: Four voted AYE. Motion passed.

(Mayor Pro Tem Lopez rejoined the council members at the dais after the vote.)

13. RECEIVE UPDATE ON PROCURING ENGINEERING AND LANDSCAPE ARCHITECT PROFESSIONAL SERVICES.
Mr. Turner provided an update on the steps taken to secure engineering services since the last council meeting. The City has signed an agreement with HDR for 60 days to provide engineering services on selected projects including the Skate Park and Heritage Square Park. Additional steps have been taken to secure landscape architect services but no firm has yet been selected. Council consented to allowing staff to seek other firms if Ten Eyck is unable to meet our immediate needs and timeline. Langford Management Services is assisting in moving the Givens Community Center project forward and additional information on those actions will be forthcoming.

Council Member Gonzales moved to receive the update as presented and Council Member Ariola seconded the motion. VOTE: Five voted AYE. Motion passed.

14. RECEIVE UPDATE ON MODIFICATIONS TO HERITAGE SQUARE PARK RENOVATIONS.
Mr. Turner provided an update on action taken since the previous council meeting on April 26. Council requested any changes in financial information or invoices regarding the Heritage Square Park and skate park projects be provided to them in a timely fashion. Council Member Ariola stated that he sees this as three distinctly different projects: skate park, Heritage Square Park, and the connectivity between the two parks. Additional discussion included incorporating the bricks from the Old City Hall as well as the wooden blocks from Second Street into the Heritage Square Park design if possible. Council Member Garcia inquired about the possibility of creating a 3-D model of the project(s). Mr. Williams stated that the Heritage Square Park should be completed by October 15, 2018.

With no further discussion, Council Member Gonzales moved to accept the update as presented and Council Member Garcia seconded the motion. VOTE: Five voted AYE. Motion passed.

ADJOURN
With no further action Mayor Rydell declared the meeting adjourned at 8:29 p.m.

_____
Brandt Rydell, Mayor

ATTEST:

_____
Susan Brock, City Clerk

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

City Council Meeting
May 10, 2018

Agenda Item #: **5**

Agenda Title: Consider introducing Ordinance 2018-04 to Abandon a portion of a 15' Drainage and Utility Easement, created via the Hills of Mustang Creek Subdivision Plat, Document 2001033980, that lies within 1804 Tanner Loop

Council Action to be taken: Approve Abandonment

Department Submitted: Development Services

Staff Contact: Michael Elabarger, City Planner

1. PURPOSE/DESCRIPTION

The property owner, Robert Ballew, in the summer of 2016 began discussing with City development staff a proposal to develop Lot 12, Block B, Hills of Mustang Creek (Amended), being 1804 Tanner Loop. The subdivision plat created a 15' Drainage and Utility Easement that runs along the southern property boundary of the lot. The applicant wished to abandon that easement so as to facilitate development of the property, which due to extreme topography of the lot, demanded that development be as near to the front (street-side) of the lot as possible, while keeping within the required yard setbacks. The subject easement results in an effective 15' side setback rather than the normal 5' required by the Zoning Ordinance. The proposed development has a corner of the home and some portions of the flat-work driveway area encroaching into that 15' easement.

The applicant is requesting that City Council abandon the subject easement per the Attached Sketch and Field notes, Attachment 5b.

2. STAFF ANALYSIS (Why and How)

Staff generally agreed to the premise of abandoning the easement in 2016, and required the applicant to obtain/provide written verification (permission) from any affected Utility providers regarding the abandonment of the easement; both Time Warner and ATMOS provided that information, which is attached. With that, staff set about the creation of a document that could be recorded and thus capture the action of the abandonment. In August of 2017, the applicant submitted an application for a New Residential Building Permit to construct a single family dwelling; that permit was issued 08/31/2017. That construction is now principally complete.

Staff determined that the appropriate process to abandon the subject Easement, created via the subdivision plat in 2001, was an Ordinance approved by City Council.

The purpose of this item is to approve the abandonment of the 15' Drainage & Utility Easement along the south property boundary of 1804 Tanner Loop per the Attached Sketch and Field notes, Attachment 5b.

3. RECOMMENDATION

Staff has reviewed the application and finds no issues with the abandonment of the easements.

4. FUNDING SOURCE

N/A – Private development.

5. TIMELINE

N/A – Private development.

6. PRIOR COUNCIL ACTIONS TAKEN

N/A

7. OTHER OPTIONS (In order of preference)

Council can deny the request.

8. ATTACHMENTS

5a Ordinance 2018-04
5b Field Notes and Sketch of Abandonment Area
5c Legal Description (Plat)
5d Aerial Exhibit (2018)
5e Utility Letters
5f Presentation

ORDINANCE NO. 2018-04

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, ABANDONING A DRAINAGE AND UTILITY EASEMENT DESCRIBED ON EXHIBIT A; AND PROVIDING A SAVINGS CLAUSE

WHEREAS, THE City of Taylor, Texas, ("City"), desires to abandon a Drainage and Utility Easement described in Exhibit "A" attached hereto and by reference incorporated herein ("Easement"); and

WHEREAS, the Planning and Zoning Commission, after a public meeting held May 8, 2018 recommended that the Council approve abandonment of the Easement; and

WHEREAS, based upon the recommendation, the Taylor City Council hereby abandons the Easement

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

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

SECTION 2. The City Council of the City of Taylor, Texas, does hereby abandon a Drainage and Utility Easement as described in Exhibit "A".

SECTION 3. The filing of a copy of this Ordinance in the official records of Williamson County, Texas, will evidence the abandonment of the Drainage and Utility Easement granted by this Ordinance ~~**and release of the abandoned alley to the adjoining property owner according to the centerline**~~.

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

In accordance with Article VIII, Section 1, of the City Charter, Ordinance No. 2018-04 was introduced before the City Council on the 24th day of May, 2018.

PASSED, APPROVED, and **ADOPTED** on the _____ day of _____, 2018.

_____

_____, Mayor

ATTEST:

_____

_____, City Clerk

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, _____, 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. 2018-04, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2018, 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 _____, 2018.

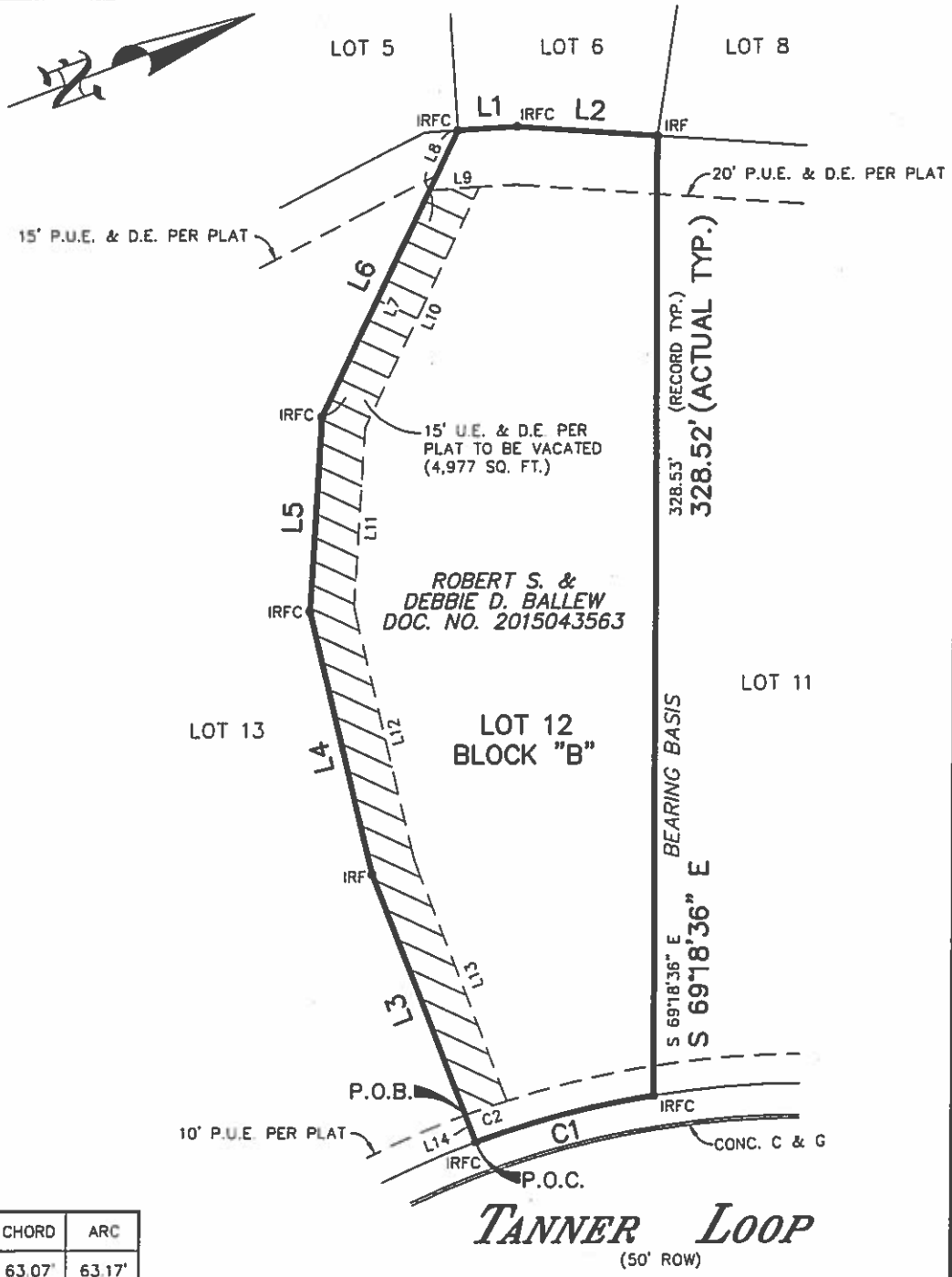
_____

_____

City Clerk

LEGEND

IRFC ● 1/2" IRON ROD FOUND W/CAP STAMPED "DIAMOND SURVEYING"
IRF ● 1/2" IRON ROD FOUND



LINE NO.	BEARING & DISTANCE		
L1	ACTUAL	N 17°17'12" E	20.39'
	RECORD	N 17°12'28" E	20.42'
L2	ACTUAL	N 24°35'27" E	48.23'
	RECORD	N 24°41'59" E	48.18'
L3	ACTUAL	S 89°23'30" W	98.47'
	RECORD	S 89°52'31" W	98.31'
L4	ACTUAL	N 82°54'14" W	92.63'
	RECORD	N 83°15'30" W	92.69'
L5	ACTUAL	N 66°01'33" W	66.77'
	RECORD	N 66°02'59" W	66.69'
L6	ACTUAL	N 44°04'08" W	108.47'
	RECORD	N 44°04'42" W	108.36'
L7		N 44°04'08" W	85.68'
L8		N 44°04'08" W	22.79'
L9		N 17°17'12" E	17.09'
L10		S 44°04'08" E	90.96'
L11		S 66°01'33" E	61.63'
L12		S 82°54'14" E	89.39'
L13		N 89°23'30" E	88.12'
L14		S 89°23'30" W	10.00'

CURVE NO.	RADIUS		CHORD BEARING	CHORD	ARC
C1	325.00'	ACTUAL	S 06°01'36" W	63.07'	63.17'
		RECORD	S 06°12'57" W	63.15'	63.25'
C2	335.00'	ACTUAL	S 01°39'18" W	15.01'	15.01'

STATE OF TEXAS
REGISTERED
EDWARD W. BRADFIELD
5617
PROFESSIONAL
LAND SURVEYOR

Date: 12-01-2016

LOT 12, BLOCK "B", AMENDED FINAL PLAT OF THE HILLS OF MUSTANG CREEK, CABINET U, SLIDES 226-229, PLAT RECORDS, WILLIAMSON COUNTY TANNER LOOP, TAYLOR, TEXAS 76574

SURVEY NO. 16462

SCALE: 1" = 60'

SNS Engineering Inc.

Consulting Engineers * Land Planners * Surveyors

12885 US Highway 183 North, Suite 101-B
Austin, Texas 78750
610/67
(512)335-3944
FAX (512)250-8685

FIELD NOTES OF
4,977 SQUARE FEET OF LAND
OUT OF LOT 12, BLOCK "B",
AMENDED FINAL PLAT OF THE HILLS OF MUSTANG CREEK,
WILLIAMSON COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION
(RELEASE OF THE 15-FOOT UTILITY AND DRAINAGE EASEMENT)

ALL OF THAT 4,977 SQUARE FEET OF LAND, MORE OR LESS, OUT OF LOT 12, BLOCK "B" OF THE AMENDED FINAL PLAT OF THE HILLS OF MUSTANG CREEK, A SUBDIVISION RECORDED IN CABINET U, SLIDES 226-229 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, HAVING BEEN CONVEYED TO ROBERT S. & DEBBIE D. BALLEW IN THE GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2015043563 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID TRACT OF LAND HAVING BEEN SURVEYED ON THE GROUND UNDER MY SUPERVISION AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a 1/2" iron rod found with a cap stamped "Diamond Surveying" in the westerly Right of Way line of Tanner Loop at the southeast corner of Lot 12 and the northeast corner of Lot 13, Block "B" of the Amended Final Plat of the Hills of Mustang Creek;

THENCE, leaving the westerly Right of Way line of Tanner Loop and along the common lot line between Lots 12 & 13, S 89°23'30" W and a distance of 10.00 feet to a point in the westerly line of a 10-foot public easement for **THE POINT OF BEGINNING** and the southeast corner of the tract herein described;

THENCE, along the northerly line of Lot 13 and the southerly line of Lot 12, the 15-foot utility and drainage easement and the tract herein described, the following Four (4) courses:

1. S 89°23'30" W, a distance of 98.47 feet to a 1/2" iron rod found;
2. N 82°54'14" W, a distance of 92.63 feet to a 1/2" iron rod found with a cap stamped "Diamond Surveying";
3. N 66°01'33" W, a distance of 66.77 feet to a 1/2" iron rod found with a cap stamped "Diamond Surveying";
4. N 44°04'08" W, a distance of 85.68 feet to a point in the easterly line of a 20-foot public utility and drainage easement for the southwest corner of the tract herein described from which a 1/2" iron rod found with a cap stamped "Diamond Surveying" at the southwest corner of Lot 12 and northwest corner of Lot 13 bears N 44°04'08" W and a distance of 22.79 feet;

THENCE, over and across Lot 12 and along the easterly line of the 20-foot public utility and drainage easement and the westerly line of the tract herein described, N 17°17'12" E, a distance of 17.09 feet to a point for the northwest corner of the tract herein described;

THENCE, continuing through the interior of Lot 12 and along the northerly line of the 15-foot utility and drainage easement and the tract herein described, the following Four (4) courses:

1. S 44°04'08" E, a distance of 90.96 feet to a point;
2. S 66°01'33" E, a distance of 61.63 feet a point;
3. S 82°54'14" E, a distance of 89.39 feet to a point;
4. N 89°23'30" E, a distance of 88.12 feet to a point in the westerly line of the 10-foot public utility easement for the northeast corner of the tract herein described;

THENCE, continuing through the interior of Lot 12 and along the westerly line of the 10-foot public utility easement and the easterly line of the tract herein described, along the arc of a curve to the left whose radius is 335.00 feet, an arc distance of 15.01 feet, a chord bearing of S 01°39'18" W and a chord distance of 15.01 feet to the Point of Beginning and containing 4,977 Square Feet of land, more or less, as shown on the drawing prepared herewith.

Edward W. Bradfield
Registered Professional Land Surveyor No. 5617
State of Texas

STATE OF TEXAS
REGISTERED
EDWARD W. BRADFIELD
5617
PROFESSIONAL
LAND SURVEYOR

PHOTOGRAPHIC MYLAR

SCALE: 1" = 100'

"MUSTANG CREEK INDUSTRIAL PARK"
CABINET S, SLIDE 300-301
LOT 1, BLOCK "A"

"MUSTANG CREEK INDUSTRIAL PARK"
CABINET S, SLIDE 300-301
LOT 2, BLOCK "A"

T.P.&L. CO. EASEMENT
VOL. 281, PG. 127

MATCHLINE

N76°31'18"E
1968.56'

HIGH BANK

MUSTANG

HIGH BANK

APPROXIMATE LIMIT OF 100-YEAR FLOODPLAIN

ZONE "AE"

T.P.&L. CO. EASEMENT
VOL. 527, PG. 243

S87°14'56"W
300.77'

THE FRANKIE AND JUDY LIMMER FAMILY LIMITED PARTNERSHIP
REMNANT PORTION OF DOC. 9806281 & DOC. 9862368
(22.784 Ac.)

CHANNEL EASEMENT
VOL. 586, PG. 584

CHANNEL EASEMENT
VOL. 514, PG. 588

N 87°40'07" E
823.89'

FLOODPLAIN ESMT.

T.P.&L. CO EASEMENT
VOL. 281, PG. 129

PRIVATE PARK
(5.342 Ac.)

N 00°14'57" W
211.69'

S 79°09'55" E
121.77'

ZONE "AE" FLOODPLAIN ESMT.

156.56'

445.73'

109.61'

15' W.W.E.

S87°13'16"E
475.39'

86.29' 95.28' 123.33' 96.19'

N 69°26'12" E
267.04'

391.08'

124.04'

57.79'

N 39°00'42" W
195.07'

S73°40'19"E
256.51'

S81°27'05"W
139.50'

15' P.U.E.

N17°54'43"W
455.13'

N8°12'19"E
402.46'

N24°22'39"W
773.92'

CARLOS G. PARKER BOULEVARD
LOOP 427
STATE OF TEXAS
VOLUME 514, PAGE 590

"A"

"B"

SARAH COVE

CLAYTON LANE

TANNER LOOP

CAREY AVENUE

ACCESS TO PRIVATE PARK & P.U.E.

BOULEVARD ENTRANCE

GILBERT G. KAUTZ
V. 449, P. 218

AMENDED
FINAL PLAT OF
THE HILLS OF MUSTANG CREEK
SHEET 1 OF 4

DIAMOND SURVEYING, INC.
1915 S. AUSTIN AVENUE, SUITE 111
GEORGETOWN, TEXAS 78626
(512) 931-3100

LOCATION MAP
NOT TO SCALE

CITY OF TAYLOR
F.M. 397
SLOAN ST.
W 2ND ST
HWY 79 BUS.
HIGHWAY 79
WELCH ST.
0.6 MI
MUSTANG CREEK
SITE
CARLOS G. PARKER BLVD. LOOP 427

LEGEND

D.E. & U.E. = DRAINAGE AND UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
W.W.E. = WASTEWATER EASEMENT
= DOWN GUY
PP — OVER HEAD ELECTRIC LINES AND POWER POLE
= AXLE FOUND
= 1/2" IRON ROD SET
= 1/2" IRON ROD FOUND
= R.O.W. MONUMENT
= FLAGGED NAIL FOUND IN FENCE POST
= IRON PIPE FOUND
= SIDEWALK

ALL DEED REFERENCES SHOWN HEREON ARE RECORDED AT THE COUNTY CLERK'S OFFICE OF WILLIAMSON COUNTY, TEXAS.

Cabinet U
Slide 226
Doc # 2001033480

PHOTOGRAPHIC MYLAR

SCALE: 1" = 100'

"MUSTANG CREEK INDUSTRIAL PARK"
CABINET S, SLIDE 300-301

LOT 1, BLOCK "A"

MARY RODRIGUEZ
V. 658, P. 332

THE MOST REVEREND JOHN McCARTHY,
DIOCESAN BISHOP OF THE ROMAN
CATHOLIC DIOCESE OF AUSTIN, TEXAS
V. 1482, P. 866

N75°56'34"E 282.07'

S7°54'37"E 126.37'

N71°42'21"E 270.69'

AXLE FOUND

MATCHLINE

T.P.&L. CO. EASEMENT
VOL. 281, PG. 127

N76°31'18"E 1968.56'

APPROXIMATE LIMIT OF 100-YEAR FLOODPLAIN

ZONE "AE"

HIGH BANK

MUSTANG CREEK

HIGH BANK

T.P.&L. CO. EASEMENT
VOL. 527, PG. 243

S1°46'32"E 572.39'

JAMES SORENSON
V. 1967, P. 117

N 87°40'07" E 823.89'

FLOODPLAIN ESMT.

FLOODPLAIN ESMT.
ZONE "AE"

APPROXIMATE LIMIT OF 100-YEAR FLOODPLAIN

THE FRANKIE AND JUDY LIMMER FAMILY LIMITED PARTNERSHIP
REMNANT PORTION OF DOC. 9806281 & DOC. 9862368
(22.784 Ac.)

N 00°14'57" W 211.69'

T.P.&L. CO. EASEMENT
VOL. 281, PG. 129

PRIVATE PARK
(5.342 Ac.)

304.32'

S 16°16'52" E

S72°41'13"W 469.39'

S80°48'51"W 218.94'

S87°13'16"E 86.29' 95.28' 123.33' 96.19' 74.32' 475.39'

S87°13'16"E 167.24' 390.35' 223.10'

15' W.W.E.

L34

EASEMENT DETAIL

JAMES SORENSON
V. 1967, P. 117

CLIFFORD J. TOMANCAK
V. 519, P. 407

ACCESS TO PRIVATE PARK & P.U.E.

"A"

"C"

"A"

COVE

LOOP

TANNER

CAREY AVENUE

CAREY AVENUE

GILBERT G. KAUTZ

GILBERT G. KAUTZ

POINT OF BEGINNING FOR
METES AND BOUNDS DESCRIPTION
S.E. CORNER OF 49.142 ACRE TRACT

S 69°41'16" W
BEARING BASIS – DOC. 9862368

S.W. CORNER OF
22.487 ACRE TRACT

MATCHLINE

LEGEND

D.E. & U.E. = DRAINAGE AND UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
W.W.E. = WASTEWATER EASEMENT
← = DOWN GUY
PP = OVER HEAD ELECTRIC LINES AND POWER POLE
= AXLE FOUND
○ = 1/2" IRON ROD SET
● = 1/2" IRON ROD FOUND
■ = R.O.W. MONUMENT
▲ = FLAGGED NAIL FOUND IN FENCE POST
○ = IRON PIPE FOUND
-------- = SIDEWALK

ALL DEED REFERENCES SHOWN HEREON ARE RECORDED AT THE COUNTY CLERK'S OFFICE OF WILLIAMSON COUNTY, TEXAS.

AMENDED
FINAL PLAT OF
THE HILLS OF MUSTANG CREEK
SHEET 2 OF 4

DIAMOND SURVEYING, INC.
1915 S. AUSTIN AVENUE, SUITE 111
GEORGETOWN, TEXAS 78626
(512) 931-3100

Cabinet U Slide 227

PHOTOGRAPHIC MYLAR

Cabinet U Slide 228

CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	21°32'41"	122.21'	325.00'	N59°29'08"E	121.49'
C2	50°03'53"	21.84'	25.00'	S9°24'10"W	21.16'
C3	76°10'28"	79.77'	60.00'	N3°39'08"W	74.02'
C4	40°35'21"	17.71'	25.00'	N49°03'56"E	17.34'
C5	5°45'36"	32.67'	325.00'	S66°28'49"W	32.66'
C6	64°25'30"	28.11'	25.00'	N89°26'27"E	26.65'
C7	11°40'15"	66.20'	325.00'	N64°10'56"W	66.09'
C8	14°11'58"	68.15'	275.00'	N68°06'05"W	67.98'
C9	18°34'49"	89.17'	275.00'	N51°42'45"W	88.78'
C10	57°00'35"	24.88'	25.00'	N13°55'07"W	23.86'
C11	21°42'01"	22.72'	60.00'	N3°44'10"E	22.59'
C12	51°43'19"	22.57'	25.00'	S67°24'10"E	21.81'
C13	15°50'00"	89.81'	325.00'	S49°27'30"E	89.53'
C14	90°00'00"	39.27'	25.00'	S16°08'05"E	35.36'
C15	41°06'19"	233.16'	325.00'	S8°26'45"W	228.19'
C16	57°17'37"	60.00'	60.00'	S44°58'50"W	57.53'
C17	60°30'33"	63.37'	60.00'	S13°55'35"E	60.46'
C18	49°04'57"	51.40'	60.00'	S68°43'20"E	49.84'
C19	99°15'49"	103.95'	60.00'	N56°44'46"W	91.43'
C20	8°52'02"	42.56'	275.00'	N16°32'26"W	42.52'
C21	87°06'45"	38.01'	25.00'	N64°31'40"W	34.45'
C22	90°00'00"	39.27'	25.00'	N25°15'29"E	35.36'
C23	9°06'14"	51.64'	325.00'	S16°20'36"W	51.59'
C24	81°54'49"	35.74'	25.00'	N17°43'24"W	32.77'
C25	14°14'56"	68.39'	275.00'	N65°28'16"W	68.21'
C26	16°30'34"	93.65'	325.00'	S69°15'22"E	93.32'
C27	90°00'00"	39.27'	25.00'	S73°59'55"W	35.36'
C28	7°53'06"	37.85'	275.00'	S25°03'21"W	37.82'
C29	9°19'20"	44.74'	275.00'	N79°51'44"W	44.69'
C30	24°43'42"	118.69'	275.00'	S8°44'57"W	117.77'
C31	7°00'44"	39.78'	325.00'	S81°01'02"E	39.75'
C32	8°02'18"	45.60'	325.00'	S15°43'22"E	45.56'
C33	12°20'37"	70.02'	325.00'	S5°31'54"E	69.88'
C34	11°09'05"	63.25'	325.00'	S6°12'57"W	63.15'
C35	11°55'39"	57.25'	275.00'	N78°33'34"W	57.15'
C36	93°10'52"	40.66'	25.00'	N64°02'57"W	36.32'
C37	21°52'18"	104.98'	275.00'	N59°10'20"E	104.34'
C38	90°00'00"	39.27'	25.00'	S64°44'31"E	35.36'
C39	40°38'14"	195.05'	275.00'	S0°34'36"W	190.98'
C40	31°18'53"	150.30'	275.00'	S53°42'10"W	148.44'
C41	21°34'41"	103.57'	275.00'	N37°35'49"E	102.96'
C42	17°09'01"	82.32'	275.00'	S29°28'14"W	82.01'
C43	13°45'54"	78.08'	325.00'	N41°49'50"E	77.88'
C44	8°08'24"	46.17'	325.00'	N30°52'41"E	46.13'
C45	70°41'02"	74.02'	60.00'	N77°04'53"W	69.41'
C46	54°38'50"	57.23'	60.00'	S40°15'10"W	55.08'
C47	15°50'31"	6.91'	25.00'	N20°51'00"E	6.89'
C48	23°36'25"	133.91	325.00'	S51°47'49"W	132.96'
C49	14°30'20"	82.28'	325.00'	N77°16'14"W	82.06'
C50	14°12'09"	80.56'	325.00'	N19°42'24"E	80.36'
C51	5°57'43"	28.62'	275.00'	N23°49'37"E	28.60'
C52	38°18'16"	183.85'	275.00'	N1°41'37"E	180.44'
C53	10°35'56"	60.12'	325.00'	N7°18'21"E	60.03'
C54	10°42'59"	60.79'	325.00'	N3°21'07"W	60.70'
C55	6°55'10"	39.25'	325.00'	N12°10'12"W	39.23'
C56	3°37'34"	20.57'	325.00'	S59°11'18"E	20.57'
C57	8°29'29"	40.76'	275.00'	S7°51'40"E	40.72'
C58	17°14'06"	7.52'	25.00'	N48°36'39"E	7.49'
C59	19°27'35"	110.38'	325.00'	S51°16'18"E	109.85'
C60	287°50'59"	301.44'	60.00'	S50°39'41"W	70.66'
C61	23°31'19"	112.90'	275.00'	S72°45'45"E	112.11'
C62	26°10'36"	148.48'	325.00'	N71°26'06"W	147.19'
C63	81°39'36"	35.63'	25.00'	N80°49'24"E	32.69'
C64	29°22'01"	166.58'	325.00'	S54°40'36"W	164.76'
C65	56°25'52"	24.62'	25.00'	N41°08'41"E	23.64'
C66	199°02'35"	208.44'	60.00'	N65°05'11"W	118.35'
C67	42°26'15"	240.72'	325.00'	N5°35'21"E	235.26'
C68	43°27'00"	246.46'	325.00'	N48°31'59"E	240.60'
C69	41°06'19"	197.29'	275.00'	S8°26'45"W	193.09'
C70	23°31'19"	133.42'	325.00'	S72°45'45"E	132.49'
C71	26°10'36"	125.64'	275.00'	N71°26'06"W	124.55'
C72	48°27'53"	232.61'	275.00'	S45°07'40"W	225.74'
C73	44°16'00"	212.46'	275.00'	N4°40'29"E	207.22'
C74	43°27'00"	208.55'	275.00'	N48°31'59"E	203.58'
C75	40°38'14"	230.51'	325.00'	S0°34'36"W	225.71'
C76	2°40'18"	15.15'	325.00'	S22°13'52"W	15.15'

LINE TABLE

NUM	DISTANCE	BEARING
L1	39.54'	S58°15'19"W
L2	24.32'	N13°54'17"W
L3	38.41'	N28°11'32"E
L4	49.10'	N7°39'18"E
L5	32.65'	N7°39'18"E
L6	48.18'	N24°41'59"E
L7	11.65'	N17°12'28"E
L8	42.77'	N6°59'45"W
L9	76.76'	N52°04'28"E
L10	64.49'	S11°27'21"E
L11	66.69'	S66°02'59"E
L12	33.28'	S27°11'40"W
L13	72.35'	N26°48'29"E
L14	19.15'	N77°39'06"E
L15	3.23'	S69°21'37"W
L16	67.17'	N58°20'48"W
L17	36.25'	N84°31'24"W
L18	43.53'	S61°00'05"E
L19	26.49'	N20°58'27"W
L20	60.74'	N19°44'31"W
L21	17.05'	N20°53'43"E
L22	66.95'	N58°20'48"W
L23	5.54'	N61°00'05"W
L24	51.37'	N24°41'59"E
L25	20.42'	N17°12'28"E
L26	35.13'	N6°59'45"W
L27	96.51'	N13°54'17"W
L28	81.74'	S7°39'18"W
L29	77.89'	N6°59'45"W
L30	43.35'	N12°06'25"W
L31	60.74'	N19°44'31"W
L32	18.86'	S26°48'29"W
L33	52.39'	N84°31'24"W
L34	12.68'	N16°16'52"W
L35	20.10'	S84°31'24"E
L36	110.50'	S20°53'43"W
L37	108.36'	S20°53'43"W
L38	95.65'	S61°00'05"E
L39	108.74'	S84°31'24"E
L40	120.83'	N13°54'17"W

NOTES

1. SIDEWALKS WILL NOT BE BUILT BY THE DEVELOPER. HOMEOWNER/BUILDER WILL BE RESPONSIBLE FOR SIDEWALK INSTALLATION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
2. HOMEOWNER WILL BE RESPONSIBLE FOR DRIVEWAY CULVERT MAINTENANCE AND REPLACEMENT WORK.
3. THE FOLLOWING LOTS SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION AS SPECIFIED TO RECEIVE GRAVITY WASTEWATER SERVICE:

BLOCK	LOT	F.F.E.
A	19	552.00
A	22	552.00
A	23	558.00
A	24	564.00
A	25	568.00
A	26	578.00
A	27	586.00
A	28	595.00

GRINDER PUMPS WILL BE ALLOWED ONLY WITH WRITTEN PERMISSION FROM THE CITY.

4. BUILDING SETBACKS WILL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE.
5. OBSTRUCTIONS PROHIBITED IN DRAINAGE EASEMENTS.
6. LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, & 17, BLOCK A SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION OF 534.00.
7. A 10 FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO AND PARALLEL WITH ALL STREET RIGHT-OF-WAYS ACROSS ALL LOTS SHOWN HEREON.
8. HOMEOWNERS AFFECTED BY DRAINAGE EASEMENTS AS SHOWN ON THIS FINAL PLAT SHALL BE RESPONSIBLE FOR MAINTAINING SAID DRAINAGE EASEMENTS SATISFACTORY FOR THE SAFE AND DEPENDABLE CONVEYANCE OF STORM WATER RUNOFF.

AMENDED

FINAL PLAT OF

THE HILLS OF MUSTANG CREEK

SHEET 3 OF 4

DIAMOND SURVEYING, INC.
1915 S. AUSTIN AVENUE, SUITE 111
GEORGETOWN, TEXAS 78626
(512) 931 3100

DUPLICATE

PHOTOGRAPHIC MYLAR

METES AND BOUNDS DESCRIPTION

BEING A 48.610 ACRE TRACT OF LAND COMPOSED OF THE REMNANT PORTION OF A 22.487 ACRE TRACT OF LAND CONVEYED TO THE FRANKIE AND JUDY LIMMER FAMILY LIMITED PARTNERSHIP BY INSTRUMENT RECORDED IN DOCUMENT NO. 9806281 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE 49.142 ACRE TRACT OF LAND CONVEYED TO THE FRANKIE AND JUDY LIMMER FAMILY LIMITED PARTNERSHIP BY INSTRUMENT RECORDED IN DOCUMENT NO. 9862368 OF SAID OFFICIAL RECORDS, SAID 48.610 ACRE TRACT OF LAND BEING LOCATED WITHIN THE JAMES C. EAVES SURVEY, ABSTRACT NO. 214, WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING on a 1/2" iron rod found at the southwest corner of a tract of land conveyed to Clifford J. Tomancak as recorded in Volume 519, Page 407 of the Deed Records of Williamson County, Texas, same being a point in the northerly boundary line of a tract of land conveyed to Gilbert G. Kautz as recorded in volume 449, Page 218 of said Deed Records, same being the southeast corner of the aforementioned 49.142 acre tract, for the most southeasterly corner and POINT OF BEGINNING hereof;

THENCE with the common boundary line of said 49.142 acre tract and Kautz tract, S 69° 41' 16" W 912.47 feet (bearing basis for this survey) to a 1/2" iron rod found at the southwest corner of said 49.142 acre tract, same being the southeast corner of the aforementioned 22.487 acre tract of land, for an angle point hereof;

THENCE with the common boundary line of said Kautz tract and 22.487 acre tract, S 69° 51' 02" W 641.75 feet to a 1/2" iron rod found on the southwest corner of the aforementioned 22.487 acre tract, same being the northwest corner of said Kautz tract, same being a point in the easterly right-of-way line of Loop 427 (also known as Carlos G. Parker Boulevard) as conveyed to the State of Texas by Deed recorded in Volume 514, Page 590 of the Deed Records of Williamson County, Texas, for the southwesterly corner hereof;

THENCE with the common boundary line of said easterly right-of-way line of Loop 427 and in part with the westerly boundary line of said 22.487 acre tract and in part with the westerly boundary line of said 49.142 acre tract, the following four (4) courses and distances:

1. N 20° 58' 27" W 344.86 feet to a concrete right-of-way monument found, for an angle point hereof;
2. N 12° 06' 25" W 632.95 feet to a concrete right-of-way monument found, for an angle point hereof;
3. N 18° 22' 36" W 199.62 feet to a concrete right-of-way monument found, for an angle point hereof;
4. N 39° 00' 42" W 321.28 feet to a concrete right-of-way monument found, for an angle point hereof;

THENCE departing the said easterly right-of-way line of Loop 427, through the interior of said Limmer 22.487 acre and 49.142 acre tracts of land the following six (6) courses and distances:

1. N 69° 26' 12" E 391.08 feet to an iron rod set, for an angle point hereof;
2. S 79° 09' 55" E 445.73 feet to an iron rod set, for an angle point hereof;
3. N 01° 14' 57" W 211.69 feet to an iron rod set, for an angle point hereof;
4. N 87° 40' 07" E 823.89 feet to an iron rod set, for an angle point hereof;
5. S 16° 16' 52" E 762.06 feet to an iron rod set, for an angle point hereof;
6. N 77° 39' 06" E 19.15 feet to an iron rod set in the common boundary line of said 49.142 acre tract and aforementioned Tomancak tract, for an angle point hereof;

THENCE with the common boundary line of said 49.142 acre tract and Tomancak tract S 16° 18' 25" E 450.32 feet to the POINT OF BEGINNING and containing 48.610 acres of land more or less.

THE STATE OF TEXAS)
COUNTY OF WILLIAMSON)

THAT LHL, L.P., a Texas Limited Partnership, the Owner of that certain tract of land recorded in Document No. 2001032674 of the Official Records of Williamson County, Texas, do hereby state there are no lien holders of this certain tract of land, and do hereby dedicate to the public use forever the streets, alleys, easements and all other lands intended for public dedication as shown hereon.

WITNESS MY HAND this the 14th day of May, 2001, A.D.

LHL, L.P., a Texas Limited Partnership

By: Mustang Creek, L.L.C.
Its: General Partner

Frankie Limmer

By: Frankie Limmer
Its: President, Mustang Creek, L.L.C.
12510 F.M. 1660
Taylor, Texas 76574

THE STATE OF TEXAS)
COUNTY OF WILLIAMSON)

That I, Shane Shafer, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision, substantially in accordance with the Subdivision Regulations of the City of Taylor, Texas.

Shane Shafer 5/14/01
Shane Shafer Date
Registered Professional Land Surveyor No. 5281

STATE OF TEXAS REGISTERED SHANE SHAFER 5281 PROFESSIONAL LAND SURVEYOR

THE STATE OF TEXAS)
COUNTY OF WILLIAMSON)

That I, Chien Y. Lee, do hereby certify that the information contained on this plat complies with the subdivision ordinances and the stormwater drainage policy adopted by the City of Taylor, Texas.

Chien Lee 5-11-2001
Chien Y. Lee Date
Licensed Professional Engineer No. 66022

STATE OF TEXAS CHIEN Y. LEE 66022 REGISTERED PROFESSIONAL ENGINEER

OWNER: LHL, L.P.
12510 F.M. 1660
TAYLOR, TEXAS 76574

ACREAGE: 48.610 ACRES

SURVEY: JAMES C. EAVES SURVEY, ABSTRACT NO. 214

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 57

LINEAR FEET OF NEW STREETS: 4,428 FEET

DATE: SUBMITTAL: 2/21/01

DATE: CITY OF TAYLOR REVIEW: 2/22/01

SURVEYOR: DIAMOND SURVEYING, INC.

ENGINEER: HEJL, LEE AND ASSOCIATES, INC.

BENCHMARK: TOP OF CONCRETE HIGHWAY RIGHT-OF-WAY MONUMENT LOCATED ON ANGLE POINT IN WESTERLY BOUNDARY LINE OF LOT 1, BLOCK B.
ELEVATION = 585.29' (FEMA DATUM)

This subdivision plat has been approved by the Williamson County Addressing Coordinator.

Shannon Hicks 5-14-01
Date

THE STATE OF TEXAS)
COUNTY OF WILLIAMSON)

Approved this 14th day of May, 2001, A.D., by the Planning Commission Chairman of the City of Taylor, Texas, and authorized to be filed for record by the County Clerk of Williamson County, Texas.

Rod Hortenstine
Rod Hortenstine

Approved this 14 day of MAY, 2001, A.D., by the Director of Community Development of the City of Taylor, Texas, and authorized to be filed for record by the County Clerk of Williamson County, Texas.

Ross Frie, AICP

THE STATE OF TEXAS)
COUNTY OF WILLIAMSON)

This instrument was acknowledged before me on the 14th day of May, 2001, by Frankie Limmer

Alma V Rios
Notary Public, State of Texas
Printed Name: Alma V. Rios
My Commission Expires: Sept 5, 2001

ALMA V. RIOS NOTARY PUBLIC STATE OF TEXAS MY COMMISSION EXPIRES SEPT 5, 2001

THE STATE OF TEXAS)
COUNTY OF WILLIAMSON)

I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the forgoing instrument in writing, with its certification of authentication, was filed for record in my office on the 16 day of May A.D., 2001, A.D., at 10:55 o'clock A M. and duly recorded on the 16 day of May A.D., 2001, A.D., at 11:05 o'clock A M. in the Plat Records of said County, in Cabinet U, Slides 226, 227, 228 & 229

WITNESS MY HAND AND SEAL of the County Court of said County, at office in Georgetown, Texas, the date last above written.

NANCY RISTER, Clerk, County Court
Williamson County, Texas

By: _____

SUBDIVISION PLAT

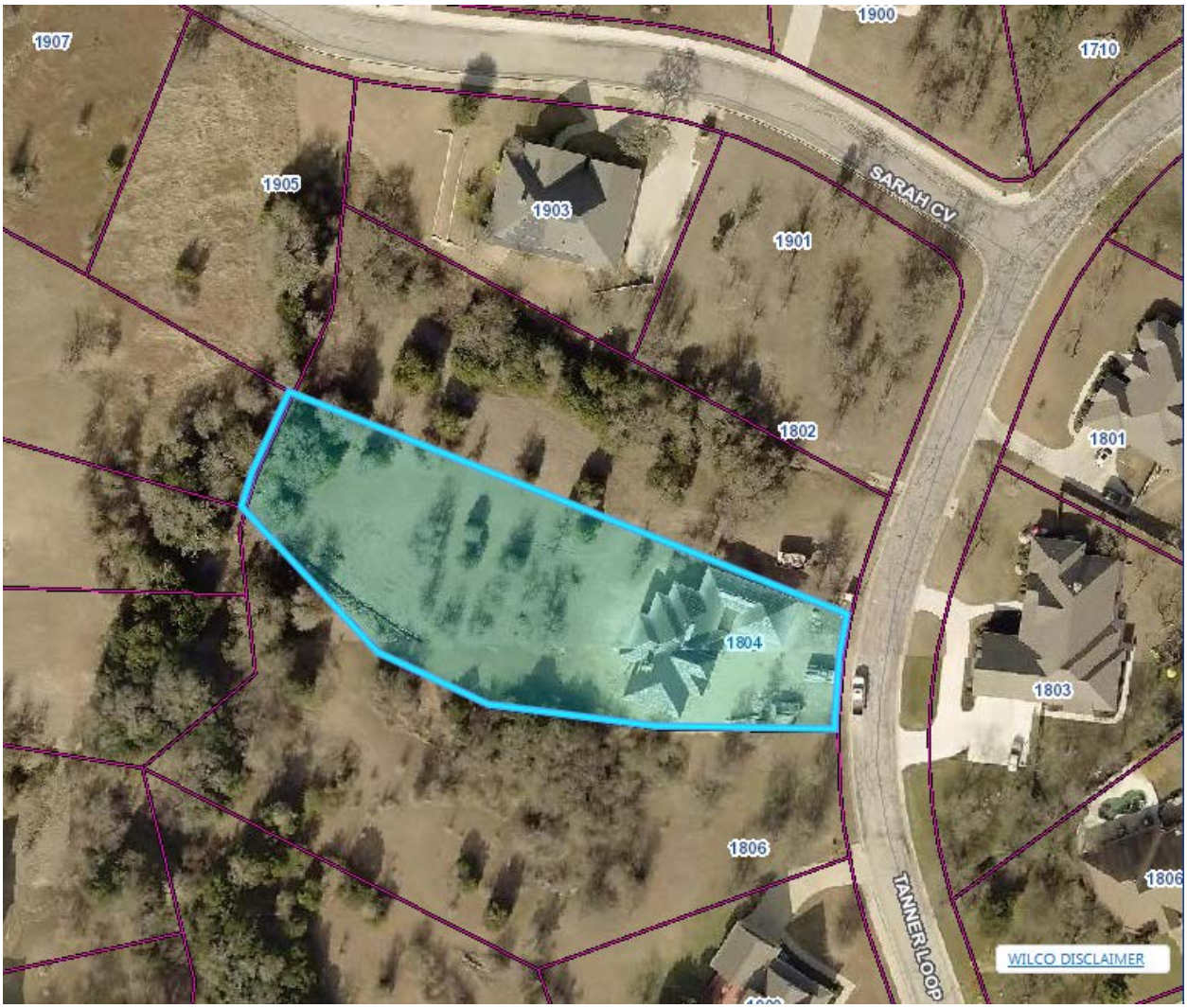
AMENDED
FINAL PLAT OF
THE HILLS OF MUSTANG CREEK
SHEET 4 OF 4

DIAMOND SURVEYING, INC.
1915 S. AUSTIN AVENUE, SUITE 111
GEORGETOWN, TEXAS 78626
(512) 931 3100

UPDATED: 5-10-01 FINAL PLAT.DWG

Cabinet U Slide 229

Exhibit 5D – 2018 Aerial Photograph – 1804 Tanner Loop



ATTACHMENT 5E - UTILITY LETTERS

ATMOS energy

Atmos Energy Corporation
Brad Crosswhite
Project Manager
3110 N. IH 35
Round Rock, Texas 78681
Office: 512-310-3801
Fax: 512-310-3819

August 5, 2016

Bruce L. Bryan
Bryan Technical Services, Inc.
911 N. Main
Taylor, TX 76574

Re: Vacate 15' Utility Easement
Robert S. & Debbie D. Ballew Property
Lot 12 Block B – Tanner Loop - Hills of Mustang Creek
Taylor, TX 76574

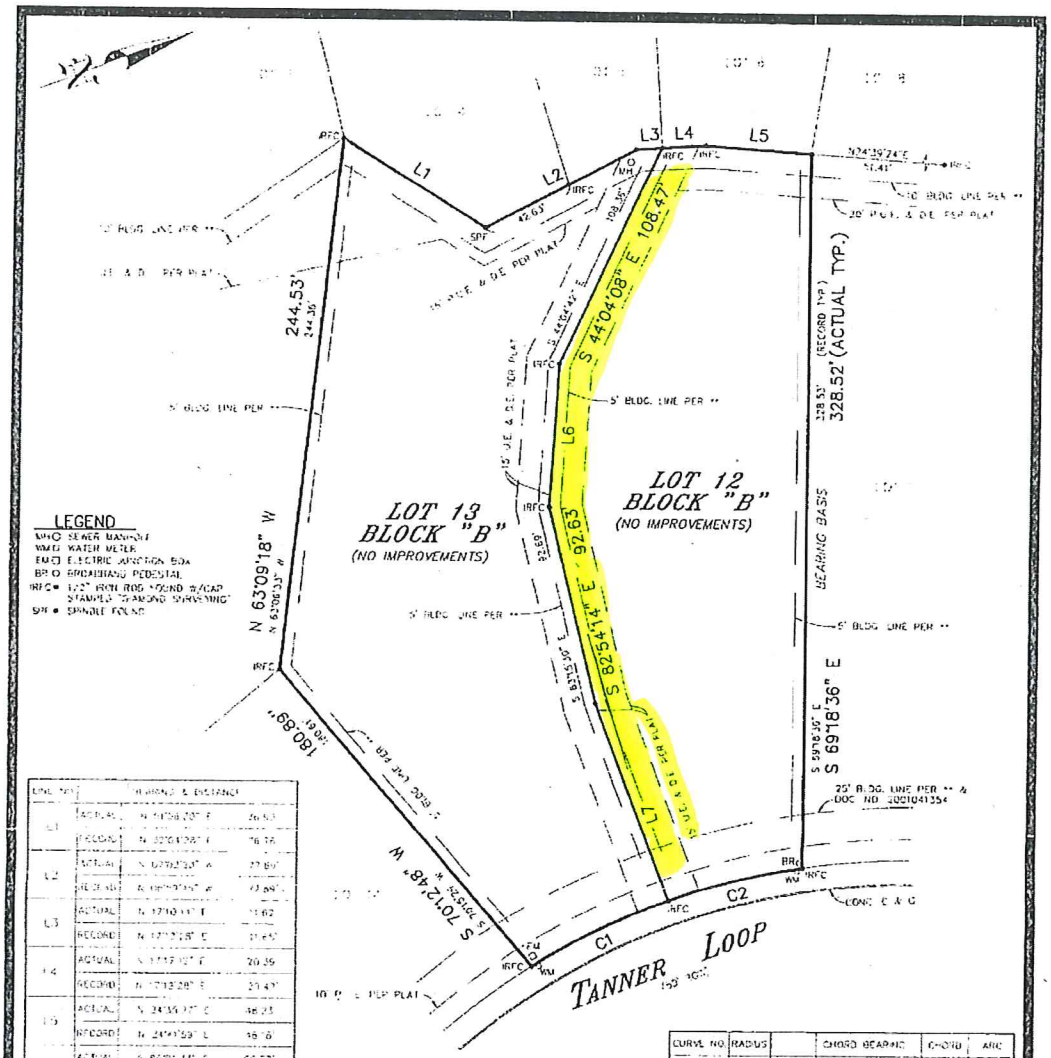
All concerned parties:

Upon your request, I have reviewed the above mentioned location and have determined that Atmos Energy does not have gas facilities in the utility easement (UE) along the southern lot line of Lot 12 Block B, as depicted on the attached drawings. However, Atmos Energy does have an active gas main in the PUE abutting the west side of Tanner Loop, which the UE you wish to vacate intersects. Atmos Energy has no opposition to the vacating of said UE along the southern lot line of Lot 12 Block B, but does not agree to vacate any portion of the PUE abutting Tanner Loop road ROW.

Please contact me at (512) 310-3801 or (512) 496-9844 if further information is required.

Sincerely,

Brad Crosswhite
Project Manager



LINE NO.		BEARING & DISTANCE	
L1	ACTUAL	N 41°08'28" E	26.63'
	RECORD	N 40°41'29" E	26.78'
L2	ACTUAL	N 07°02'30" W	27.80'
	RECORD	N 08°07'30" W	27.89'
L3	ACTUAL	N 17°10'11" E	21.62'
	RECORD	N 17°12'18" E	21.62'
L4	ACTUAL	N 17°17'12" E	20.39'
	RECORD	N 17°13'28" E	20.42'
L5	ACTUAL	N 24°39'27" E	46.23'
	RECORD	N 24°41'59" E	46.16'
L6	ACTUAL	S 66°01'33" E	66.77'
	RECORD	S 66°02'55" E	66.69'
L7	ACTUAL	N 83°07'30" E	46.42'
	RECORD	N 83°02'30" E	46.31'

CURVE NO.	RADIUS		CHORD BEARING	CHORD	ARC
C1	325.00'	ACTUAL	S 05°09'30" E	69.91'	70.05'
		RECORD	S 05°31'54" E	69.88'	70.02'
C2	325.00'	ACTUAL	S 06°01'36" W	63.07'	63.17'
		RECORD	S 06°12'57" W	63.15'	63.25'

** BUILDING SETBACK LINES PER THE CITY OF TAYLOR ZONING ORDINANCE

PROPERTY SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENT RIGHTS RECORDED IN DOC. NO. 2001041354, DOC. NO. 2002075565, OFFICIAL PUBLIC RECORDS AND CAB. U, SLIDES 226-229, PLAT RECORDS.

EASEMENTS RECORDED IN VOL. 281, PG. 127, VOL. 281, PG. 129, VOL. 281, PG. 130, VOL. 285, PG. 592, VOL. 514, PG. 588, VOL. 527, PG. 243, VOL. 527, PG. 244, DEED RECORDS AND VOL. 1033, PG. 48, OFFICIAL RECORDS, DO NOT TRAVERSE THE PROPERTY.

* CABINET U, SLIDES 226-229, PLAT RECORDS

PLAT OF SURVEY

Survey No. 09128 SCALE: 1" = 50' GF 2436091311

Said lot is in Zone X as identified by the Federal Emergency Management Agency on Community Panel No. 480910 0045E (W PER PLAT) Dated 9/27/88

LOT NOS. 12 & 13 BLOCK NO. "B"

ADDITION OR SUBDIVISION AMENDED FINAL PLAT OF THE HILLS OF MUSTANG CREEK, *

STREET ADDRESS TANNER LOOP CITY TAYLOR COUNTY WILLIAMSON

SURVEY FOR AUSTIN TITLE COMPANY REFERENCE MANOJ NAIK

TO LAWYERS TITLE INSURANCE CORPORATION

All corners are 1/2-inch iron rod found unless otherwise noted. To the lien holders and/or the owners of the premises surveyed.

STATE OF TEXAS, COUNTY OF TRAVIS

I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS MADE THIS DAY ON THE GROUND AND IS TRUE AND CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON

STATE OF TEXAS REGISTERED LESLIE VASTERLING 1413 PROFESSIONAL LAND SURVEYOR

Leslie Vasterling

Date: 03-26-2009

SNS ENGINEERING, INC.
9801 Anderson Mill Road, Suite 209
Austin, Texas 78750
(512) 335-3944 • (512) 250-8685 (Fax) JM

610/67

TIME WARNER CABLE
THE POWER OF YOU™
750 Canyon Dr, Ste 500
Coppell, TX 75019

August 5, 2016

Bruce L. Bryan
Bryan Technical Services, Inc.
911 N. Main Street
Taylor, TX 76574

SUBJECT: **BALLEW - Lot 12 Block B**

We have reviewed your request for the above referenced Utility Easement, and Time Warner Cable (TWC) hereby grants the abandonment of Lot 12, Block B of The Hills of Mustang Creek in Taylor, TX

If applicable, please contact the Texas Excavation Safety System (Texas811) to have facilities marked & located within affected easements before any excavations are started.

For future reference, please send all utility coordination, abandonments, encroachments, plat signatures, or serviceability requests, or notices of relocation to west-engineering-relo@twcable.com. Please share this information with whoever needs these services.

Sincerely,

Lisa Law
Manager of Data Operations
Time Warner Cable
750 Canyon Drive
Coppell, TX 75019
1-972-537-5323

BALLEW - Lot 12 Block B MAP
Taylor, TX

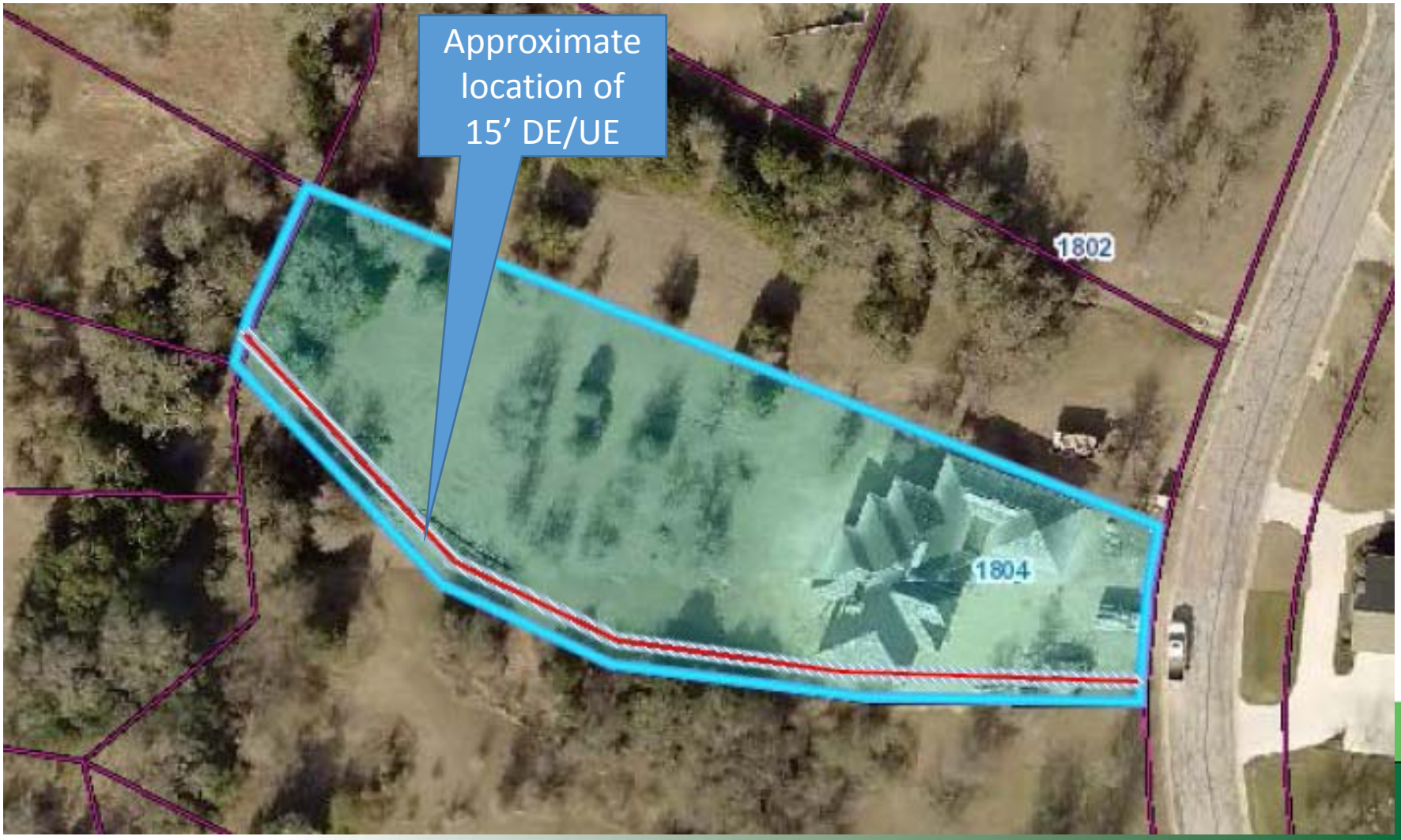
Red-existing Time Warner aerial facilities within project limits.

Green-existing Time Warner underground facilities within project limits.

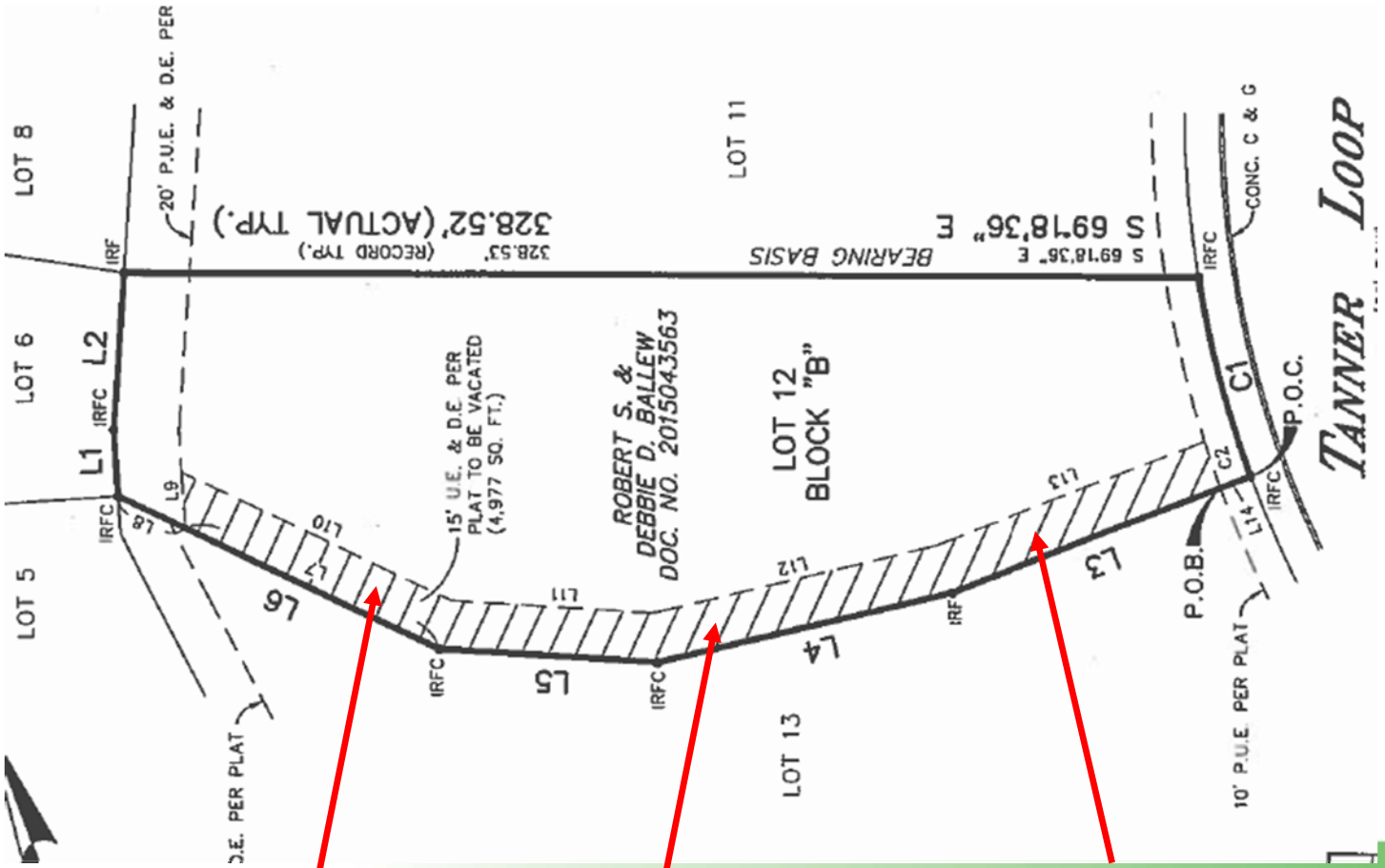
Easement Abandonment at 1804 Tanner Loop

May 10, 2018

Location: Hills of Mustang Creek neighborhood
Legal Description: Hills of Mustang Creek, Amended, Block B, Lot 12



Survey of Easement area



Analysis

- Original and amended plats from 2001 created Drainage and/or Utility easements on side or rear property lines on nearly all 57 lots.
- No utilities located in, nor planned to be located within, the easement.
- All potential utility providers provided written approval to abandon the utility easement.
- City Engineer found no issues with abandoning the Drainage easement.

Recommendation:

Staff recommends approval of the Easement Abandonment.

City Council Meeting
May 10, 2018

STRATEGIC PILLAR

☐ Streets/Infrastructure

☐ Quality of Life

☒ Economic Vitality

Agenda Item #: 6

Agenda Title: Receive update from the Task Force on Historic Preservation

Council Action to be taken: Receive report

Department Submitted: Development Services

Staff Contact: Michael Elabarger, Senior Planner

1. PURPOSE/DESCRIPTION

At the November 9, 2017 Council meeting a Task Force was appointed to work towards developing a Historic Preservation Ordinance to be presented to council for consideration at a later date. (A roster of members is attached.) The Task Force is now ready to present the draft ordinance.

2. STAFF ANALYSIS (Why and How)

The update is to inform the Council on the progress made by the appointed Task Force. Attached documents include a proposed Ordinance, two Appendices regarding the split of authority between the designated staff and the (to be formed) Historic Design Review Commission (HDRC), the 2005 National Downtown Historic District boundary map, a proposed delineation of the Taylor Historic District, and a flow-chart of how applications would progress to and through staff and/or the HDRC.

3. RECOMMENDATION

No recommendation at this time.

4. FUNDING SOURCE

Not any at this time.

5. TIMELINE

The Task Force has a proposed progress timeline that will be discussed with the Council.

6. PRIOR COUNCIL ACTIONS TAKEN

November 9, 2017 – Appointment of members to a Historic Preservation Task Force

7. OTHER OPTIONS (In order of preference)

8. ATTACHMENTS

6a Draft Ordinance with attachments
6b COA Permit Process flow-chart
6c Task Force roster
6d Presentation

ORDINANCE NO. XXXX

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, ESTABLISHING HISTORICAL RESOURCE AND NEIGHBORHOOD PRESERVATION

Section 1 Title

This ordinance shall be known and may be cited as **"Historical Resource and Neighborhood Preservation Ordinance, City of Taylor, Williamson County, Texas"**

Section 2 Program Goals

The historical preservation ordinance is intended to achieve the following policy goals:

2.1 Protect, enhance, and perpetuate Historical Resources and Neighborhoods which represent or reflect significant elements of city architectural, archeological, cultural, ethnic and political history

2.2 Safeguard designated historical resources through appropriate regulations

2.3 Stabilize and improve property values in designated areas

2.4 Foster civic and cultural pride in the beauty and legacy of the past

2.5 Protect and enhance city and neighborhood attractions for tourism, thus strengthening the economy of the city

2.6 Provide a review process for the continued preservation of city historical resources

2.7 Provide a pathway to recognition as a 'Certified Local Government', thus qualifying programs for historical grants, training and assistance

All goals and historical requirements shall use criteria set forth by the Secretary of the Interior, National Park Service and applicable guidelines issued by the Texas Historical Commission. Ref: Appendix 2 - Historical Design Review Commission Authority

Section 3 Definitions

3.1 Appurtenance: A feature related to a parcel of land or to a building, structure, object, site, or a related group thereof. The term includes, but is not limited to, buildings, structures, objects, landscaping features, walls, fences, light fixtures, steps, paving, sidewalks, shutters, and signs

3.2 Certificate of Appropriateness (COA): A document evidencing the approval of the Historical Design Review Commission, signed and dated by the Chairman of the Commission or Historical Preservation Officer, as applicable, authorizing the performance of work within an historical district or to an Historical Resource

3.3 Certificate of Occupancy (COO)
3.4 Certified Local Government (CLG)
3.5 Contributing Property: Buildings, structures, objects, or sites within the boundaries of the district that add to the historical associations, historical architectural qualities, or archaeological values for which the historical district is significant
3.6 Demolition: An act, process or neglect which destroys a site or structure in its entirety, or which destroys a part of a site or structure and permanently impairs its structural, historical or architectural integrity
3.7 Demolition by Neglect: Occurs when a party having ownership, custody, or control of a resource allows or causes, through a failure to perform routine or minimum maintenance, gradual or accelerated deterioration of a designated resource
3.8 Department of Interior (DOI): Federal Department governing oversight of historical preservation regulations and authority
3.9 Development Services (DevServ)
3.10 Exterior Architectural Feature: The architectural style, design, general arrangement and components of all of the outer surfaces of a building or structure, as distinguished from the interior surfaces enclosed by such outer surfaces.
Exterior architectural features include but are not limited to, the kind, color, texture of the building material and the type and style of all windows, doors, lights, signs and other fixtures appurtenant to such building or structure
3.11 Historical Design Guidelines: Applicable architectural and design features for all historical periods and new construction applied within an historical district
3.12 Historical Design Review Commission (HDRC): A seven (7) member, Council appointed group of citizens with preference to professional backgrounds in the field of preservation and related studies
3.13 Historical District: An area of the city designated by the City Council as an historical area having definable geographic boundaries, a significant concentration, linkage, grouping or continuity of sites, buildings, or structures united historically by plan, appearance, or physical development
3.14 Historical District Overlay Map: An outline of city boundaries encompassing districts of predominantly historical resources
3.15 Historical Preservation Officer (HPO): Designated city staff resource, trained in Historical Preservation techniques that serves as first point of contact for COA submittal
3.16 Historical Resource/Landmark: A resource, 50+ years old, designated as having historical and/or cultural significance for the community. The designation "Historical Resource" recognizes that the historical nature of the site is of basic and vital importance for the preservation of local culture and heritage
3.17 Historical Resource Survey: A comprehensive architectural survey of all properties within the city and adjoining areas
3.18 Insignificant Alteration: Repair or maintenance, alteration, change, restoration, or removal of any exterior architectural feature of a building or structure which does not involve significant changes in the architectural or historical value, style, general design or appearance
3.19 National Park Service (NPS): Federal agency with oversight of historical preservation regulations and authority

3.20 Natural Disaster: Destruction of a resource by forces outside human control, such as an earthquake or tornado, for which no person can be held responsible
3.21 Non-Contributing Property: Buildings, structures, objects, or sites within the boundaries of the district that do not add to the historical associations, historical architectural qualities, or archaeological values for which the historical district is significant
3.22 Qualified Construction Company
3.23 Routine Repairs or Maintenance: Work done to prevent deterioration of a resource or any part thereof by returning the resource as nearly as practical to its condition prior to such deterioration, decay, or damage and by using original material or approved substitutions
3.24 Significant Alteration: An alteration, change, restoration, removal or demolition of an external architectural feature of a building or structure which involves a significant change in the architectural or historical value, style, general design, or appearance or for any other reason
3.25 Spot Zoning: The process of singling out a small parcel of land for a use classification different from that of the surrounding area for the benefit of the owner of such property and to the detriment of other owners
3.26 Taylor Downtown Historic District
3.27 Texas Historical Commission (THC)
3.28 Williamson County Appraisal District

Section 4 Historical Design Review Commission (HDRC)

4.1 Creation of:

4.1.1 The HDRC shall consist of seven (7) members appointed by the City Council
4.1.2 Preference for appointment shall be given to professionals from the areas of architecture, history, urban planning, real estate, legal, or archeology
4.1.3 At least one member shall be appointed from the Taylor Conservation and Heritage Society, one from the Main Street Advisory Board or a Downtown District business owner and one representative from the Moody Museum
4.1.4 Each member shall be a qualified property owner of the city and preferably four members shall reside and/or own properties in areas where the majority of structures are 50+ years old
4.1.5 City will assign permanent staff member(s) to assist Commission as required for administrative purposes

4.2 The Chairman (or designate) of the HDRC shall attend all city meetings in which Commission COAs and/or recommendations are considered

4.2.1 The By-Laws of the City of Taylor shall be included in the operational guidelines of the HDRC
4.2.2 The HDRC shall review and act upon all applications proposing facade alterations, changes and/or demolition, of features within the designated areas or any other historical preservation site created, established or designated by the City Council in the future
4.2.3 The HDRC shall grant or deny COAs based on presented materials only

4.2.4 The HDRC shall make an annual report to the City Council on the state of historical preservation in the city and shall include in the report a summary of its activities for the past year and a proposed program for the next year

4.2.5 The HDRC shall have the further responsibility of recommending to the City Council and city departments, the adoption of policies, sources of funding, and designation of Historical Resources that may further the city preservation efforts

4.2.6 The HDRC shall otherwise determine its own rules of procedure except as may be specifically set forth in this ordinance

Section 5 Designation of Historical Districts and Resources

5.1 Boundaries: Historical Districts shall be defined by the Historical Overlay Map of Exhibits A and B, as revised. A survey procured by the city and any additions thereto will further serve to identify districts and landmarks. Upon recommendation by the HDRC and at the discretion of City Council, the area may be altered or expanded as needed. Any additional historical preservation areas established are thereafter governed by this ordinance

5.2 Historical Resource Criteria: In making the designation of an area as an Historical District/Resource, the City Council shall receive recommendations from the HDRC ensuring the area structures are predominantly 50+ years in age and have three (3) or more of the following characteristics:

5.2.1 Character, interest, or value as a part of the development, heritage, or cultural characteristics of the city

5.2.2 Location as the site of a significant historical event

5.2.3 Embodiment of distinctive characteristics of an architectural type

5.2.4 Relationship to other distinctive buildings, sites, districts, or structures which are historically significant

5.2.5 Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or city

5.2.6 Value as an aspect of community sentiment or public pride

5.2.7 Identification with a person or persons who significantly contributed to the development or culture of the city, the state or the nation

5.2.8 Value as protection from degradation of a historical resource

5.3 Individual Designations

5.3.1 The resource to be designated shall be 50+ years old and noteworthy for its design or construction techniques, for its information potential, or its association with a significant person or event

5.3.2 The structure must retain its physical integrity and be a good example of period architecture, including quality in design, materials and workmanship for the period, unless the structure proposed for designation is associated with a significant person or event

5.3.3 The inclusion of a conforming structure shall not be considered spot zoning and does not affect the predominant zoning for surrounding structures

5.4 Contributing Properties

5.4.1 A contributing property is determined to be historically significant and contributes to the character of the historical district

5.4.2 Properties are designated as buildings, structures, objects, or sites within the boundaries of the district that add to the historical associations, historical architectural qualities, or archaeological values for which the historical district is significant. A contributing property must also retain integrity, meaning enough of its historical physical features to convey its significance as part of the district

5.4.2 All properties are assumed to be contributing unless determined to be non-contributing through the City Historical Resources Survey project

5.5 Non-Contributing Properties

5.5.1 A non-contributing structure is determined to be not historically significant within a district

5.5.2 Non-contributing properties are buildings, structures, objects, or sites within the boundaries of the district that do not add to the historical associations, historical architectural qualities, or archaeological values for which the historical district is significant. Typically this means that the property is less than fifty years old, has been significantly altered, or is not associated with the historical theme or time period of the district

5.5.3 Although non-contributing structures do not add or deter from the historical designation of districts, alterations may negatively impact the look and feel of an Historical District

5.4.5 All non-contributing structures within a designated historical district shall adhere to the COA application guidelines and all alterations/additions shall be in keeping with the time period of their construction

5.6 Applicability

The Historical Design Guidelines (Ref: Appendix 2**-** Historical Design Review Commission Authority) apply to all exterior modifications to buildings and sites that have two or more of the following characteristics:

5.5.1 Individually designated landmark

5.5.2 Reside within a designated historical district

5.5.3 Visible from any adjacent street or walkway

5.7 Inclusion Timelines: The initial historical district shall encompass the Taylor Downtown Historic District, certified 10/26/2005 on the National Register of Historical Places, map attached hereto as Exhibit A. The historical overlay areas (Exhibits A and B) and any subsequent inclusions shall be assigned a discrete historical designation. Exhibit B contains the sum of current historical areas. Individual districts shall be established within the overlay and incorporated separately over time. Platted additions, subdivisions, etc. will be added in toto and all provisions governing historical resources shall automatically convey to additional designated areas/resources. Spot zoning of any structure or district within approved historical overlays is not allowed

5.8 Notification: Residents shall be notified when their structure is encompassed and offered all incentives the city has approved

5.9 Protection during Review: An individual property or area under review by the city for a formal determination as an historical resource is immediately protected by, and subject to, all the provisions of this article governing demolition, minimum maintenance standards and penalties until a decision by City Council becomes final

Section 6 Certificate of Appropriateness (COA)

6.1 Mandatory Application Review

6.1.1 In lieu of an affirmative HDRC or HPO (as applicable) review and decision, no person or entity shall:

6.1.1.1 Install, construct, reconstruct, repair, alter, change, restore, rehabilitate, renovate, remove, relocate, or demolish any structure or exterior architectural feature or other significant appurtenance of any historical resource or any building or structure

6.1.1.2 Create a new structure or additions located within a designated Historical District

6.1.1.3 Add, change or remove signs, light fixtures, sidewalks, fences, steps, paving, landscaping or other exterior elements

6.1.1.4 Allow open-air displays of merchandise within an historical district

6.1.2 Such review shall consist of the granting or denial of a COA with regard to the subjects set forth in Subsections 6.2 – 6.5, as applicable

6.2 Authority to Review

6.2.1 HPO Review and Determination

6.2.1.1 The HPO will determine the correct level of review for each application for a COA. The HPO decisions may be appealed to the HDRC

6.2.1.2 Applications for certain routine exterior alterations, additions, repairs or maintenance may be reviewed and approved administratively by the HPO

6.2.1.3 A complete list of HPO approval items may be found in Appendix 1

6.2.2 HDRC Review and Determination

6.2.2.1 All demolition requests within historical districts

6.2.2.2 Significant and/or major changes to exterior surfaces

6.2.2.2 New construction and additions

6.2.2.3 Relocation of historical resources

6.2.2.4 All requests not specifically allocated to HPO discretion

6.2.2.5 An outline of all HDRC authorized approval items may be found in Appendix 2

6.3 Review Process

6.3.1 A building permit may not be granted for a property in any Historical District/Resource locale until all required reviews have been completed

6.3.2 A Certificate of Occupancy (COO) will not be granted until compliance with all COA requirements are certified in accordance with established procedure

6.3.3 The HDRC shall have the complete power of review, approval and denial authority for COAs

6.3.4 All COAs shall follow established city approval processes including but not limited to appeal procedures

6.3.5 All HPO and HDRC decisions regarding COAs shall be in writing and shall state the findings of review, its recommendations and requirements. The same shall appear in the written minutes of the HDRC

6.4 Application and Procedure

6.4.1 Applicant shall submit to the HPO, as established by HDRC procedures, an application for a COA which includes written data and information thoroughly describing the project including all supplemental documentation explaining the proposed alteration or build

6.4.2 The applicant shall submit all required data and information not less than fourteen (14) days prior to the next scheduled public meeting of the HDRC if HDRC approval is required

6.4.3 The HDRC may hold any additional meetings within thirty (30) days following initial HDRC review as may be necessary to carry out its responsibilities

6.4.4 The HDRC shall make its determination and report the same using established city procedures within two (2) days after final decision unless the HDRC and the applicant mutually agree to extend the period of review

6.4.5 There is no implied approval of an application due to circumstances that reasonably delay HDRC action

6.4.6 The applicant shall be given written notice of the time and place of the meeting by regular mail to the address on the application and/or to property owners as appear on the records of the Williamson County Appraisal District. Notice of the meeting and subject matter shall be posted in accordance with the Texas Open Meetings Act

6.4.7 The applicant or his/her agent, or representative, shall attend at least one (1) meeting of the HDRC during which his/her application is considered, otherwise the HDRC shall not take action and the application shall be deemed incomplete

6.4.8 The HDRC shall forward its report and recommendation to the HPO

6.4.9 Emergency requests may be routed via the HPO with supporting documentation of need and a written description of proposed **interim** measures. No permanent structural or façade alterations may be made without approval of the HDRC

6.5 Expiration of Certificate

Each COA shall expire eighteen (18) months after issuance

6.6 Resubmission of Denied Application

A COA, if denied, may only be resubmitted with a qualifying design or materials change as determined by the Chairman of the HDRC

6.7 Multiple Certificates

A COA is required for each distinct and separate project

6.8 Fee

The HDRC review process shall adhere to established city fee ordinances as amended

Section 7 Criteria for Review, Evaluation and Disposition of COA

In determining a recommendation and/or action for an application, the HDRC or HPO, as applicable, shall review and decide the appropriateness of the proposed alterations (Ref: Section 2 Goals and Appendix 2 HDRC Review Authority)

These include, but are not limited to:

7.1 Removal, Addition or Modification of Architectural Features

Any distinguishing historical qualities, architectural features or character of a building, structure, or site and its environment shall not be destroyed, removed or modified if visible from any adjacent street or walkway. Architectural features include, but are not limited to, exterior wall materials, windows, railings, decorative woodwork, masonry and stone elements

7.2 Paint Color and Application

A pallet of historical colors is available for most time periods of construction. To continue the historical integrity of structures in the districts, selections from a recommended pallet may be approved at the discretion of the HPO. Non-recommended color choices or a request to paint existing historical resources composed of materials such as unpainted stone or unpainted masonry require HDRC review and approval

7.3 Scale of New Construction

The HDRC will review all new construction plans within designated historical areas to ensure compatibility with the surrounding buildings and environment in relation to height, gross volume, proportion, and setback

Ref: City of Taylor, Code of Ordinances, APPENDIX B-Zoning Ordinance

7.4 Impact of Proposed Changes

The impact of the proposed changes shall not alter the general historical, cultural, and architectural nature of the district or resource

7.4.1 Review and evaluation of applications shall be based on its conformity to the general character and value of the particular historical area involved

7.4.2 Current needs of the property owner will be considered

7.4.3 Plans for proposed new construction or other reuse of a property and the effects on the historical, cultural, social, or architectural identity of the surrounding area will be positive and promote the goals of this ordinance

Section 8 Demolition/Removal/Relocation Approval

The HDRC shall use the following additional criteria when reviewing and determining a recommendation and/or action for a COA with regard to demolition or removal of a Historical Resource, a resource within a designated Historical District or any other Historical Preservation Area established by City Council. The measurements and standards referenced in Appendix 2 – Historical Design Review Commission Authority will be used for all reviews

All demolition/removal requests must be accompanied by not less than two (2) estimated cost/adaptability estimates from qualified construction companies, one of which must be located within the city of Taylor. Based on the unique circumstances of each request, the estimates must definitively state the reasons and ramifications of such actions as referenced in Sections 8.1 and 8.2

8.1 A demolition application must be reviewed by the HDRC and be affirmatively found that:

8.1.1 Measures could not be taken to adaptively reuse, rehabilitate, or restore the building or structure at its existing site

8.1.2 Measures have been taken to relocate the resource to a new site within the same property or within the district if possible

8.1.3 The condition of the building or structure is such that it has been so altered or deteriorated it has lost its value and is no longer significant as an historical resource. The condition shall not be due to demolition by neglect or action of the owner or another related person or entity

8.1.4 The estimated cost of restoration or repair is so excessive as to create an unreasonable economic hardship for the owner and the condition is not due to demolition by neglect as documented by the HPO

8.2 In the case of a removal/relocation application the HDRC shall affirmatively find:

8.2.1 Measures could not be taken to adaptively reuse, rehabilitate, or restore the building or structure at its existing site

8.2.2 The resource is no longer significant to the area in which it is situated

8.2.3 Measures have been taken to relocate the resource within the same property and the same cannot be accomplished

8.2.4 Measures have been taken to relocate the resource within an appropriate designated Historical Area or where the goals of this ordinance will be furthered

8.2.5 Leaving the resource at its current location creates an economic hardship for the owner and the condition is not due to demolition by neglect

8.3 Failure to achieve the issuance of COAs may lead to legal action by the city

8.4 City of Taylor established procedures will be followed for the demolition of an approved site

Section 9 Penalties and Restrictions

The applicant shall obtain an approved COA prior to commencement of any work detailed in the application. Compliance with the requirements set forth in a COA is mandatory.

The City of Taylor procedures for notification and resolution timeframes of said penalties will be followed. The exercise of one or more penalties shall not preclude the exercise of any others. Any person, firm, corporation or other entity found to be in violation of this ordinance may incur the following penalties:

9.1 Penalties for nonconformance are set forth in City of Taylor Ordinances for all violations. In addition to any other applicable ordinance violation, the following penalties shall apply to both contributing and non-contributing resources within the historical overlay districts:

9.1.1 Repairs deemed essential to maintaining safety and structural integrity may be made by the city and an accompanying lien shall be placed on the property for the cost of repairs plus a $500 fine per occurrence

9.1.2 Access and inspection for safety requirements of resources unoccupied more than one (1) year shall incur a $500 fee per occurrence

9.1.3 Non-compliance with any directive from the HPO or HDRC shall incur a $250 per day penalty, continuing until such deficiency is rectified

9.2 Restrictions on future development: If an historical resource, located either within or pertinent to a designated Historical District or any other Historical Preservation Resource, is demolished or relocated without a COA, or in the event the plans for the property are changed from which the resource was removed without approval of the revised plans by the HDRC, the following restrictions, in addition to any other penalties or remedies set forth in this ordinance, shall be applicable to the site where the structure or property was formerly located:

9.2.1 No building or other permits, including curb cuts, shall be issued for construction on the site, with the exception of a permit to restore such structure or property after obtaining an approved COA, for a period of five (5) years after the date of such demolition or removal

9.2.2 No parking lot for vehicles shall be created whether for remuneration or gratis on the site for a period of ten (10) years from the date of such demolition or removal

9.2.3 The owner of the site shall maintain the site in a clean and orderly state and shall properly maintain all existing trees and landscaping on the site

9.2.4 When these penalties and restrictions become applicable to a particular site, the City of Taylor shall cause to be filed a verified notice thereof in the Real Property Records of Williamson County Appraisal District and such restrictions shall then be binding on future owners of the property

9.3 Cumulative Remedies: The provisions of this section shall apply in addition to other enforcement procedures or penalties which are available at law or in equity including, but not limited to, those available for adversely affecting historical structures or property under Section 315.006 of the Texas Local Government Code and Section 442.016 of the Texas Government Code as the same may be amended from time to time, injunctive remedies and the like

9.4 Civil Action: As an additional remedy to the penalties stated above, the Taylor City Attorney or designee shall have the power to take all necessary civil action to enforce the provisions hereof and to request appropriate legal or equitable remedies or relief

9.5 All restrictions remain attached to the physical property regardless of ownership. The same may include, but not limited to, the requirement that all conditions be fulfilled prior to issuance of a building permit for the original resource location

Section 10 Appeals Process

10.1 Any decision made by the HDRC may be appealed through City of Taylor administrative procedures

10.2 Appeal information may be obtained from city staff

10.3 Contested appeal decisions may be pursued through appropriate judicial processes

Appendix 1 – Historical Preservation Officer Review Authority

Applications for certain alterations, additions, routine repairs and/or maintenance may be reviewed and approved administratively by the HPO without review by the HDRC.

A clear photograph of the building, object, or structure to be repaired, a brief description of the intended work, and samples of replacement materials or paint for comparison with the existing building, object, or structure must be furnished with the application. Site plan and specifications may be required as needed for adequate administrative review as determined by the HPO

These activities include but are not limited to:

Emergency Conditions

Emergency installation of **temporary** features to protect an historical resource or to weatherize or stabilize

All requests must contain supporting documentation of need and a written description of proposed **interim** measures

Routine Repair and Maintenance

a) Repair using the same material and design as the original and does not require structural modifications

b) Repainting, using the HDRC approved color palette contained in the Department of Interior guidelines for district and/or landmark characteristics

c) Reroofing, using the same type and color of material

d) Repair of sidewalks and driveways using the same type and color of materials

Exterior Alterations

Doors/Entrances

a) From non-historical to one in keeping with the character and era in which the home was built

b) Removal of burglar bars

c) Repair or slight modification to exterior steps or stairways using in-kind material

d) Reopening of porch with proper photo documentation or physical evidence

Windows

a) Removal of non-historical windows to replace with windows that match the original windows as closely as possible in material and design

b) Restoring original window openings with documentation

c) Removal of residential metal awnings

d) Repairing window framing

e) Removing inappropriate exterior shutters that are not of an appropriate historical era

f) Louvers and venting in which the vents or louvers are placed in an existing opening, in which there is no change in the configuration of the fenestration and the only modification to the building is the removal of glazing panels

g) Removal of burglar bars

Siding

Removal of non-historical siding to uncover original/historical siding materials

Roofing

a) Removal of existing roofing and replacing with era appropriate roofing, with documentation and specifications

b) Changing color of composite roofing material

c) Changing color of existing metal roof with appropriate specifications and details

Additions

Any rear addition under two hundred (200) square feet using same (non-historical) material as existing structure as well as existing roof ridgeline for non-contributing structures; must include plans with specification

Painting

a) Changes to paint colors on previously painted surfaces which are consistent with the HDRC approved color pallet contained in the Department of Interior guidelines for district and/or landmark characteristics

b) Paint removal/pressure water washing/graffiti removal

Landscaping

a) Replacing paved areas with sod or other landscaping

b) Replacement of fifty percent (50%) or less square footage of front yard

c) Sprinkler system with site map

d) Back yard landscaping

e) Removal of existing landscaping or sod areas and replacing with xeriscaping where not removing character defining landscaping elements

f) New plantings in keeping with the character of district

Hardscaping with site map and specifications

a) Parking pads equal to or less than one hundred forty-four (144) square feet

b) Sidewalks residential/commercial with contextually appropriate placement (such as a traditional planting strip)

c) Driveway construction if less than twelve (12) feet in width and consistent with city guidelines

d) Parking with appropriate landscaping (non-historical properties)

Fencing

a) Removal of chain-link, plywood, or vinyl and replacing with wood, wrought iron, garden loop, or masonry

b) Replacing or recreating any fence or handrail with historical documentation

c) Installing or constructing a fence, railing, or wall where none exists (and not visible from any adjacent street or walkway) with appropriate materials

Signage

a) Changes in content or configuration (re-facing) that do not involve changes in sign location, dimensions, lighting or total sign area

b) Signs that are consistent with city approved signage ordinance

c) Temporary banners or signs where allowed by city ordinance

New Construction

a) Rear ADA ramps

b) Rear porch

c) Rear deck

d) Swimming pools, fountains in rear of property

Demolition

a) Non-historical accessory structure that is made of non-historical materials

b) Non-historical additions that are made of non-historical materials

c) Reopen enclosed porch

d) Carports that are made of non-historical materials

e) Non-contributing structures located in historical district that are made of non-historical materials

Miscellaneous

a) Change in color to awning fabric that is consistent with the district or landmark characteristics

b) Renewal of expired COAs with no changes from original submission

c) Removal of any prohibited element described in City Code

d) Minor changes to existing COAs

e) Foundation – not visible from any adjacent street or walkway

f) Mechanical units – not visible from any adjacent street or walkway

g) Exterior electrical – not visible from any adjacent street or walkway

h) Exterior plumbing – not visible from any adjacent street or walkway

i) Exterior electrical fixtures – not visible from any adjacent street or walkway

j) Antennas – not visible from any adjacent street or walkway

k) Glass replacement – not visible from any adjacent street or walkway

l) Dumpsters with screening – not visible from any adjacent street or walkway

m) Lighting – not visible from any adjacent street or walkway

n) Rooftop HVAC, mechanical or communication equipment – not visible from any adjacent street or walkway

Appendix 2 – Historical Design Review Commission Authority

Applications for architectural alterations, additions, major repairs or maintenance must be reviewed and approved administratively by the HDRC prior to any commencement of work. All decisions / recommendations will be based on criteria set forth by the Secretary of the Interior, National Park Service and applicable guidelines issued by the Texas Historical Commission.

These activities include but are not limited to cited regulations, appraisals, interpretations, and recommendations found in the following reference guides as amended:

Department of the Interior, National Park Service
https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm

https://www.nps.gov/tps/standards/rehabilitation.htm

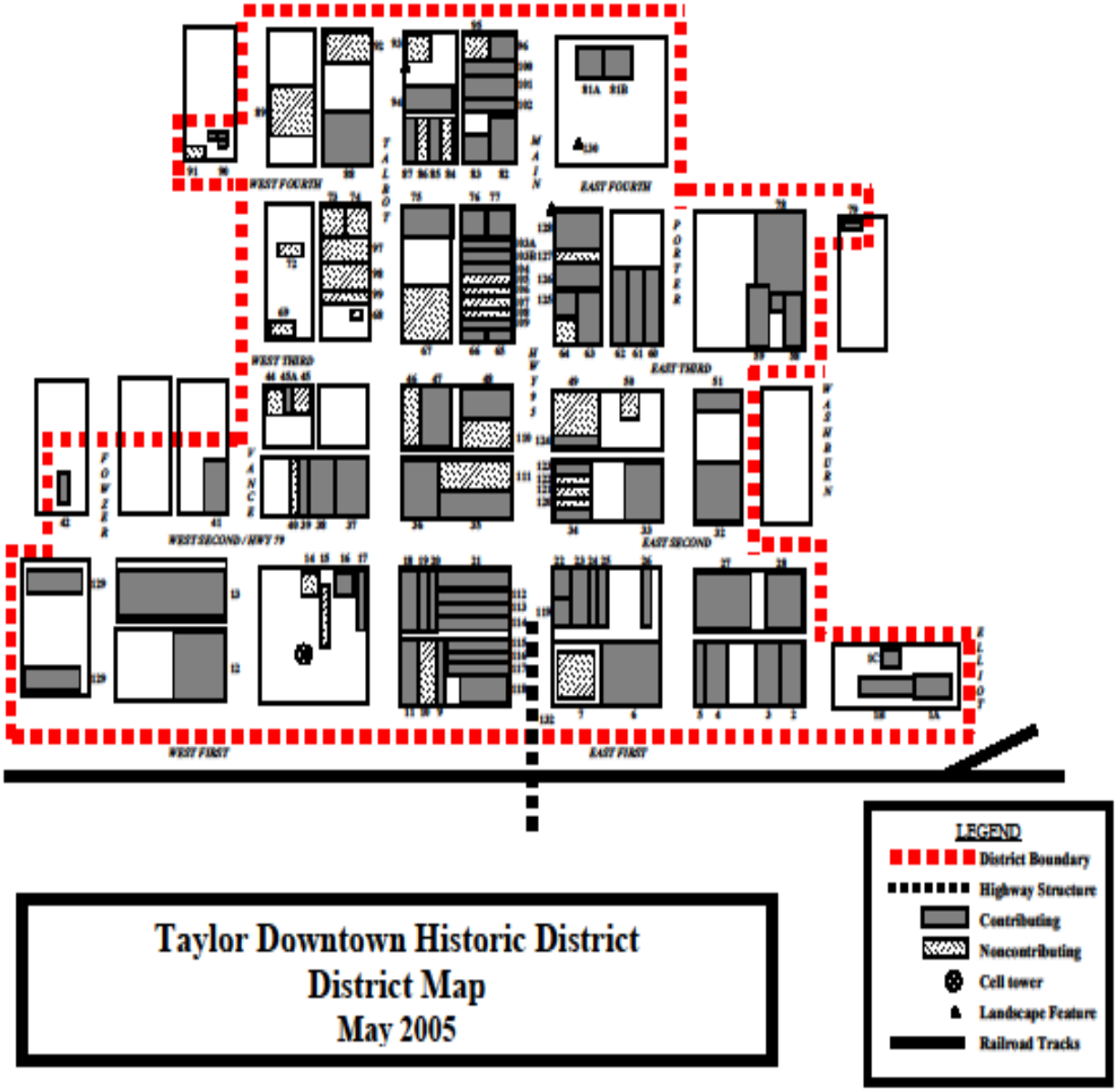
National Alliance of Preservation Commissions
http://napcommissions.org/wp-content/uploads/2013/08/NCI_TAR_Regulating-New-Construction-in-His-Districts-Contemporary-Design_Gorski_2011.pdf

Code of Federal Regulations, 36 CFR Ch. I (7–1–05 Edition)
https://www.gpo.gov/fdsys/pkg/CFR-2005-title36-vol1/pdf/CFR-2005-title36-vol1-sec61-6.pdf

Texas Historical Commission
http://www.thc.texas.gov/public/upload/Streetscape_Guidelines_2011.pdf

http://www.thc.texas.gov/preserve/projects-and-programs/certified-local-government/requirements-clgs

Exhibit A – Taylor Downtown Historic District Map



Taylor Downtown Historic District
District Map
May 2005

Exhibit B – Proposed Taylor Historical District Map

The designation "Taylor Historical District" recognizes that the component historical buildings, structures, accessory buildings, fences, or other appurtenances of the area are of basic and vital importance for the preservation of local culture and heritage as well as economic development and promotion of tourism.

The defining boundaries of the Taylor Historical District shall include the entirety of the area, inclusive of both sides of the defining street, contained within:

Lake Drive to the North

Mustang Street to the South

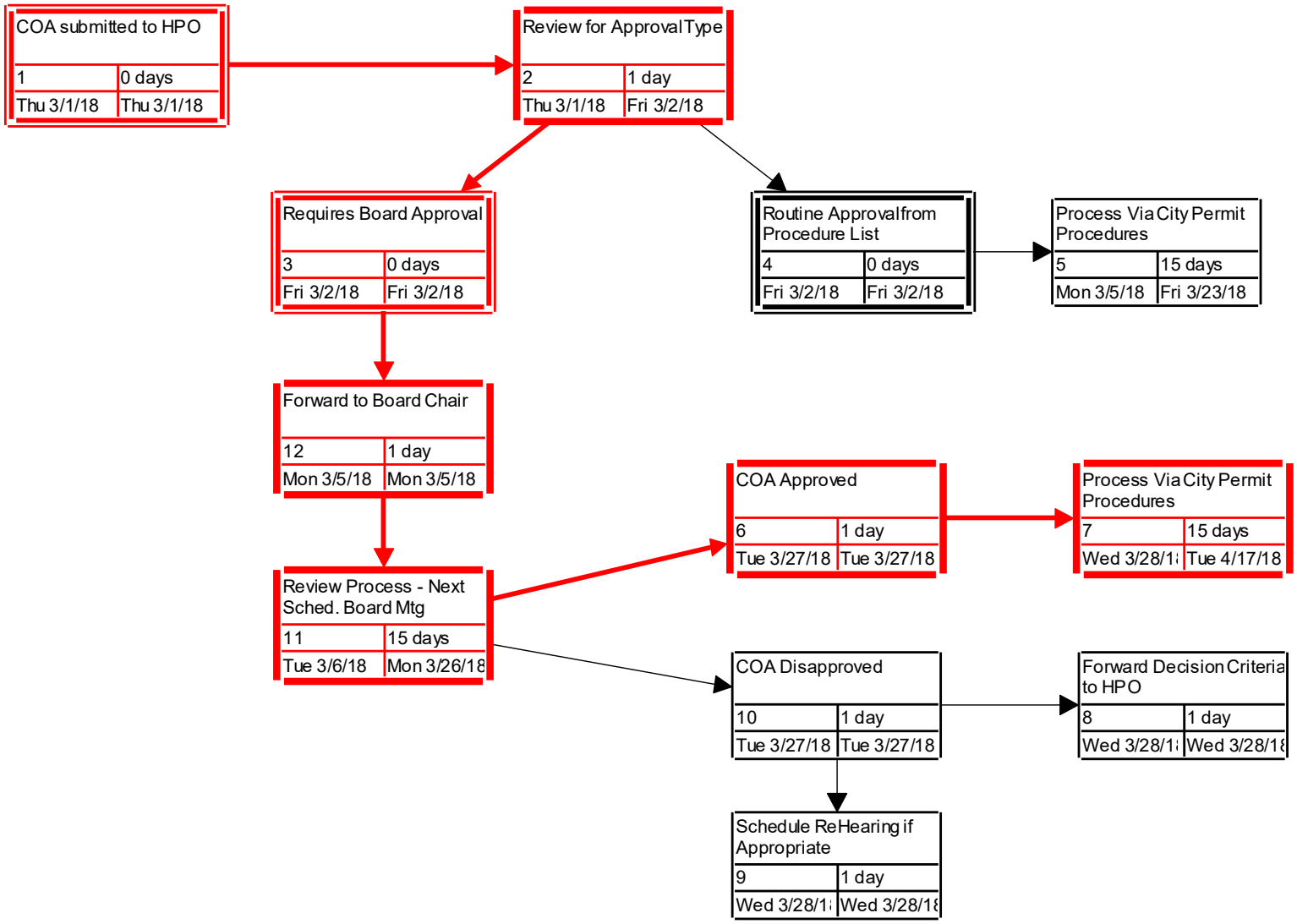
Sloan Street to the West

Dolan Street to the East

The current City of Taylor Zoning map reflects this area as predominantly residential. Commercial areas are primarily contained in corridors along the major intersecting highways of US 79 and TX 95.

The Taylor Downtown Historic District will be the primary ‘contributing’ commercial area for this ordinance.

COA PERMIT PROCESS



Historic Preservation Task Force

Appointed by Council November 9, 2017

Irene Michna

Suzanne Bice

David Legere

Debbie Kovar

Judy Blundell

Kelly Eddleman

Janetta McCoy

Tia Stone

Nancci Phillips-Burgess

Frances Sorrow, Ex Officio

Michael Elabarger, Staff Liaison

Creating and Protecting Taylor's Historic Districts –

A Taskforce Update

Taylor Made Landmarks

Program Goals

* Safeguard historical resources – prevent future loss

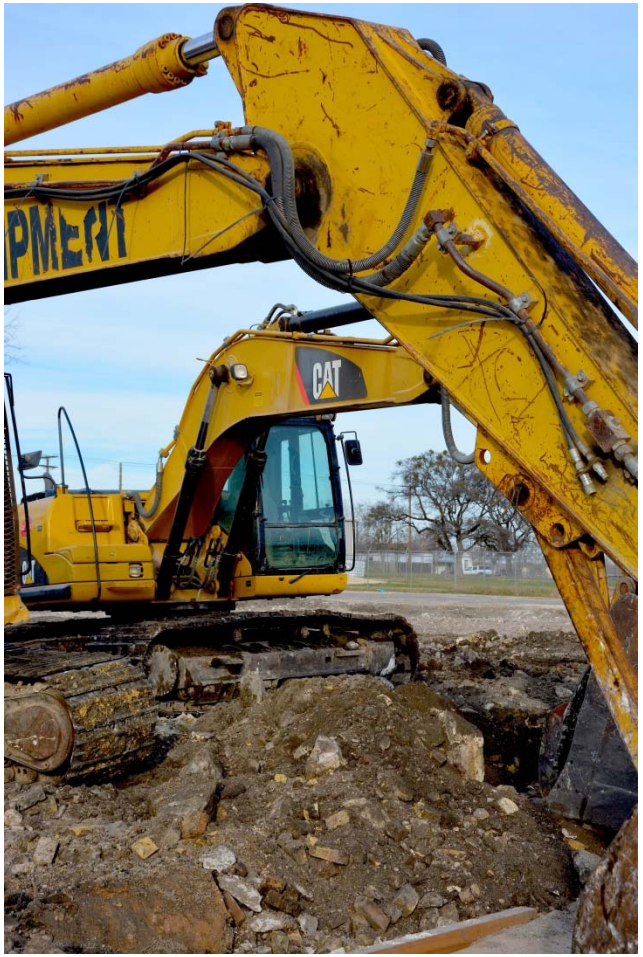
* Improve property values

* Solidify review process for continued preservation efforts

* Promote tourism

* Provide a qualification pathway for historical grants and assistance

THE ALAMO



THE WEDEMEYER

Highlights of Ordinance

* Creation of Historical Design Review Commission

* Use of US Dept. of Interior (National Park Service) and Texas Historical Commission principles and authority

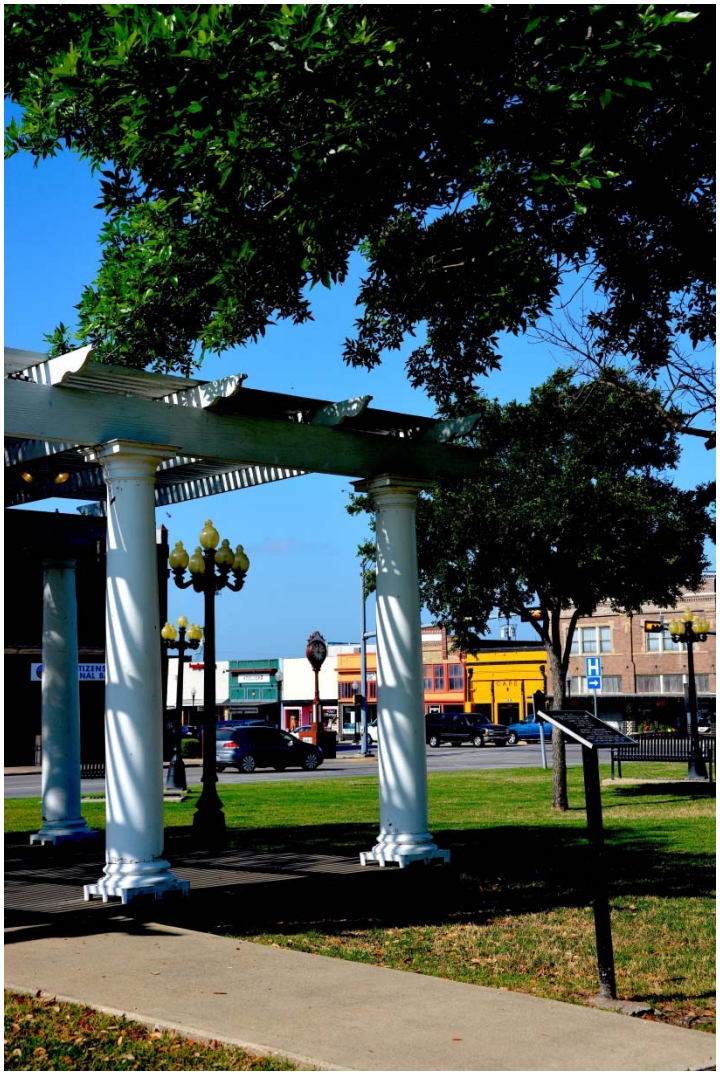
* Incremental incorporation of historical neighborhoods

* Consistent review principles for all historical resources and neighborhoods

* Current city code procedures for most functions – minimize lag time

* All review functions are limited to criteria that are “visible from an adjacent street or walkway”

I & G N PASSENGER DEPOT
Taylor, Texas.



Historical Preservation Officer

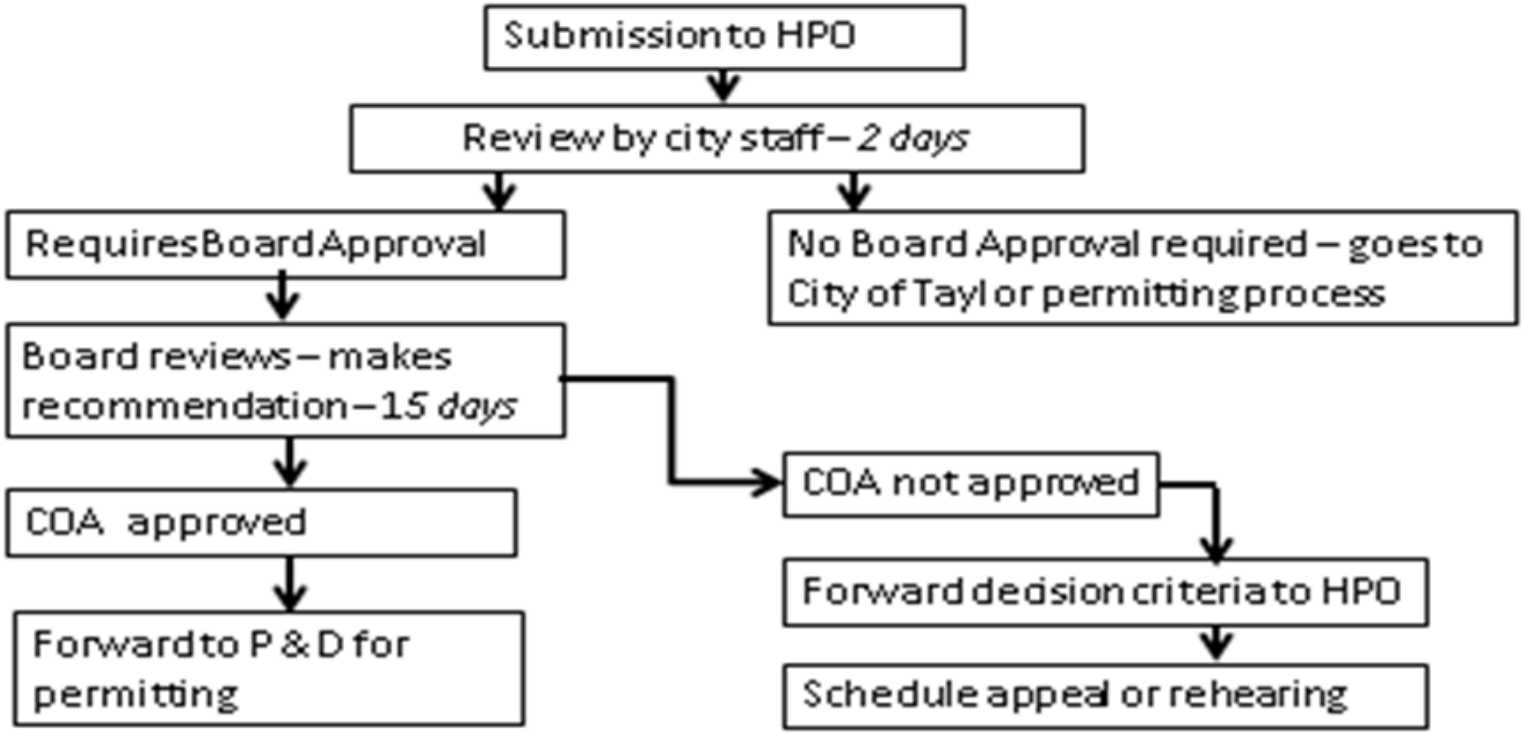
* Create position of Historical Preservation Officer

* May be new or combined with existing position

* Certification training available at minimal cost and time
  - Texas Historical Commission
  - National Preservation Institute
  - National Park Service

* Establish procedures for routine requests within existing Code

Certificate of Appropriateness Permit Process



Commission Administration

* Creation of Design Guidelines document

* Manages large-scale and non-routine requests

* Makes recommendations to Council for continuing resource designations

TAYLOR MADE TRIBUTES

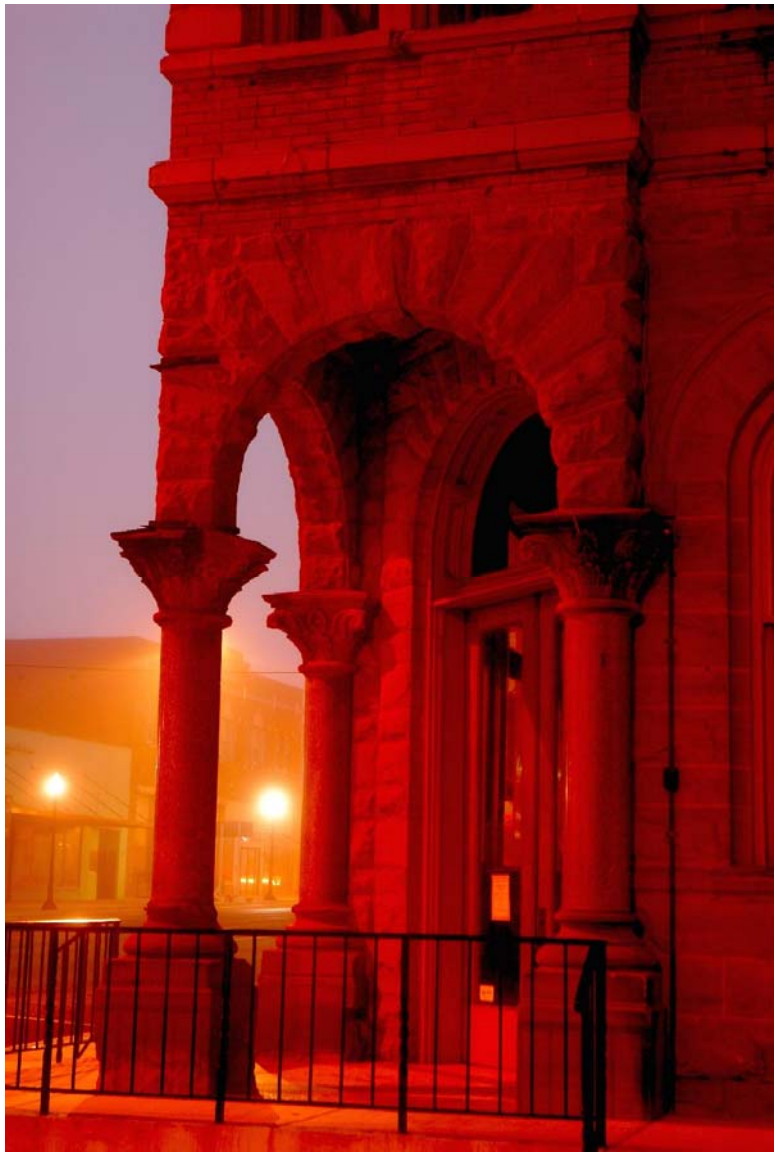
Effect on Neighborhoods

* Denotes resources in historical districts for historical review process

* Implements standards for new construction and rehabilitation in districts

* Stabilizes “look and feel” of historical neighborhoods

* Offers a path to recognition as an historical resource – tax incentives/grants



CREATIVE PRESERVATION AT WORK

Effect on Related Industries

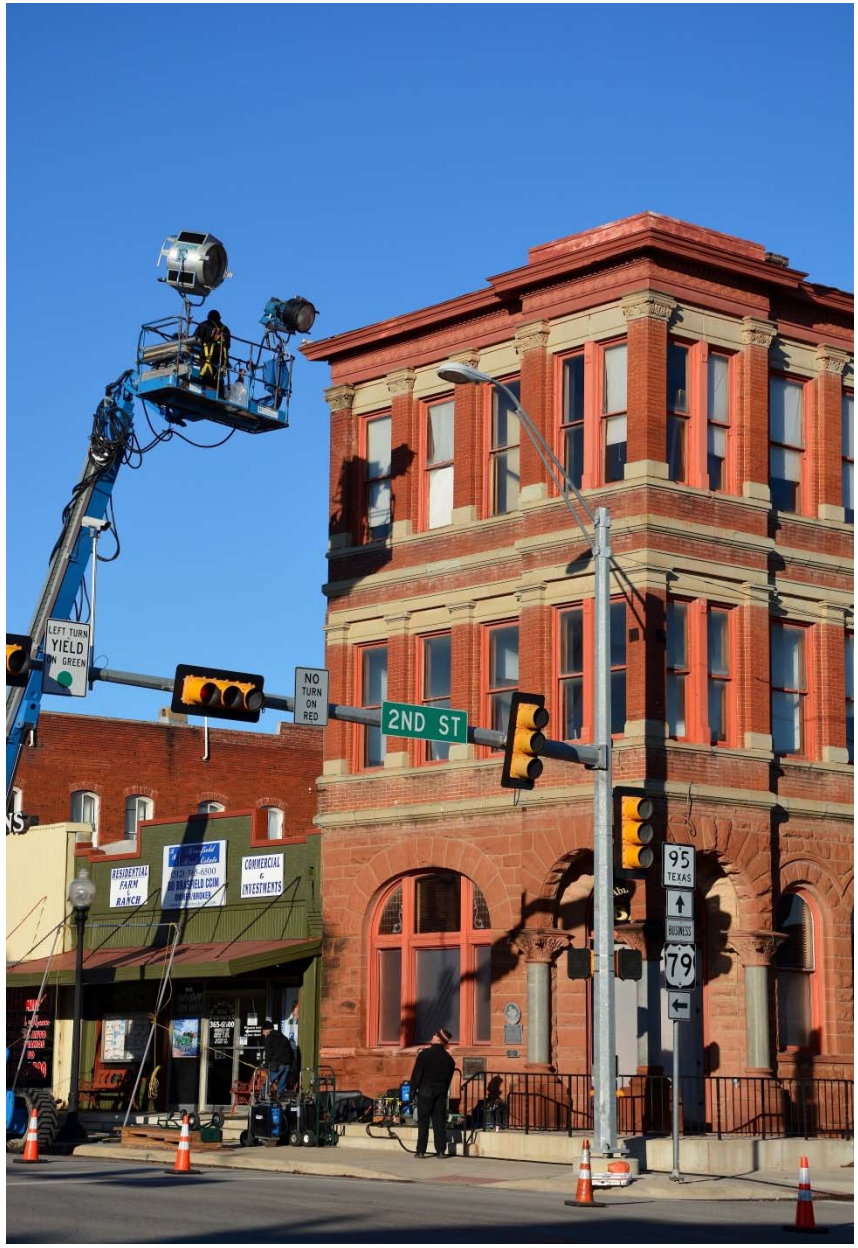
* Benefits real estate sales by proper recognition and possible tax incentives

* Does not unduly impact construction timelines by utilizing existing code for most requests

* Offers creative tourism opportunities

BLACK
SPARROW
MUSIC PARLOR

CITIZENS NATIONAL BANK
LOANS
HOWARD


LEFT TURN
YIELD
NO
TURN
ON
RED
2ND ST
RESIDENTIAL
FARM
&
RANCH
COMMERCIAL
&
INVESTMENTS
95
TEXAS
BUSINESS
79

District Designation Strategy

* Overlay map of all historical neighborhoods to be encompassed

* Historic downtown district will be first designation - already surveyed

* Historical Resource Survey will be required. Grants are available to fund the survey

* Adoption of the ordinance will allow
  - appointment of the Commission
  - creation of the administration portion of the HDRC
  - provide needed time for the request and issuance of funding assistance

* HDRC will define incremental additions and timeline

Next Steps

- Presentation to Downtown Building Owners – Mid May
- Presentation to Main Street Board
- Presentation open to Community
- *Revise based on feedback*
- Create Policy and Procedures Manual
- Present for approval to City Council
- Appointment of Board by City Council
- Implementation – August 1

City Council Meeting
May 10, 2018

STRATEGIC PILLAR

☐ Streets/Infrastructure

☒ Quality of Life

☐ Economic Vitality

Agenda Item #: **7**

Agenda Title: Receive report on Neighborhood and City Wide Clean Up events held on April 21, 2018.

Council Action to be taken: Receive for information only.

Department Submitted: Public Works

Staff Contact: Jim Gray, Director

1. PURPOSE/DESCRIPTION

The Neighborhood and City Wide Clean Up events were held on Saturday April 21, 2018.

2. STAFF ANALYSIS (Why and How)

The Neighborhood Clean Up was held from 8:00 am until noon. WhatABurger generously provided a light breakfast and volunteers cooked hamburgers for all workers. Volunteers worked from 8:30 to 11:00 and ate lunch at the site. The neighborhood selected for this spring's Neighborhood Clean Up was Porter and Washburn from 9th to 12th Streets.

The Two Community Clean Up locations were the same locations as we have used previously. Citizens brought residential solid waste to the Public Works Yard at 1424 N Main Street and a second location at 1200 Welch Street South of Second Avenue. The Community Clean Up was open from 8:00 AM to 3:00 PM.

The Community Cleanup filled seven rear loader trucks at the Public Works Yard located at 1424 N Main Street and another seven rear loader trucks located at 1200 Welch Street South of Second Avenue.

In the Neighborhood Cleanup 48 volunteers filled two 40 yard roll-off dumpsters.

3. RECOMMENDATION

Receive report for information only

4. FUNDING SOURCE

Sponsors included:

- The Ancira family
- Alliance Chemical
- Church of Jesus Christ of Latter Day Saints
- Fourth Street Grind
- H.E.B
- Justserve.org
- National Earth Day
- Tall Grass Guy
- Taylor Press
- Taylor Tractor Supply
- Texas Beer Company
- Walmart
- Progressive Waste Connections
- Whataburger.

5. TIMELINE

The event is held annually in the Spring and Fall.

6. PRIOR COUNCIL ACTIONS TAKEN

N/A

7. OTHER OPTIONS (In order of preference)

8. ATTACHMENTS

7a. Map
7b. Presentation

Spring Community Cleanup Day

Taylor, TX

TAYLOR COMMUNITY Cleanup

Saturday, April 21, 2018

8 a.m. to Noon

Overview

- 6th annual Taylor Community Cleanup
- Focus on proactive approach to code enforcement and beautification
- In conjunction with the City-Wide cleanup
- Clean-up details include:
  - Tire Amnesty Program
  - Literature on common code violations

Neighborhood Clean-Up Events				
	# of Containers	# of Tires	Tons	Volunteers
Oct-2015	1	-	-	58
Apr-2016	4	156	26.11	115
Oct-2016	2	115	9.5	117
Apr-2017	2	18	12.81	75
Oct-2017	3	20	5.48	40
Apr-2018	2	12	-	48

City Wide Clean Up Details

	Main Street			Welch Street		
	Vehicles	Trucks Filled	Tons Compacted	Vehicles	Trucks Filled	Tons Compacted
Apr-2015	168	5	45	118	4	36
Oct-2015	136	5	45	135	6	54
Apr-2016	186	8	72	133	7	63
Oct-2016	171	8	72	129	7	63
Apr-2017	192	8	73	140	8	72
Oct-2017	-	-	-	-	-	-
Apr-2018	172	7	-	138	7	-

Spring Community Cleanup Day

Taylor, TX

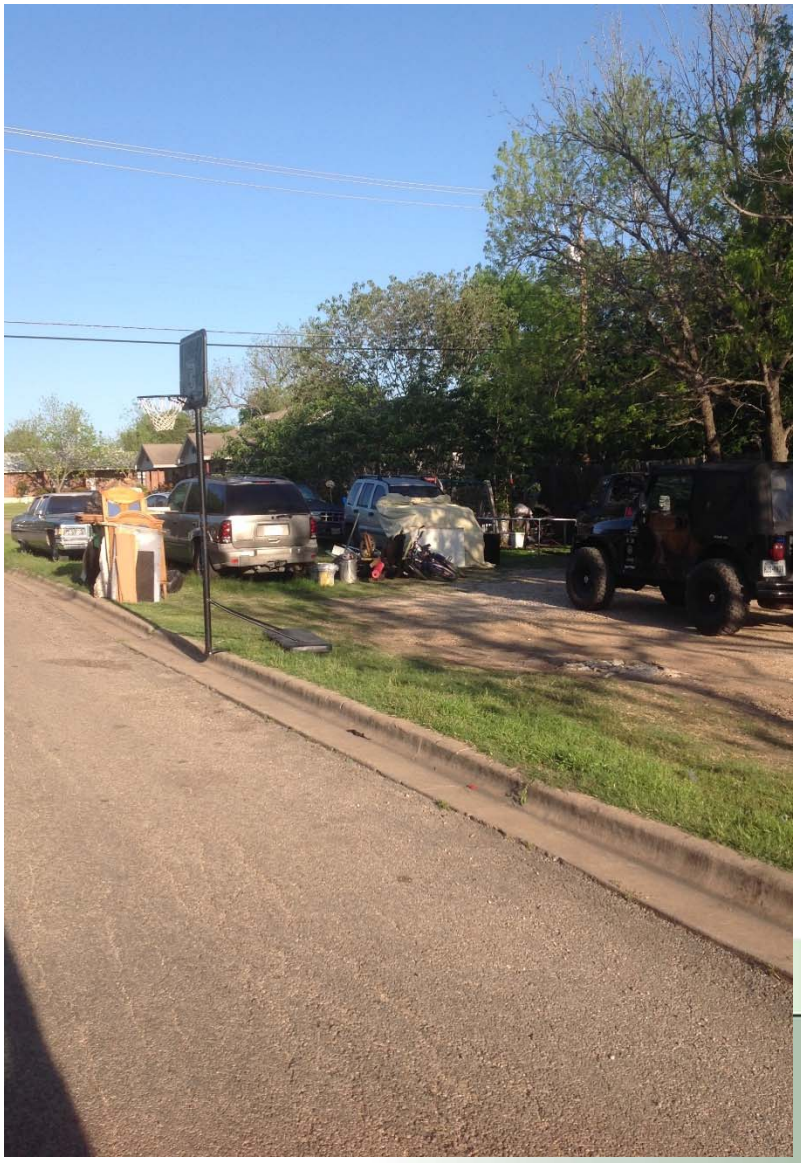
Code Enforcement Efforts

Paul Estrada
Code Enforcement

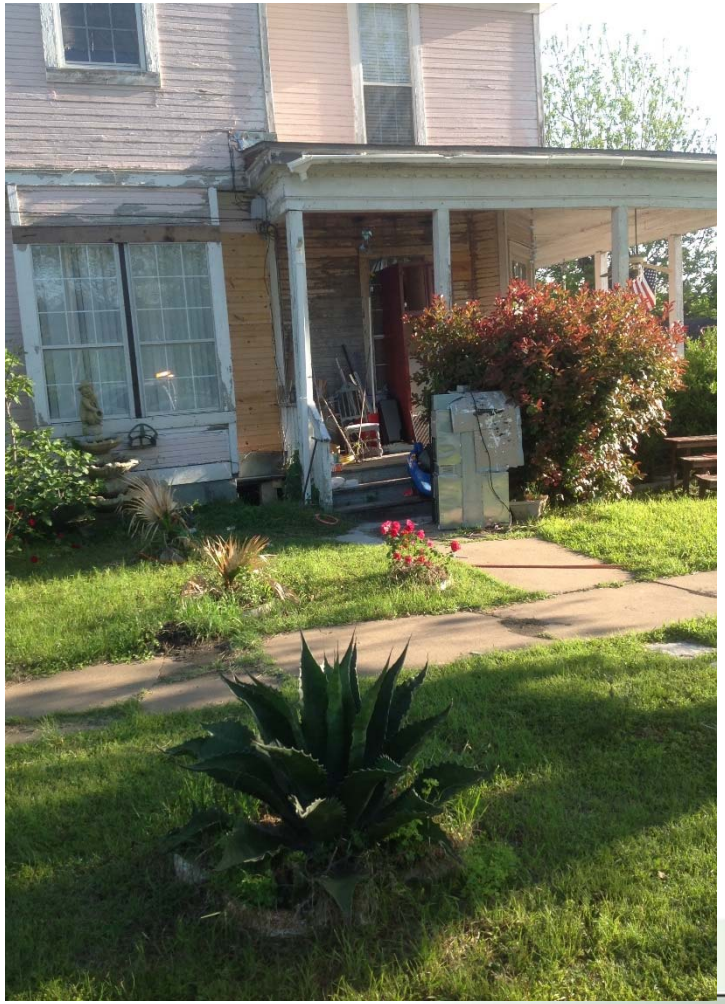
Lacey Hannes
Code Enforcement

- Meet & Greet with residents prior to event
- Advise on common code violations
- Hand out literature & educational information on code enforcement

Cleanup Area: Before

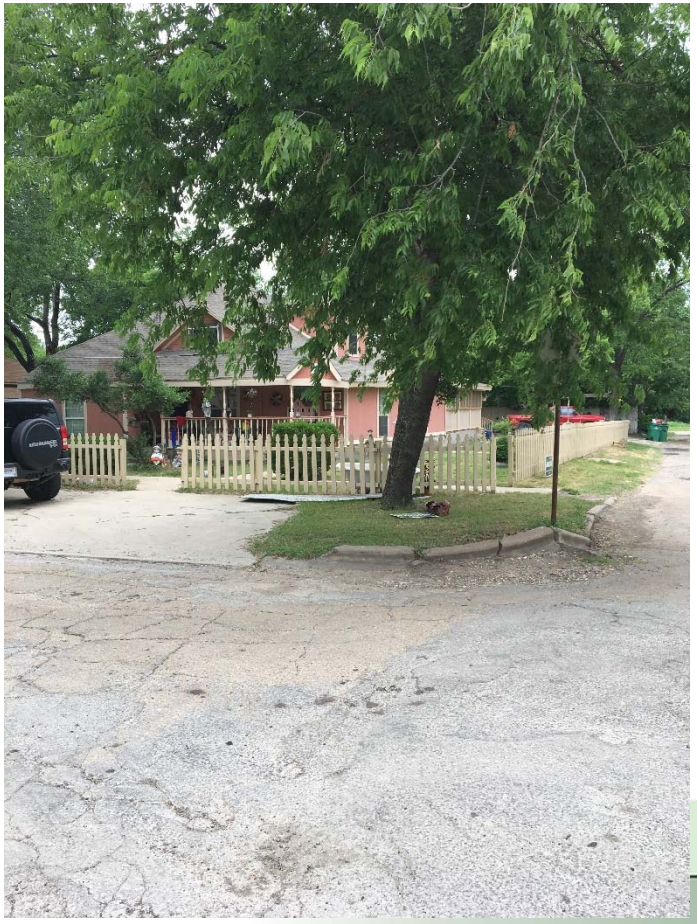


Cleanup: Before



Cleanup: During

Cleanup: After



Getting geared up…

What a Burger provides smiles and breakfast….

Let's get busy!

Thank you!

We appreciate all those who were part of Taylor's community cleanup.

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

City Council Meeting
May 10, 2018

Agenda Item #: **8**

Agenda Title: Review and discuss Capital Improvement Programs (CIP).

Council Action to be taken: Receive information as presented

Department Submitted: Finance

Staff Contact: Jeffery Jenkins, Assistant City Manager
Rosemarie Dennis, Finance Director

1. PURPOSE/DESCRIPTION

The purpose of this agenda item is to review and discuss the Five-year Capital Improvement Plan, along with possible funding options.

2. STAFF ANALYSIS AND RECOMMENDATION (Why and How)

City staff has been working to identify and utilize appropriate funds available to maximize capital improvements within the City to include debt funding options. This discussion is to briefly discuss what the projects are and what possible debt financing options are available for these projects.

Attached documents include a draft of the five-year Capital Improvement Plan, the Priority No. 1 List from the Strategic Facility Plan and possible debt scenarios options for funding projects which will have no impact on the City's tax rate. The debt would be funded through user fees including water and sewer charges, drainage and transportation user fees.

Since the implementation of the five –year Capital Improvement Plan staff regularly reviews the adopted plan. Updates are based upon changing priorities and infrastructures needs that have arisen over the past year.

No recommendations are made at this time; this is just to provide information to Council for future discussion.

3. FUNDING SOURCE

To be determined.

4. TIMELINE CONSIDERATIONS

Based on priority need.

5. OTHER OPTIONS (In order of preference)

6. ATTACHMENTS

8a. Five Year Capital Improvement Plan Draft
8b. Priority#1 List of Projects from Strategic Facilities Plan
8c. Debt Issuance Scenarios
8d. CIP Power Point Presentation

City of Taylor - Capital Improvement Projects (CIP) - COMPLETED by FY 17-18 (Pg. 1/2)

District #	Project Type/ Title	Funding Sources	Project Type	Total Project Cost	Grants / Others	FY15-16 Actual	FY16-17 Actual	FY17-18 Projected	Remaining Balance
						City Expenditures			
	DOWNTOWN								
1	Heritage Square Design[Landscape Design] - Phase 1	TIF	Capital	$ 44,935		$ 4,958	$ 21,857	$ 18,120	$ -
1	Heritage Square Improvements (Amphitheater, Restrooms, Splash Pad) Phase 2	TIF/TP&W/CO Bonds	Capital	$ 3,896,803	**$ 420,000**			$ 3,476,803	$ -
			Total Downtown:	**$ 3,941,738**	**$ 420,000**	**$ 4,958**	**$ 21,857**	**$ 3,494,923**	$ -
	PARKS & RECREATION								
1	Robinson Park (Spray ground Phase I & Ballfield Upgrades)	TP&W /General Fund	Capital	$ 250,000	**$ 125,000**		$ 45,860	$ 79,140	$ -
1	Givens/Taylor Community Center	CDBG/General Fund	Capital	$ 160,000	**$ 150,000**		$ 5,530	$ 4,470	$ -
1,2,4	Murphy/Bull Branch 9-Hole Disc Golf	Private Donations	Capital	$ 12,000	**$ 12,000**			$ -	$ -
1	Skate Park	TP&W/GF/LOOP Project/Union Pacific	Capital	$ 676,720	**$ 507,045**		$ 34,797	$ 134,878	$ -
			Total Parks & Recreation:	**$ 1,098,720**	**$ 794,045**	**$ -**	**$ 86,187**	**$ 218,488**	**$ -**
	CITY FACILITIES								
All	Performance Contract-(Lighting & HVAC)	C.O. (Debt)/General Fund	Capital	$ 1,224,880			$ 1,223,471	$ 1,409	$ -
1	Cemetery Road Improvements	Cemetery Fund	Capital	$ 187,338			$ 10,375	$ 176,963	$ -
			Total City Facilities:	**$ 1,412,218**	**$ -**	**$ -**	**$ 1,233,846**	**$ 178,372**	**$ -**
	PLANNING								
All	UTSA Growth/Area Planning	General Fund	Professional Svc.	$ 15,000				$ 15,000	$ -
All	Hazard Mitigation Plan (Thrall/ LBC WCID)	FEMA/General Fund	Professional Svc.	$ 66,000	**$ 49,500**		$ 13,649	$ 2,851	$ -
			Total Planning:	**$ 81,000**	**$ 49,500**	$ -	$ 13,649	$ 17,851	**$ -**
	STREETS & SIDEWALKS								
2	2014-2015 CDBG (4th from Howard St. to Sloan St.)	CDBG/ TUF/Utility	Capital	$ 1,556,446	**$ 700,000**	$ 63,370	$ 786,076	$ 7,000	$ -
			Total Streets & Sidewalks:	**$ 1,556,446**	**$ 700,000**	**$ 63,370**	**$ 786,076**	**$ 7,000**	**$ -**

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City of Taylor - Capital Improvement Projects (CIP) - COMPLETED by FY 17-18 (Pg. 2/2)

District #	Project Type/ Title	Funding Sources	Project Type	Total Project Cost	Grants / Others	FY15-16 Actual	FY16-17 Actual	FY17-18 Projected	Remaining Balance
						City Expenditures			
	DRAINAGE								
1,3,4	Halff/Design for 8 MDUS Projects	MDUS	Professional Svc.	$ 62,876			$ 50,405	$ 12,471	$ -
4	800 Kirk Street MDUS	MDUS	Capital	$ 48,901				$ 48,901	$ -
4	Paula/ Medical Pkwy MDUS	MDUS	Capital	$ 63,707				$ 63,707	$ -
1	Laurel/Sams MDUS Project	MDUS	Capital	$ 138,017				$ 138,017	$ -
	Halff -Engineering for 2015 May Flood Projects*	MDUS	Professional Svc.	$ 42,500		$ 42,500			$ -
4	2709 Kelly Drive	MDUS	Capital	$ 27,627				$ 27,627	$ -
4	1609 /1611 Castlewood Ct.	MDUS	Capital	$ 46,925				$ 46,925	$ -
4	1806 N. Lynn St.	MDUS	Capital	$ 55,922				$ 55,922	$ -
1	Booth/Oak (Walnut)	MDUS	Capital	$ 103,484				$ 103,484	$ -
3	Oaklawn @ Bull Br. Trib. (Greenlawn)	MDUS	Capital	$ 96,175				$ 96,175	$ -
			Total Drainage:	**$ 686,134.00**	**$ -**	**$ 42,500**	**$ 50,405**	**$ 593,229**	**$ -**
	AIRPORT								
2	Hangar Fire Suppression	Airport	Capital	$ 46,531				$ 46,531	$ -
2	Airport Apron Desig & Terminal Env.	TxDOT/C.O Bonds #1	Capital	$ 105,000	**$ 94,500**			$ 10,500	$ -
2	Airport Terminal Building Design	TxDOT/C.O Bonds #1	Capital	$ 75,000	**$ 37,500**			$ 37,500	$ -
2	Airport AWOS	TxDOT/C.O Bonds #1	Capital	$ 178,693	**$ 134,020**			$ 44,673	$ -
2	Airport T Hangars & Pvmt Rehab 2015	TxDOT/ C.O Bonds #1	Capital	$ 2,732,929	**$ 2,263,137**	$ 291,820	$ 177,972		$ -
			Total Airport:	**$ 3,138,153**	**$ 2,529,157**	**$ 291,820**	**$ 177,972**	**$ 139,204**	**$ -**
	WATER / WASTEWATER								
1	WWTP Condition Assessment - Sledge	Utility	Professional	$ 25,000		$ 25,000			$ -
All	TxDOT Main St. Trail/Fire Hydrant	Utility	Captial	$ 38,760			$ 38,760		$ -
2	12th Street/95 HWY.	Utility	Capital	$ 450,363		$ 34,100	$ 416,263		$ -
1	Southwood Hills/Mallard Water Towers	Utility	Capital	$ 285,289		$ 27,000	$ 258,289		$ -
1	WWTP 2017 (Emergency Repairs)	Utility/CO Bonds	Capital	$ 2,250,000			$ 1,333,921	$ 916,079	$ -
2	Edmond St. (2nd to 6th St.) [Utilities]	Utility	Capital						
			Total Water/Wastewater:	**$ 3,049,412**	**$ -**	**$ 86,100**	**$ 2,047,233**	**$ 916,079**	**$ -**
	MULTI-FUND PROJECTS								
2	Edmond St. (2nd to 6th St.) **[Streets]**	TUF	Capital	$ 1,134,634			$ 58,630	$ 337,982	$ 396,612
2	Edmond St. (2nd to 6th St.) **[Drainage]**	MDUS	Capital	$ -			$ 72,031	$ 414,186	$ 486,217
2	Edmond St. (2nd to 6th St.) **[Utilities]**	Utility	Capital	$ -			$ 36,853	$ 214,952	$ 251,805
			Total Multi-Fund Projects:	**$ 1,134,634**	**$ -**	**$ -**	**$ 167,514**	**$ 967,120**	**$ -**

	Total Project Cost	Grants / Others	FY15-16 Actual	FY16-17 Actual	FY17-18 Projected	Remaining Balance
			City Expenditures			
COMPLETED PROJECTS TOTAL:	**$ 16,098,455**	**$ 4,492,702**	**$ 488,748**	**$ 4,584,739**	**$ 6,532,266**	**$ -**

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City of Taylor - Capital Improvement Projects (CIP) - SCHEDULED through FY 22-23

District #	Project Type/ Title	Funding Sources	Project Type	Total Cost Estimate	Fund Allocation					Fiscal Year Estimate					Unallocated Cost Estimate
					Grants	Bonds (Debt)	General Fund	TIF	Airport	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	
	DOWNTOWN														
1,2,3	Gateway, Wayfinding Projects*	TIF	Capital	$ 350,000				$ 350,000		$ 305,038					$ -
1,2	Downtown Streets	C.O. (Debt)	Capital	$ 1,500,000		$ 1,500,000				$ 1,500,000					$ -
1,2	Downtown -Parking Lots	Unfunded	Capital	?											
			Total Downtown:	**$ 1,850,000**	**$ -**	**$ 1,500,000**	**$ -**	**$ 350,000**	**$ -**	**$ 1,805,038**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
	PARKS & RECREATION														
1	Robinson Park Swimming Pool (New)	Unfunded	Capital	$ 3,746,000											$ 3,746,000
2	Rotary Ballfields Concrete Plaza-Murphy	Unfunded	Capital	$ 53,000											$ 53,000
3	TRP & SC Batting Cages (10 lanes) Phase II	Unfunded/Grant	Capital	$ 701,000						$ 140,200	$ 140,200	$ 140,200	$ 140,200	$ 140,200	$ -
1	Givens/Taylor Community Center **	CDBG/General Fund	Capital	$ 160,000	$ 150,000		$ 10,000			$ 4,470					$ -
3	Soccer Fields Expansion & Doak St. Improvements	TP&W/General Fund	Capital	$ 700,000	$ 200,000		$ 500,000					$ 500,000			$ -
2	Murphy Park Swimming Pool (Renovations)	Unfunded	Capital	$ 433,000											$ 433,000
			Total Parks & Recreation:	**$ 5,793,000**	**$ 350,000**	**$ -**	**$ 510,000**	**$ -**	**$ -**	**$ 144,670**	**$ 140,200**	**$ 640,200**	**$ 140,200**	**$ 140,200**	**$ 4,232,000**
	CITY FACILITIES														
1	Justice Center (Police/Municipal Court)	C.O. (Debt)	Capital	$ 11,212,000		$ 11,212,000						$ 2,000,000	$ 9,212,000		$ -
1	Fire Stations Improvements	C.O. (Debt)	Capital	$ 529,000		$ 529,000									$ 529,000
2	Airport - New Terminal/Auto Access	TxDOT Grant/Airport Fund	Capital	$ 300,000	$ 240,000				$ 60,000						$ 60,000
N/A	Radio's & Components (Fire & Police)	Unfunded	Capital	$ 1,209,462											$ 1,209,462
1	Animal Shelter	Unfunded/General Fund	Capital	$ 250,000											$ 250,000
			Total City Facilities:	**$ 13,500,462**	**$ 240,000**	**$ 11,741,000**	**$ -**	**$ -**	**$ 60,000**	**$ -**	**$ -**	**$ 2,000,000**	**$ 9,212,000**	**$ -**	**$ 2,048,462**
Priority	**PLANNING**														
1	All Ordinance Update's (Landscaping, Zoning, Masonry)	General Fund	Professional	$ 40,000			$ 40,000				$ 40,000				$ -
2	All Parks Master Plan	General Fund	Professional Svc.	$ 115,000			$ 115,000					$ 115,000			$ -
3	All Comprehensive Plan (Thoroughfare & Land Use)	Unfunded	Professional Svc.	$ 225,000										$ 225,000	$ -
4	All Corridor Plan Study	Unfunded	Professional	$ 150,000									$ 150,000		$ -
5	1,2 Historic District	Unfunded	Professional	?											
			Total Planning:	**$ 530,000**	**$ -**	**$ -**	**$ 155,000**	**$ -**	**$ -**	**$ -**	**$ 40,000**	**$ 115,000**	**$ 150,000**	**$ 225,000**	**$ -**

	Total Cost Estimate	Fund Allocation					Fiscal Year Estimate					Unallocated Cost Estimate
		Grants	Bonds (Debt)	General Fund	TIF	Airport	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	
TOTAL GENERAL FUND:	**$ 21,673,462**	**$ 590,000**	**$ 13,241,000**	**$ 665,000**	**$ 350,000**	**$ 60,000**	**$ 1,949,708**	**$ 180,200**	**$ 2,755,200**	**$ 9,502,200**	**$ 365,200**	**$ 6,280,462**

NOTES:

*** Gateway, Wayfinding Projects** **$44,962 spent in FY15-17**

**** Givens/Taylor Community Center** **$5,530 spent in FY17-18**

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City of Taylor - Capital Improvement Projects (CIP) - SCHEDULED through FY 22-23									Transportation User Fee (TUF)					
District #	Project Type/ Title	Funding Sources	Project Type	Total Cost Estimate	Fund Allocation				Fiscal Year Estimate					Unallocated Cost Estimate
					Grants	Bonds (Debt)	TUF	Utility	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	
	STREETS & SIDEWALKS													
2	2016-17 CDBG (3rd from Vance St. to Howard St.) *	CDBG/ TUF/Utility	Capital	$ 990,392	**$ 450,000**		**$ 350,000**	**$ 190,392**			$ 540,392			$ -
All	Annual Street Maintenance **	TUF	Capital	$ 1,400,000			**$ 1,400,000**		$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ -
All	Street Reconstruction 2017 (Pay-As-You-Go?) **	TUF	Capital	$ 2,700,000			**$ 2,700,000**		$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ -
2	CR 101 Widening ***	Wilco Bond/C.O. Bonds	Capital	$ 13,000,000	**$ 11,700,000**				$ 1,300,000					$ -
3	CR366 Street Project ***	Wilco Bond/C.O. Bonds	Capital	$ 2,000,000	**$ 1,800,000**							$ 200,000		$ -
All	Sidewalk Master Plan	TUF	Capital	$ 50,000			$ 60,000		$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ -
			Total Streets & Sidewalks:	**$ 20,140,392**	**$ 13,950,000**	**$ -**	**$ 4,510,000**	**$ 190,392**	**$ 2,060,000**	**$ 760,000**	**$ 1,300,392**	**$ 960,000**	**$ 760,000**	**$ -**

NOTES:

***Community Development Block Grant (CDBG) - $450,000.**

**** Annual Street Maintenance ($150,000) & Street Reconstruction ($200,000) in FY 17-18 budget.**

***** CR 101 ($11,700,00) & CR 366 ($1,800,000) are funded through Williamson County.**

Potential Bond Issuance of $3,940,000

Annual repayment of $300,000 over 20 years.

DRAFT

	City of Taylor - Capital Improvement Projects (CIP) - SCHEDULED through FY 22-23								Utility Fund					
						Fund Allocation			Fiscal Year Estimate					
	District #	Project Type/ Title	Funding Sources	Project Type	Total Cost Estimate	Grants	Bonds (Debt)	Utility	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Unallocated Cost Estimate
Priority		**Water / Wastewater (Utility)**												
1	All	W-Leak Detection Study	Utility	Capital	$ 100,000				$ 100,000					$ -
1	All	W-Leak Detection - point repairs and line replacements	Utility	Capital	$ 900,000				$ 100,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ -
2	All	WWTP-Replace Treatment Unit 2	Unfunded *	Capital	$ 7,000,000					$ 300,000	$ 250,000	$ 6,450,000		$ -
3	All	W/WW -Trouble Areas (as of Summer 2017)	Unfunded	Capital	$ 550,000				$ 150,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ -
4	All	Fire Hydrant Replacement Program	Utility	Capital	$ 300,000			$ 300,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ -
5	All	W/WW -GIS Upgrade	Unfunded	Capital	$ 100,000				$ 50,000					$ 50,000
6	All	WW-Lift Station Portable Generator	Unfunded	Capital	$ 100,000					$ 100,000				$ -
7	All	W/WW & I & I Master Plan	Utility	Professional	$ 190,000			$ 190,000					$ 190,000	$ -
8	All	Performance Contract-AMI	Unfunded	Capital	$ 4,000,000								$ 4,000,000	$ -
				Total Water/Wastewater:	**$ 13,240,000**	**$ -**	**$ -**	**$ 490,000**	**$ 450,000**	**$ 750,000**	**$ 600,000**	**$ 6,800,000**	**$ 4,540,000**	**$ 50,000**

NOTES:

*** Possible TWDB Loan**

Potential Bond Issuance of $4,450,000.
Annual payment of $300,000 over 25 years.

DRAFT

City of Taylor - Capital Improvement Projects (CIP) - SCHEDULED through FY 22-23								Airport Fund					
					Fund Allocation			Fiscal Year Estimate					
District #	Project Type/ Title	Funding Sources	Project Type	Total Cost Estimate	Grants	Bonds (Debt)	Airport	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Unallocated Cost Estimate
	Airport												
2	New Airport Terminal Construction	TxDOT Grant, C.O Bonds #1	Capital	$ 690,000	**$ 345,000**	**$ 345,000**		$ 345,000					$ -
2	Engineering /Design Old Apron Rehab	TxDOT Grant, C.O Bonds #1	Capital	$ 100,000	**$ 90,000**	**$ 10,000**			$ 10,000				$ -
2	Reconstruct Apron & Shade Hangars	TxDOT Grant, C.O Bonds #1	Capital	$ 1,582,024	**$ 1,343,821**	**$ 238,203**				$ 238,203			$ -
2	Fuel Farm & Apron +Electrical Vault	TxDOT Grant, C.O Bonds #1	Capital	$ 1,692,673	**$ 1,489,798**	**$ 202,875**					$ 202,875		$ -
2	Project Management & Contingency *	TxDOT Grant, C.O Bonds #1	Prof./Other	$ 230,431									$ 227,431
			Total Airport:	**$ 4,295,128**	**$ 3,268,619**	**$ 796,078**	**$ -**	**$ 345,000**	**$ 10,000**	**$ 238,203**	**$ 202,875**	**$ -**	**$ 227,431**

NOTES:

*** Project Management & Contingency $3,000 spent in FY15-17**

DRAFT

City of Taylor - Capital Improvement Projects (CIP) - SCHEDULED through FY 22-23									MDUS Fund					
					Fund Allocation				Fiscal Year Estimate					
District #	Project Type/ Title	Funding Sources	Project Type	Total Cost Estimate	Grants	Bonds (Debt)	TUF	MDUS	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Unallocated Cost Estimate
	DRAINAGE													
	MDUS Drainage Projects ($1 increase option)	MDUS Fund	Capital	$ 750,000				**$ 750,000**	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ -
	Halff Engineering Projects To Be Determined*	MDUS Fund	Capital	?										
	FEMA - Floodplain Study	Unfunded	Professional Svc.	$ 225,900										$ 225,900
			Total Drainage:	**$ 975,900**	**$ -**	**$ -**	**$ -**	**$ 750,000**	**$ 150,000**	**$ 150,000**	**$ 150,000**	**$ 150,000**	**$ 150,000**	**$ 225,900**

NOTES:

*** Halff Engineering Firm preparing project recommendations for council consideration.**

Potential Bond Issuance of $2,230,000
Annual payment of $150,000 over 25 years.

Projects Planned from FY 18-19 - FY 21-22	
Fund Type	**Total Cost Estimate**
Total Parks & Recreation	$ 5,793,000
Total City Facilities	$ 13,500,462
Total Planning	$ 530,000
Total Downtown	$ 1,850,000
Total Streets & Sidewalks	$ 20,140,392
Total Drainage	$ 975,900
Total Airport	$ 4,295,128
Total Water/Wastewater	$ 13,240,000
GRAND TOTAL	**$ 60,324,882**

DRAFT

City of Taylor - Capital Improvement Projects (CIP) - Sledge Engineering Recommended Projects

District #	Project Type/ Title	Funding Sources	Project Type	Total Cost Estimate	Fiscal Year Estimate FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Unallocated Cost Estimate
	DRAINAGE									
2	Drain-Edmond / Mills - Phase 2	Unfunded	Capital	$ 407,550					$ 140,000	$ 267,550
1,2,4	Drain-Donna Channel	Unfunded	Capital	$ 1,760,000				$ 286,000		$ 1,474,000
			Total Drainage:	**$ 2,167,550**	**$ -**	**$ -**	**$ -**	**$ 286,000**	**$ 140,000**	**$ 1,741,550**
	PARKS & RECREATION									
1	Parks-Robinson Park Priority 1 - Group 2	Unfunded	Capital	$ 140,000	$ 407,550					$ (267,550)
2	Parks-Murphy Park (Other from Group 2)	Unfunded	Capital	$ 286,000				$ 160,000	$ 1,600,000	$ (1,474,000)
			Total Parks & Recreation:	**$ 426,000**	**$ 407,550**	**$ -**	**$ -**	**$ 160,000**	**$ 1,600,000**	**$ (1,741,550)**
	STREETS & SIDEWALKS									
All	SW-Reconstruct Existing Sidewalk	Unfunded	Capital	$ 400,000		$ 75,000	$ 75,000	75000	$ 75,000	$ 100,000
All	Street-Corrective Maintenance-Excellent	Unfunded	Capital	$ 2,000,000	$ 400,000	$ 400,000	$ 400,000	400000	$ 400,000	$ -
All	Street-Corrective Maintenance-Good	Unfunded	Capital	$ 2,000,000	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ -
All	Street-Corrective Maintenance-Fair	Unfunded	Capital	$ 2,000,000	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ -
All	Street-Poor Street Reconstruction	Unfunded	Capital	$ 8,000,000	$ 2,000,000	$ 1,500,000	$ 1,500,000	$ 1,500,000	$ 1,500,000	$ -
All	SW-Sidewalk Master Plan	Unfunded	Professional	$ 40,000	$ 40,000					$ -
			Total Streets & Sidewalks:	**$ 14,440,000**	**$ 3,240,000**	**$ 2,775,000**	**$ 2,775,000**	**$ 2,775,000**	**$ 2,775,000**	**$ 100,000**
Priority	**UTILITY**									
1	All	WW-Replace all lines smaller than 6"	Unfunded	Capital	$ 330,000					$ 330,000	$ -
2	All	W-20" line along Old Granger Road (for Ford PS and Murphy EST)	Unfunded	Capital	$ 821,000						$ 821,000
3	2	WW-Eliminate Airport LS - Mustang Creek Interceptor Extension	Unfunded	Capital	$ 1,500,000						$ 1,500,000
4	1,2	WW-SSES - Mustang Creek Basin	Unfunded	Capital	$ 400,000		$ 200,000	$ 200,000			$ -
5	3,4	WW-SSES - Bull Branch Basin	Unfunded	Capital	$ 400,000				$ 200,000	$ 200,000	$ -
6	All	WWTP-Electrical Upgrades	Unfunded *	Capital	$ 2,129,000		$ 129,000	$ 2,000,000			$ -
6	All	WWTP-Replace Influent Pumps w/ VFDs	Unfunded	Capital	$ 455,000						$ 455,000
6	All	WWTP-Replace Bubble Diffusers Basin 1	Unfunded	Capital	$ 195,000						$ 195,000
6	All	WWTP-Convert Aeration to DO Paced	Unfunded	Capital	$ 429,000						$ 429,000
7	1	W & WW -Animal Shelter (W &WW Lines)	Unfunded	Capital	$ 300,000						$ 300,000
			Total Utility:	**$ 6,959,000**	**$ -**	**$ 329,000**	**$ 2,200,000**	**$ 200,000**	**$ 530,000**	**$ 3,700,000**

	Total Cost Estimate	Fiscal Year Estimate FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Unallocated Cost Estimate
TOTAL:	**$ 23,992,550**	**$ 3,647,550**	**$ 3,104,000**	**$ 4,975,000**	**$ 3,421,000**	**$ 5,045,000**	**$ 3,800,000**

NOTES:

*** Possible TWDB Loan**

DRAFT

City of Taylor – 2017 Strategic Facility Plan
Priority #1

Department	Item	Priority 1	Total
Street	2015 CDBG 4th Street (Remaining)	$ 400,000	**$ 35,417,215**
	2017 CDBG 3rd Street	$ 900,000	
	Edmond Street (Remaining)	$ 200,000	
	Annual Street Maintenance (City Staff)	$ 950,000	
	Corrective Maintenance-Excellent	$ 4,151,745	
	Corrective Maintenance-Good	$ 5,931,065	
	Corrective Maintenance-Fair	$ 4,884,405	
	Poor Street Reconstruction	$ 18,000,000	
Sidewalk	Reconstruct Existing Sidewalk	$ 600,000	**$ 640,000**
	Sidewalk Master Plan	$ 40,000	
Airport	Airport AWOS	$ 190,000	**$ 6,902,905**
	Terminal Apron and Connector Taxiways	$ 3,274,670	
	Fuel Farm	$ 700,000	
	New Terminal	$ 690,000	
	Design and construct new terminal auto access (at same time as new fuel farm and preferably at same time and coordinated with new terminal apron)	$ 300,000	
	Reconstruct Apron & Shade	$ 1,543,025	
	Project Management and Contingency	$ 205,210	
Drainage	Edmond and Mills Street	$ 957,000	**$ 4,154,675**
	Donna Channel*	$ 1,760,000	
	2709 Kelly Drive	$ 11,000	
	1609/1611 Castlewood Ct.	$ 52,000	
	Paula Lane/Medical Parkway*	$ 33,000	
	Laurel/Sams Street	$ 170,000	
	800 Kirk Street	$ 38,500	
	1st Ave/Royal St/Walnut*	$ 360,000	
	1806 N Lynn Street	$ 53,000	
	Booth/Oak (Walnut)*	$ 55,000	
	Reece residence on 2nd Street*	$ 160,000	
	Oaklawn @ Bull Br Trib (Greenlawn)*	$ 66,000	
	Brookwood Circle (706, 708, 710)	$ 189,000	
	Turkey Creek	$ 250,175	
Water	Fire Hydrant Replacement	$ 500,000	**$ 9,361,000**
	Fire Hydrant Proposed with Lines	$ 790,000	
	Tank Maintenance Projects	$ 400,000	
	GIS Upgrade - Water	$ 50,000	
	SCADA Upgrades (Monitor)	$ 200,000	
	Leak Detection Study	$ 100,000	
	Leak Detection - point repairs and line replacements	$ 900,000	
	CCN Water Amendment	$ 150,000	
	Trouble Areas (as of Summer 2017)	$ 800,000	
	Upgrade meter read to fixed based	$ 750,000	
	Justin Lane water main (20")	$ 1,000,000	
	20" line along Old Granger Road (for Ford PS and Murphy EST)	$ 821,000	
	16" to supply water to Southwood Hills EST	$ 2,900,000	

Department	Item	Priority 1	Total
Wastewater	Replace all lines smaller than 6"	$ 330,000	**$ 5,030,000**
	SSES - Mustang Creek Basin	$ 400,000	
	SSES - Bull Branch Basin	$ 400,000	
	GIS Upgrade - Wastewater	$ 50,000	
	Lift Station Portable Generator	$ 100,000	
	CCN Wastewater Amendment	$ 100,000	
	Trouble Areas (Summer 2017)	$ 150,000	
	Eliminate Airport Lift Station - Mustang Creek Interceptor Extension	$ 1,500,000	
	Bull Branch Interceptors Replace	$ 2,000,000	
WWTP-2	Refurbish Influent Gates (2 EA) - Add 1 motor operated	$ 32,500	**$ 9,224,000**
	Replace Influent Pumps (3 EA 60 Hp) with VFDs (5 EA)	$ 455,000	
	Repaint and Upgrade Clarifier 2 Sludge Rake & Full Radius Skimmer	$ 340,000	
	Replace Treatment Unit 2	$ 5,000,000	
	Replace Bubble Diffusers in Aeration Basin 1	$ 195,000	
	Convert Aeration Basin to DO Pace Air	$ 429,000	
	Repaint Sludge Thickener Clarifier Mechanism	$ 130,000	
	Recondition Belt Presses	$ 130,000	
	Replace Wet and Dry Well Vents	$ 39,000	
	Repair Sidewalks	$ 78,000	
	Regrade Areas Next to Units	$ 104,000	
	Add Motor Operated Gate with Keypad	$ 130,000	
	Regrade Low Areas Near Fence	$ 32,500	
	Electrical Upgrades for Current Projects	$ 2,129,000	
Parks	Murphy Park	$ 664,000	**$ 5,236,000**
	Robinson Park	$ 411,000	
	Taylor Regional Park Sports Complex	$ 179,000	
	Bull Branch Park	$ 441,000	
	Doak Street Ball Fields	$ 179,000	
	Gano Street Basketball Court	$ 9,000	
	Jason Street Playground	$ 11,000	
	Hike and Bike Trail	$ 233,000	
	West End Park	$ 9,000	
	Gateway and Downtown Signage	$ 100,000	
	Heritage Park	$ 3,000,000	
Department	City Hall	$ 5,263,000	**$ 27,631,000**
	Municipal Court	$ 36,000	
	Fire Department	$ 529,000	
	Police Department	$ 11,212,000	
	Animal Control	$ 250,000	
	Cemetery	$ 693,000	
	Library	$ 39,000	
	Public Works	$ 9,609,000	
Total		**$ 103,596,795**	**$ 103,596,795**

Preliminary

City of Taylor, Texas

$4,450,000 Combination Tax & Revenue Certificates of Obligation, Series 2018

preliminary as of February 9, 2018

***Utility debt supported with $300,000 annual contribution (25 yr repay)

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
09/30/2018	-	-	-	-
09/30/2019	90,000.00	4.250%	213,290.97	303,290.97
09/30/2020	115,000.00	4.250%	185,300.00	300,300.00
09/30/2021	120,000.00	4.250%	180,412.50	300,412.50
09/30/2022	125,000.00	4.250%	175,312.50	300,312.50
09/30/2023	130,000.00	4.250%	170,000.00	300,000.00
09/30/2024	135,000.00	4.250%	164,475.00	299,475.00
09/30/2025	140,000.00	4.250%	158,737.50	298,737.50
09/30/2026	150,000.00	4.250%	152,787.50	302,787.50
09/30/2027	155,000.00	4.250%	146,412.50	301,412.50
09/30/2028	160,000.00	4.250%	139,825.00	299,825.00
09/30/2029	170,000.00	4.250%	133,025.00	303,025.00
09/30/2030	175,000.00	4.250%	125,800.00	300,800.00
09/30/2031	185,000.00	4.250%	118,362.50	303,362.50
09/30/2032	190,000.00	4.250%	110,500.00	300,500.00
09/30/2033	200,000.00	4.250%	102,425.00	302,425.00
09/30/2034	205,000.00	4.250%	93,925.00	298,925.00
09/30/2035	215,000.00	4.250%	85,212.50	300,212.50
09/30/2036	225,000.00	4.250%	76,075.00	301,075.00
09/30/2037	235,000.00	4.250%	66,512.50	301,512.50
09/30/2038	245,000.00	4.250%	56,525.00	301,525.00
09/30/2039	255,000.00	4.250%	46,112.50	301,112.50
09/30/2040	265,000.00	4.250%	35,275.00	300,275.00
09/30/2041	275,000.00	4.250%	24,012.50	299,012.50
09/30/2042	290,000.00	4.250%	12,325.00	302,325.00
Total	**$4,450,000.00**	**-**	**$2,772,640.97**	**$7,222,640.97**

Yield Statistics

Bond Year Dollars	$65,238.61
Average Life	14.660 Years
Average Coupon	4.2500000%
Net Interest Cost (NIC)	4.2500000%
True Interest Cost (TIC)	4.2493187%
Bond Yield for Arbitrage Purposes	4.2493187%
All Inclusive Cost (AIC)	4.2493187%

IRS Form 8038

Net Interest Cost	4.2500000%
Weighted Average Maturity	14.660 Years

Preliminary

City of Taylor, Texas

$2,230,000 Combination Tax & Revenue Certificates of Obligation, Series 2018

preliminary as of February 9, 2018

***Drainage debt supported with $150,000 annual contribution (25 yr repay)

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
09/30/2018	-	-	-	-
09/30/2019	45,000.00	4.250%	106,885.14	151,885.14
09/30/2020	60,000.00	4.250%	92,862.50	152,862.50
09/30/2021	60,000.00	4.250%	90,312.50	150,312.50
09/30/2022	65,000.00	4.250%	87,762.50	152,762.50
09/30/2023	65,000.00	4.250%	85,000.00	150,000.00
09/30/2024	70,000.00	4.250%	82,237.50	152,237.50
09/30/2025	70,000.00	4.250%	79,262.50	149,262.50
09/30/2026	75,000.00	4.250%	76,287.50	151,287.50
09/30/2027	75,000.00	4.250%	73,100.00	148,100.00
09/30/2028	80,000.00	4.250%	69,912.50	149,912.50
09/30/2029	85,000.00	4.250%	66,512.50	151,512.50
09/30/2030	90,000.00	4.250%	62,900.00	152,900.00
09/30/2031	90,000.00	4.250%	59,075.00	149,075.00
09/30/2032	95,000.00	4.250%	55,250.00	150,250.00
09/30/2033	100,000.00	4.250%	51,212.50	151,212.50
09/30/2034	105,000.00	4.250%	46,962.50	151,962.50
09/30/2035	110,000.00	4.250%	42,500.00	152,500.00
09/30/2036	110,000.00	4.250%	37,825.00	147,825.00
09/30/2037	115,000.00	4.250%	33,150.00	148,150.00
09/30/2038	120,000.00	4.250%	28,262.50	148,262.50
09/30/2039	125,000.00	4.250%	23,162.50	148,162.50
09/30/2040	135,000.00	4.250%	17,850.00	152,850.00
09/30/2041	140,000.00	4.250%	12,112.50	152,112.50
09/30/2042	145,000.00	4.250%	6,162.50	151,162.50
Total	**$2,230,000.00**	**-**	**$1,386,560.14**	**$3,616,560.14**

Yield Statistics

Bond Year Dollars	$32,624.94
Average Life	14.630 Years
Average Coupon	4.2500000%
Net Interest Cost (NIC)	4.2500000%
True Interest Cost (TIC)	4.2493174%
Bond Yield for Arbitrage Purposes	4.2493174%
All Inclusive Cost (AIC)	4.2493174%

IRS Form 8038

Net Interest Cost	4.2500000%
Weighted Average Maturity	14.630 Years

18 CO - $150K MDUS - 25 y | SINGLE PURPOSE | 2/ 9/2018 | 3:17 PM

City of Taylor, Texas

$3,940,000 Combination Tax & Revenue Certificates of Obligation, Series 2018

preliminary as of March 20, 2018

***Street debt supported with $300,000 annual contribution (20 yr repay)

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
09/30/2018	-	-	-	-
09/30/2019	125,000.00	4.000%	177,737.78	302,737.78
09/30/2020	150,000.00	4.000%	152,600.00	302,600.00
09/30/2021	155,000.00	4.000%	146,600.00	301,600.00
09/30/2022	160,000.00	4.000%	140,400.00	300,400.00
09/30/2023	165,000.00	4.000%	134,000.00	299,000.00
09/30/2024	175,000.00	4.000%	127,400.00	302,400.00
09/30/2025	180,000.00	4.000%	120,400.00	300,400.00
09/30/2026	190,000.00	4.000%	113,200.00	303,200.00
09/30/2027	195,000.00	4.000%	105,600.00	300,600.00
09/30/2028	205,000.00	4.000%	97,800.00	302,800.00
09/30/2029	210,000.00	4.000%	89,600.00	299,600.00
09/30/2030	220,000.00	4.000%	81,200.00	301,200.00
09/30/2031	230,000.00	4.000%	72,400.00	302,400.00
09/30/2032	240,000.00	4.000%	63,200.00	303,200.00
09/30/2033	245,000.00	4.000%	53,600.00	298,600.00
09/30/2034	255,000.00	4.000%	43,800.00	298,800.00
09/30/2035	270,000.00	4.000%	33,600.00	303,600.00
09/30/2036	280,000.00	4.000%	22,800.00	302,800.00
09/30/2037	290,000.00	4.000%	11,600.00	301,600.00
Total	**$3,940,000.00**	**-**	**$1,787,537.78**	**$5,727,537.78**

Yield Statistics

Bond Year Dollars	$44,688.44
Average Life	11.342 Years
Average Coupon	4.0000000%
Net Interest Cost (NIC)	4.0000000%
True Interest Cost (TIC)	3.9992822%
Bond Yield for Arbitrage Purposes	3.9992822%
All Inclusive Cost (AIC)	3.9992822%

IRS Form 8038

Net Interest Cost	4.0000000%
Weighted Average Maturity	11.342 Years

Capital Improvement Projects

Jeff Jenkins & Rosemarie Dennis

May 10, 2018

Miscellaneous

- Fire Engine Replacement - $857,264
- Radios & Console Replacement - $1,209,462
  - Fire & Police

Downtown

- Gateway, Wayfinding Projects - $350,000
- Downtown Streets - $1,500,000
- Downtown Parking Lots - TBD

Parks & Recreation

- Robinson Park Swimming Pool – $3,746,000
- Rotary Ballfields Concrete Plaza – $53,000
- Givens Community Center – $160,000
- Soccer Fields Expansion & Doak St. Improvements – $700,000
- Murphy Park Swimming Pool - $433,000

City Facilities

- Justice Center (Police/Mun. Court) – $11,212,000
- Fire Stations Improvements – $529,000
- Airport (New Terminal/Auto Access) – $300,000
- Animal Shelter - $250,000

Planning

- Ordinance Updates (Landscaping, Zoning, Masonry) – $40,000
- Parks Master Plan – $115,000
- Comprehensive Plan – $225,000
- Corridor Plan Study – $150,000
- Historic District - TBD

Streets & Sidewalks

- 2016-17 CDBG (3rd from Vance to Howard) – $990,392
- Annual Street Maintenance – $1,400,000
- Street Reconstruction – $2,700,000
- CR 101 Widening – $13,000,000
- CR 366 Street Project – $2,000,000
- Sidewalk Master Plan – $50,000

Water/Wastewater (Utility) – 1/2

- W – Leak Detection Study – $100,000
- W – Leak Detection – Repairs & Replacements – $900,000
- WWTP – Replace Treatment Unit 2 – $7,000,000
- W/WW – Trouble Areas – $550,000
- Fire Hydrants Replacement Program – $300,000
- W/WW – GIS Upgrade – $100,000

Water/Wastewater (Utility) – 2/2

- WW-Lift Station Portable Generator – $100,000
- W/WW-Inflow & Infiltration Master Plan – $190,000
- Performance Contract – AMI – $4,000,000

Airport

- New Airport Terminal Construction – $690,000
- Eng./Design Old Apron Rehab – $100,000
- Reconstruct Apron & Shade Hangars – $1,582,024
- Fuel Farm & Apron + Electrical Vault – $1,692,673
- Project Management & Contingency – $230,431

Drainage

- MDUS Drainage Projects – $750,000
- Halff Engineering Projects – TBD

Questions

City Council Meeting
May 10, 2018

STRATEGIC PILLAR

☐ Streets/Infrastructure

☐ Quality of Life

☐ Economic Vitality

Agenda Item #: **9**

Agenda Title: Executive Session

Council Action to be taken: Consult with City Attorney

Department Submitted: City Administration

Staff Contact: Jeffery Jenkins, Assistant City Manager

1. PURPOSE/DESCRIPTION

This Executive Session is called to consult with the City Attorney.

2. STAFF ANALYSIS (Why and How)

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

3. RECOMMENDATION

4. FUNDING SOURCE

5. TIMELINE

6. PRIOR COUNCIL ACTIONS TAKEN

7. OTHER OPTIONS (In order of preference)

8. ATTACHMENTS

9a. Executive Session Certified Agenda

TAYLOR CITY COUNCIL
CERTIFIED AGENDA - EXECUTIVE SESSION

1. OPEN MEETING ANNOUNCEMENT

The City of Taylor City Council convened in Open Session, declared a quorum on May 10, 2018 and has posted an Official Agenda indicating the possible need for an Executive Session. The Council will now adjourn into Executive Session pursuant to the Texas Open Meetings Act, Government Code Section:

x	551.071	To consult with its attorney regarding a matter in which the duty of the attorney to the City conflicts with the Open Meetings Act.
	551.072	To conduct deliberations regarding the purchase, exchange, lease, or value of real property.
	551.074	Regarding personnel matters
	551.087	Regarding economic development negotiations and considering financial or other incentives to a business prospect that the City seeks to have locate in or near the City of Taylor.

Any action resulting from the Executive Session will be taken in Open Session immediately following the Executive Session.

2. BACK TO OPEN SESSION

The time is now _____ and we will reconvene into Open Session. No action or vote was taken on any matter discussed in Executive Session.

CERTIFICATION

As Mayor of the City of Taylor, I do hereby certify that this Agenda of an Executive Session of the City Council is a true and correct record of the proceedings.

WITNESS my hand this the 10th day of May, 2018.

_____
Mayor

(Executive session Consolidated Form)