

# AGENDA

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

JANUARY 12, 2017, 6:00 P.M.

## CALL TO ORDER AND DECLARE A QUORUM

## INVOCATION

## PLEDGE OF ALLEGIANCE

## ANNOUNCEMENTS

## PROCLAMATION

1. Proclamation: Martin Luther King, Jr., Day is January 16, 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.)*

2. Consider approving sale of .10 acres of property described as Lot 1, Block 86, City of Taylor, Tax Number R015503 to Zion Chapel Missionary Baptist Church of Taylor. (Noel Bernal)
3. Consider accepting public improvements for KB Summerfield development. (Matt Rector)
4. Concur with preliminary financials for November, 2016. (Rosemarie Dennis)
5. Approve minutes for December 8, 2016. (Susan Brock)

## REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

6. Receive presentation from UTSA on economic development and land use planning. (Ashley Lumpkin)
7. Consider disposition of contract mowing services. (Isaac Turner)
8. Consider options for reducing or waiving permit and building fees for non-profit organizations. (Ashley Lumpkin)
9. Consider awarding construction contracts under the Amy Young Barrier Removal Program Contract No. 1002020. (Ashley Lumpkin)
10. Consider approving Resolution R17-2 authorizing signatories for all matters pertaining to the City's participation in the Housing Preservation Grant Program. (Ashley Lumpkin)
11. Consider approving downtown and gateway signage plan. (Ashley Lumpkin)
12. Discuss Request for Proposals for agriculture leases. (Rosemarie Dennis)
13. Consider proposed future agenda topics and items for discussion. (Mayor)

## EXECUTIVE SESSION

14. **Executive Session I.** The Taylor City Council will hold a closed executive meeting pursuant to the provisions of the Open Meetings Law, Chapter 551, Government Code, in accordance with the authority contained in Section 551.074 to discuss personnel matters including to deliberate the

appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

- Evaluation of Randall Pick, Municipal Court of Record Judge

15. Consider action from Executive Session I. (Mayor)

16. **Executive Session II.** 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.

- 7<sup>th</sup> Street Hospital Property
- Open Records request
- Kimbro property

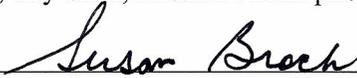
17. Consider action from Executive Session II. (Mayor)

### 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 January 9, 2017 and remained posted for at least 72 hours continuously before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Press.

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

Posted By: \_\_\_\_\_

  
Susan Brock, City Clerk

Date \_\_\_\_\_

1/9/17



# ANNOUNCEMENTS

- MLK, Jr. Event                      Mon., Jan. 16, 2017                      City Hall
- Growth Summit                      Thurs. Feb. 2, 2017                      Expo Ctr



*City Council Meeting  
January 12, 2017  
Agenda Item Transmittal*

**Agenda Item #:** 1  
**Agenda Title:** Proclamation: Martin Luther King, Jr. Day  
**Council Action to be taken:** Read Proclamation  
**Initiating Department:** Mayor  
**Staff Contact:** Susan Brock, City Clerk

**1. INTRODUCTION/PURPOSE**

This item presents a Proclamation to recognize MLK Day Celebration for Monday, January 16, 2017.

**2. DESCRIPTION/ JUSTIFICATION**

**3. FINANCIAL/BUDGET**

**4. TIMELINE CONSIDERATIONS**

MLK Day Celebration scheduled for Monday, January 16, 2017.

**5. RECOMMENDATION**

**6. REFERENCE FILES**

1a. [Proclamation](#)

CITY OF TAYLOR

State of Texas

# Proclamation

WHEREAS, Martin Luther King, Jr. devoted his life to the advancement of civil rights and public service; and

WHEREAS, Dr. King recognized that greatness can be achieved through the service of his or her fellow man; and

WHEREAS, during his lifetime, Dr. King encouraged all Americans to serve their neighbors and work to better their communities; and

WHEREAS, the citizens of Taylor, Texas honor Dr. King's legacy with a day of remembrance in January that focuses on bringing people together to fulfill Dr. King's dream; and

THEREFORE, the City Council of the City of Taylor, does hereby proclaim

**Monday, January 16, 2017**  
**“Dr. Martin Luther King, Jr. Day”**

PROCLAIMED this the 12th day of January, 2017.

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Jesse Ancira, Jr., Mayor



***City Council Meeting  
January 12, 2017  
Agenda Item Transmittal***

**Agenda Item #:** 2  
**Agenda Title:** Consider approving sale of .10 acres of property described as Lot 1, Block 86, City of Taylor, Tax Number R015503 to Zion Chapel Missionary Baptist Church of Taylor.

**Council Action to be taken:** Approve by consent.

**Initiating Department:** City Administration

**Staff Contact:** Noel Bernal, Assistant City Manager

**1. INTRODUCTION/PURPOSE**

The purpose of this item is to consider approving the sale of City of Taylor trust property located at the intersection of Martin Luther King Jr. Blvd. and Talley St. described as Lot 1 Block 86, Tax Number R015503 to Zion Chapel Missionary Baptist Church of Taylor.

**2. DESCRIPTION/ JUSTIFICATION**

The Williamson County Tax Office received an offer of \$1,945 for the purchase of the aforementioned Taylor trust property from Zion Chapel Missionary Baptist Church for the expansion of their facilities to include additional parking capacity.

City staff processes requests for trust property purchases on a case-by-case basis by verifying the proposed use of the property to ensure that development activity is consistent with existing neighborhood standards. Staff also researches the property location for any future use planned by the City.

As development activity increases, a planning analysis of trustee lots may be considered as part of the City's in-fill housing strategy.

**3. FINANCIAL/BUDGET**

The purchase price is a one-time amount of \$1,945.

#### **4. TIMELINE CONSIDERATIONS**

#### **5. RECOMMENDATION**

Staff recommendation is to approve the sale of Lot 1 Block 86 to Zion Chapel Missionary Baptist Church of Taylor.

#### **6. REFERENCE FILES**

- 2a. [Deed Without Warranty](#)
- 2b. [Aerial view of property](#)







615 E Walnut St

Google Earth



***City Council Meeting  
January 12, 2017  
Agenda Item Transmittal***

**Agenda Item #:** 3  
**Agenda Title:** Consider accepting public improvements for the KB North Park Phase 3B  
**Council Action to be taken:** Approve by consent  
**Initiating Department:** Public Works  
**Staff Contact:** Matthew Rector, Director

**1. INTRODUCTION/PURPOSE**

To consider accepting ownership of public improvements regarding the infrastructure portion of the KB North Park Phase 3B subdivision.

**2. DESCRIPTION/ JUSTIFICATION**

DNT Construction LLC has completed the street, drainage, water and wastewater improvements as part of the Phase 3B of the subdivision. These improvements consist of 4,088 square yards of asphalt pavement, 2,617 feet of curb and gutter, 1,324 feet of storm sewer, 1,353 feet of water line, and 998 feet of sanitary sewer as well as the appurtenant structures.

Staff has received three hard copies of the as-built drawings, one electronic copy of the as-built drawings, video footage of the sewer lines, 2-year maintenance bond for 100% of the value of the project, certification letter from LJA Engineering, Inc. indicating substantial conformance to the plans.

**3. FINANCIAL/BUDGET**

According to construction documentation the total value of the in place improvements is \$680,668.95.

**4. TIMELINE CONSIDERATIONS**

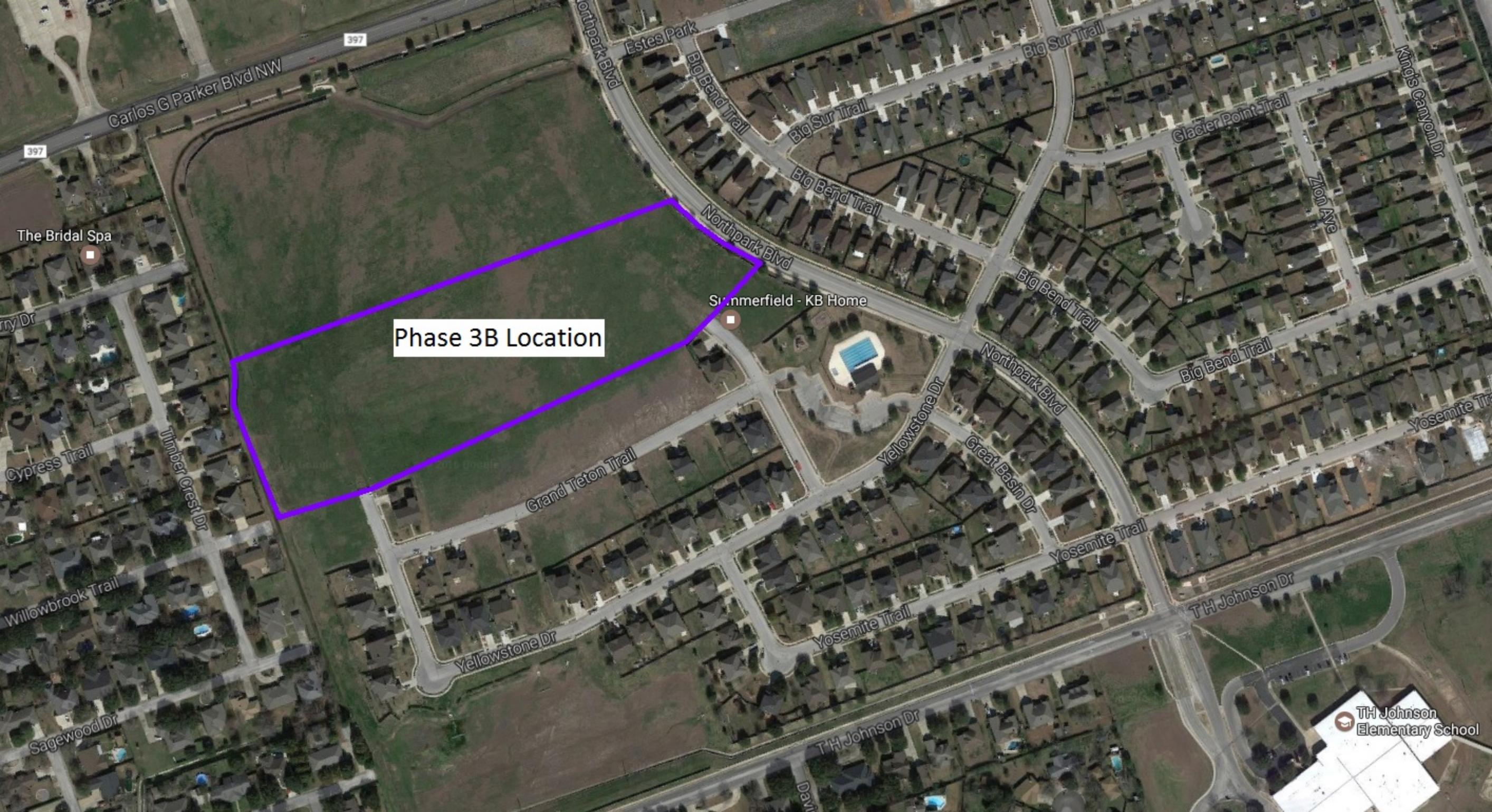
None.

## 5. RECOMMENDATION

Staff recommends accepting ownership.

## 6. REFERENCE FILES

3a. [Aerial view](#)



Phase 3B Location

Summerfield - KB Home

TH Johnson Elementary School

The Bridal Spa

397

397

ry Dr

Cypress Trail

Willowbrook Trail

Sagewood Dr

Timber Crest Dr

Grand Teton Trail

Yellowstone Dr

Yosemite Trail

T H Johnson Dr

Dave

Northpark Blvd

Estes Park

Big Bend Trail

Big Sur Trail

Big Bend Trail

Northpark Blvd

Summerfield - KB Home

Yellowstone Dr

Great Bash Dr

Yosemite Trail

Northpark Blvd

Big Bend Trail

Glacier Point Trail

Big Bend Trail

Big Sur Trail

Zion Ave

King's Canyon Dr

Yosemite Tr

T H Johnson Dr



**City Council Meeting**  
**January 12, 2017**  
**Agenda Item Transmittal**

**Agenda Item #:** 4  
**Agenda Title:** Concur with preliminary financials for November, 2016.  
**Council Action to be taken:** Approve by consent  
**Initiating Department:** Finance Department  
**Staff Contact:** Rosemarie Dennis, Finance Director

**1. INTRODUCTION/PURPOSE**

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

**2. MONTHLY FINANCIAL REPORT**

The reporting period covered for is the month of November 2016. The following provides a brief overview on the preliminary status and/or activity of the major funds or groups of funds as of November 30, 2016:

**Brief comments on the status of the funds are provided is as follows:**

**General Fund:**

	Revenue			Expenditures			Net Profit/Loss
	Adopted Budget	Actual Y-T-D	% Y-T-D	Adopted Budget	Actual Y-T-D	% Y-T-D	
General Fund	\$ 11,998,429	\$ 1,051,285	9%	\$ 11,914,378	\$ 1,843,380	15%	\$ (792,095)

- Collections of ad valorem tax revenues are \$343,498 or 6.4% of expected collections, an increase of \$86,748 or 33.8% over this same time last year.
- Sales tax revenue collected through November is \$520,969 or 17%. This amount represents an increase of \$27,426 or 10.7% over last year’s collections.
- Expenditures are reported at \$1,843,380 which is at 16% of total budget for the General Fund. The General Fund does reflect deficit of \$792,095. This deficit is anticipated, majority of the ad valorem taxes is not collected until December through February. Franchise tax is received on a quarterly basis and will not be reported until January.

**Special Revenue Funds:**

	Revenue			Expenditures			Net Profit/Loss
	Adopted Budget	Actual Y-T-D	% Y-T-D	Adopted Budget	Actual Y-T-D	% Y-T-D	
- Tax Increment Fund (TIF)	\$ 259,545	\$ 355	0%	\$ 30,000	\$ 2,914	10%	\$ (2,559)
- Hotel/Motel Tax	\$ 75,000	\$ 12,340	16%	\$ 94,250	\$ 15,000	16%	\$ (2,660)
- Main St. Revenue	\$ 69,300	\$ 3,560	5%	\$ 69,300	\$ 7,283	11%	\$ (3,723)
- Municipal Court Sec/Tech	\$ 12,300	\$ 1,394	11%	\$ 10,499	\$ -	0%	\$ 1,394
- Library Grants/Donations	\$ 1,380	\$ 210	15%	\$ 22,600	\$ 3,960	18%	\$ (3,750)
Subtotal	\$ 417,525	\$ 17,859	4%	\$ 226,649	\$ 29,157	13%	\$ (11,298)

- The only activity as of November is the interest earned for the TIF funds held in the Texpool account.
- Hotel occupancy tax collection from the five lodging providers as of November is \$12,340. This is slightly down when compared to this same time last year by \$508 or 3.9%. Expenditures report for this period is a payment to the Taylor Marketing Team.
- Main Street revenues are generated from sales and other fund raising activities, such as spooktacular, Taylor book sales and booth space for the Christmas bazaar. As of the month of November, the City assisted six businesses with rental assistance that totaled \$7,283.
- Court Technology and Security revenues collected as of November are slightly up by \$170 from the previous year with no expenditure activity.
- Library Donation Fund reflects revenues generated from donations and interest income. Expenditures are for the purchase of digital and paper books.

**Proprietary Funds:**

	Revenue			Expenditures			Net Profit/Loss
	Adopted Budget	Actual Y-T-D	% Y-T-D	Adopted Budget	Actual Y-T-D	% Y-T-D	
Sanitation Fund	\$ 1,597,160	\$ 199,744	13%	\$ 1,528,450	\$ 229,538	15%	\$ (29,794)
Utility Fund	\$ 9,165,607	\$ 965,289	11%	\$ 8,033,692	\$ 594,846	7%	\$ 370,443
Airport Fund	\$ 468,959	\$ 70,146	15%	\$ 445,449	\$ 56,133	13%	\$ 14,013
Cemetery Op. Fund	\$ 147,860	\$ 6,293	4%	\$ 177,444	\$ 25,055	14%	\$ (18,762)

- Sanitation Fund- As of November solid waste collections are reflected to be at \$145,298 and solid waste franchise \$54,446. Keeping in mind that billing is completed one month in arrears. This is why revenues are lagging behind. Expenditures are reflective of the City's solid waste provider's charges.
- Utility Fund- Water sales are at \$432,984 as of November with sewer sales at \$460,960. This represents 87% of total revenues as of this period. Wholesale water sales are at \$50,781 as of November. Expenditures for the Utility Fund by all departments are performing within acceptable levels.

- Airport Fund- Revenues consist of hanger rental, sale of fuel and late fees. Total revenues are report at \$70,146, a decrease from the prior year by \$13,739 or 16.4%. Majority of this decrease is in the sale of fuel. Expenditures are within acceptable levels.
- Cemetery Fund- Grave digging service and cemetery lot sales revenues are performing below budget levels with expenditures on target.

### **Other Funds**

	Revenue			Expenditures			Net Profit/Loss
	Adopted Budget	Actual Y-T-D	% Y-T-D	Adopted Budget	Actual Y-T-D	% Y-T-D	
Roadway Impact Fund	\$ 40,785	\$ 2,556	6%	-	-	0%	\$ 2,556
Transportation Fund	\$ 773,916	\$ 83,496	11%	15,800	(10)	100%	\$ 83,506
MDUS	\$ 335,280	\$ 34,904	10%	\$ 314,225	(3)	0%	\$ 34,907
Utility Impact Fund	\$ 75,000	\$ 8,377	11%	-	-	0%	\$ 8,377

- Roadway Impact Fund- Due to new development \$2,556 in fees were collected as of November. No expenditures were budgeted.
- Transportation User Fees collected year-to-date is \$83,496 which is 11% to the total budget for this fund. The negative ten dollars is a reinstated bad debt account that has been paid.
- MDUS Fund- \$34,904 represents drainage fees as of November. The negative three dollars is a reinstated bad debt account that has been paid.
- Utility Impact Fund- Revenues are for the collections of water and sewer impact fees collected by developers with no expenditure activity.

### **Internal Service Funds:**

	Revenue			Expenditures			Net Profit/Loss
	Adopted Budget	Actual Y-T-D	% Y-T-D	Adopted Budget	Actual Y-T-D	% Y-T-D	
Fleet Service Operating Fund	\$ 629,369	\$ 103,773	16%	\$ 629,369	\$ 111,936	18%	\$ (8,163)
Fleet Replacement Fund	\$ 479,806	\$ 112,130	23%	\$ 479,806	65,954	14%	\$ 46,176

- The Fleet Operating Fund and the Fleet Replacement Fund are all operated by various departments that are charged rental fees and replacement fees which are transferred to the funds to off- set the expenses for repairs and maintenance to the City's vehicles and the cost of the equipment that was purchased and or leased during the fiscal year.

### **3. REFERENCE FILES**

4a. [Preliminary Financials for November 2016:](#)

- **Attachment A:** Preliminary summaries of the total amounts of revenue and expenditures for the month of November 2016.
- **Attachment B:** Preliminary financial summaries of each on the operating funds and the special revenue funds. This shows annual budgeted amounts and the year-to-date figures for each fund by the major revenue and expenditures categories.
- **Attachment C:** Checks issued during the month of November.
- **Attachment D:** Balance sheets for each of the operating funds
- **Attachment E:** Sales Tax Tracking Report.
- **Attachment F:** Current investments year to date.

**Monthly Finance Report as of :**

**November 2016**

11/30/16

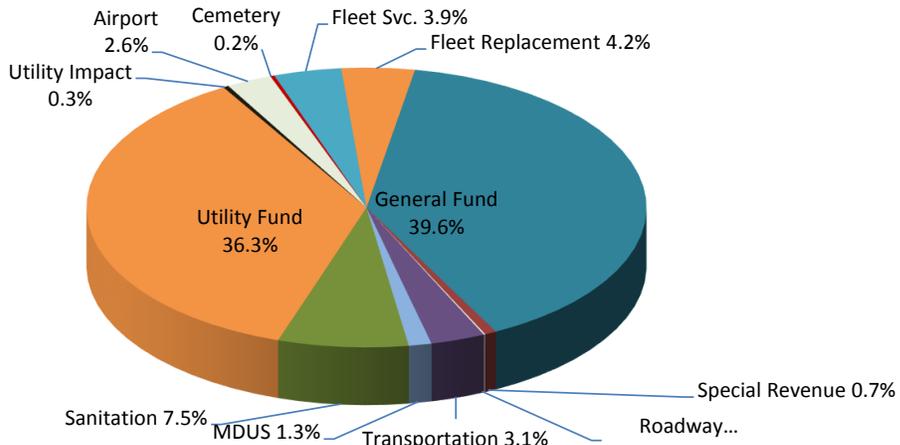
## **Attachment A**

### **Financial Summary**

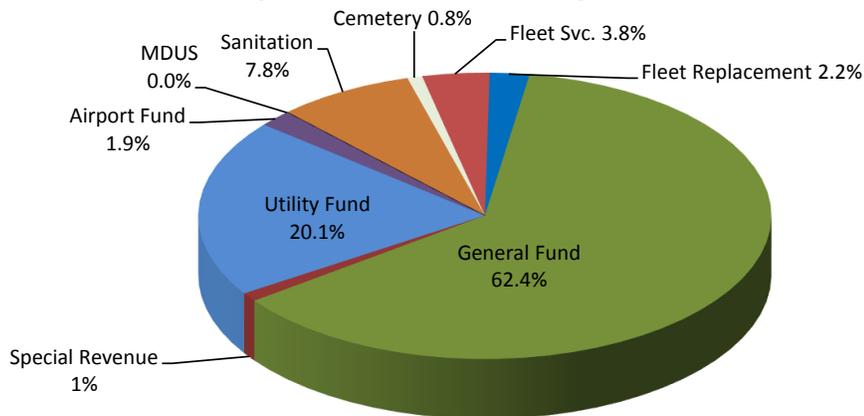
**Summary Revenue/Expenditures**  
**Preliminary Year-to-Date as of November 30, 2016**

	Revenue			Expenditures			Net Profit/Loss
	Adopted Budget	Actual Y-T-D	% Y-T-D	Adopted Budget	Actual Y-T-D	% Y-T-D	
<b>General Fund</b>	\$ 11,998,429	\$ 1,051,285	9%	\$ 11,914,378	\$ 1,843,380	15%	\$ (792,095)
- Tax Increment Fund (TIF)	\$ 259,545	\$ 355	0%	\$ 30,000	\$ 2,914	10%	\$ (2,559)
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- Library Grants/Donations	\$ 1,380	\$ 210	15%	\$ 22,600	\$ 3,960	18%	\$ (3,750)
Subtotal	\$ 417,525	\$ 17,859	4%	\$ 226,649	\$ 29,157	13%	\$ (11,298)
<b>Roadway Impact Fund</b>	\$ 40,785	\$ 2,556	6%	-	-	0%	\$ 2,556
<b>Transportation Fund</b>	\$ 773,916	\$ 83,496	11%	15,800	(10)	100%	\$ 83,506
<b>MDUS</b>	\$ 335,280	\$ 34,904	10%	\$ 314,225	(3)	0%	\$ 34,907
<b>Sanitation Fund</b>	\$ 1,597,160	\$ 199,744	13%	\$ 1,528,450	\$ 229,538	15%	\$ (29,794)
<b>Utility Fund</b>	\$ 9,165,607	\$ 965,289	11%	\$ 8,033,692	\$ 594,846	7%	\$ 370,443
<b>Utility Impact Fund</b>	\$ 75,000	\$ 8,377	11%	-	-	0%	\$ 8,377
<b>Airport Fund</b>	\$ 468,959	\$ 70,146	15%	\$ 445,449	\$ 56,133	13%	\$ 14,013
<b>Cemetery Op. Fund</b>	\$ 147,860	\$ 6,293	4%	\$ 177,444	\$ 25,055	14%	\$ (18,762)
<b>Fleet Service Operating Fund</b>	\$ 629,369	\$ 103,773	16%	\$ 629,369	\$ 111,936	18%	\$ (8,163)
<b>Fleet Replacement Fund</b>	\$ 479,806	\$ 112,130	23%	\$ 479,806	65,954	14%	\$ 46,176
<b>Total</b>	<b>\$ 26,129,696</b>	<b>\$ 2,655,852</b>	<b>10%</b>	<b>\$ 23,765,262</b>	<b>\$ 2,955,986</b>	<b>12%</b>	<b>\$ (270,340)</b>

**Total Revenue Summary (\$2,655,852)**



**Total Expenditure Summary (\$2,955,986)**



## **Attachment B**

### **Financial Summaries by Fund**

#### **General Fund**

#### **Special Revenue Funds**

- Tax Increment Fund (TIF)
- Hotel Motel Tax
- Texas Capital Fund
- Main Street Revenue Fund
- Municipal Court Fees Fund
- Library Grant/Donations

#### **Roadway Impact Fund**

#### **Transportation Fund**

#### **Municipal Utility Drainage Fund**

#### **Sanitation Fund**

#### **Utility Fund**

#### **Utility Impact Fund**

#### **Airport Fund**

#### **Cemetery Operating Fund**

#### **Fleet Services Operating Fund**

#### **Fleet Replacement Fund**

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2016

100-GENERAL FUND  
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY							
310-TAXES		9,396,278.00	524,507.18	892,564.09	9.50	0.00	8,503,713.91
320-PERMITS AND LICENSES		230,420.00	14,480.45	32,975.37	14.31	0.00	197,444.63
330-INTERGOVERNMENTAL REV		66,600.00	0.00	111.41	0.17	0.00	66,488.59
340-CHARGES FOR SERVICES		255,860.00	13,215.47	63,188.22	24.70	0.00	192,671.78
410-FINES AND FORFEITURES		304,863.00	16,261.13	34,702.66	11.38	0.00	270,160.34
420-ASSESSMENTS		27,500.00	2,457.11	3,548.75	12.90	0.00	23,951.25
430-USE OF MONEY AND PROP		94,908.00	11,034.11	22,270.02	23.46	0.00	72,637.98
440-DONATIONS FROM PRIVAT		3,200.00	1,799.00	1,924.00	60.13	0.00	1,276.00
450-INTERFUND OPERATING T		1,618,800.00	0.00	0.00	0.00	0.00	1,618,800.00
*** TOTAL REVENUES ***		11,998,429.00	583,754.45	1,051,284.52	8.76	0.00	10,947,144.48
		=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
500-CITY COUNCIL		142,618.00	23,224.84	24,404.72	17.11	0.00	118,213.28
501-CITY MANAGEMENT		518,573.00	59,417.06	78,938.07	15.22	0.00	439,634.93
503-PUBLIC INFORMATION		125,445.00	4,881.35	22,679.95	18.08	0.00	102,765.05
504-HUMAN RESOURCES		203,367.00	16,572.65	38,209.11	18.79	0.00	165,157.89
512-FINANCIAL SERVICES		622,648.00	62,106.77	85,100.57	13.67	0.00	537,547.43
516-MUNICIPAL COURT		292,930.00	30,628.84	47,065.43	16.07	0.00	245,864.57
522-DEVELOPMENT SERVICES		719,712.00	87,170.86	110,750.27	15.39	0.00	608,961.73
524-MAIN STREET PROGRAM		73,503.00	9,630.51	20,634.04	28.07	0.00	52,868.96
527-C D - MOODY MUSEUM		7,024.00	248.27	679.44	9.67	0.00	6,344.56
532-PUBLIC LIBRARY		467,760.00	44,782.36	60,455.45	14.24	6,139.32	401,165.23
542-FIRE SUPPRESSION/EMER		2,296,146.00	305,060.92	403,662.39	18.29	16,322.97	1,876,160.64
552-POLICE FIELD SERVICES		3,057,228.00	358,491.82	474,629.76	15.73	6,269.27	2,576,328.97
558-ANIMAL CONTROL SECTIO		199,770.00	21,307.07	27,878.73	13.96	0.00	171,891.27
563-STREET & GROUND MAIN		1,353,453.00	134,967.65	195,652.73	14.93	6,408.09	1,151,392.18
565-PARKS & RECREATION		802,420.00	62,472.53	99,854.55	15.20	22,101.50	680,463.95
566-INTERNAL SVCS/BLDG		389,886.00	59,842.48	86,602.73	23.30	4,233.00	299,050.27
573-ENGINEERING & INSPECT		131,046.00	1,891.87	2,097.21	1.60	0.00	128,948.79
575-INTERNAL SVC/IT DEPT		114,204.00	10,798.53	15,440.65	13.52	0.00	98,763.35
592-NON-DEPARTMENTAL		396,645.00	3,483.11	48,643.94	12.26	0.00	348,001.06
*** TOTAL EXPENDITURES ***		11,914,378.00	1,296,979.49	1,843,379.74	15.99	61,474.15	10,009,524.11
		=====	=====	=====	=====	=====	=====
*** TOTAL PROFIT / (LOSS) ***		84,051.00	( 713,225.04)	( 792,095.22)	15.54-	( 61,474.15)	937,620.37
		=====	=====	=====	=====	=====	=====

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2016

119-TIF (TAX INCREMENT FUND)  
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY							
310-	TAXES	162,125.00	0.00	0.00	0.00	0.00	162,125.00
330-	INTERGOVERNMENTAL REV	95,920.00	0.00	0.00	0.00	0.00	95,920.00
430-	USE OF MONEY AND PROP	1,500.00	178.03	354.60	23.64	0.00	1,145.40
***	TOTAL REVENUES ***	259,545.00	178.03	354.60	0.14	0.00	259,190.40
EXPENDITURE SUMMARY							
520-	TIF EXPENSES	30,000.00	0.00	2,913.83	9.71	0.00	27,086.17
***	TOTAL EXPENDITURES ***	30,000.00	0.00	2,913.83	9.71	0.00	27,086.17
***	TOTAL PROFIT / (LOSS) ***	229,545.00	178.03	( 2,559.23)	1.11-	0.00	232,104.23

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2016

120-HOTEL/MOTEL FUND  
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY							
310-	TAXES	75,000.00	6,396.53	12,339.96	16.45	0.00	62,660.04
***	TOTAL REVENUES ***	75,000.00	6,396.53	12,339.96	16.45	0.00	62,660.04
		=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
612-	HOTEL/MOTEL TAX	94,250.00	15,000.00	15,000.00	15.92	0.00	79,250.00
***	TOTAL EXPENDITURES ***	94,250.00	15,000.00	15,000.00	15.92	0.00	79,250.00
		=====	=====	=====	=====	=====	=====
***	TOTAL PROFIT / (LOSS) ***	( 19,250.00)	( 8,603.47)	( 2,660.04)	13.82	0.00	( 16,589.96)
		=====	=====	=====	=====	=====	=====

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2016

123-MAIN STREET REVENUE FUND  
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY							
440-	DONATIONS FROM PRIVAT	19,700.00	3,510.00	3,560.00	18.07	0.00	16,140.00
450-	INTERFUND OPERATING T	49,600.00	0.00	0.00	0.00	0.00	49,600.00
***	TOTAL REVENUES ***	69,300.00	3,510.00	3,560.00	5.14	0.00	65,740.00
EXPENDITURE SUMMARY							
615-	CONTRIBUTE TO CIVIC P	69,300.00	4,737.25	7,283.40	10.51	0.00	62,016.60
***	TOTAL EXPENDITURES ***	69,300.00	4,737.25	7,283.40	10.51	0.00	62,016.60
***	TOTAL PROFIT / (LOSS) ***	0.00	( 1,227.25)	( 3,723.40)	0.00	0.00	3,723.40

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2016

125-MUNICIPAL CRT SPECIAL FEE  
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY							
410-	FINES AND FORFEITURES	12,300.00	706.13	1,393.77	11.33	0.00	10,906.23
***	TOTAL REVENUES ***	12,300.00	706.13	1,393.77	11.33	0.00	10,906.23
EXPENDITURE SUMMARY							
625-	MUNICIPAL COURT BLDG	5,999.00	0.00	0.00	0.00	0.00	5,999.00
626-	MUNICIPAL COURT TECHN	4,500.00	0.00	0.00	0.00	0.00	4,500.00
***	TOTAL EXPENDITURES ***	10,499.00	0.00	0.00	0.00	0.00	10,499.00
***	TOTAL PROFIT / (LOSS) ***	1,801.00	706.13	1,393.77	77.39	0.00	407.23

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2016

129-LIBRARY GRANT/DONATION  
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY							
430-	USE OF MONEY AND PROP	880.00	102.81	210.46	23.92	0.00	669.54
440-	DONATIONS FROM PRIVAT	500.00	0.00	0.00	0.00	0.00	500.00
***	TOTAL REVENUES ***	1,380.00	102.81	210.46	15.25	0.00	1,169.54
EXPENDITURE SUMMARY							
624-	LIBRARY	22,600.00	15.50	3,959.84	17.52	0.00	18,640.16
***	TOTAL EXPENDITURES ***	22,600.00	15.50	3,959.84	17.52	0.00	18,640.16
***	TOTAL PROFIT / (LOSS) ***	( 21,220.00)	87.31	( 3,749.38)	17.67	0.00	( 17,470.62)

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2016

200-ROADWAY IMPACT FEE FUND  
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY							
420-	ASSESSMENTS	40,785.00	1,437.00	2,556.00	6.27	0.00	38,229.00
***	TOTAL REVENUES ***	40,785.00	1,437.00	2,556.00	6.27	0.00	38,229.00
EXPENDITURE SUMMARY							
***	TOTAL PROFIT / (LOSS) ***	40,785.00	1,437.00	2,556.00	6.27	0.00	38,229.00

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2016

210-TRANSPORTATION FUND  
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY							
340-	CHARGES FOR SERVICES	773,916.00	65,777.13	83,496.50	10.79	0.00	690,419.50
***	TOTAL REVENUES ***	773,916.00	65,777.13	83,496.50	10.79	0.00	690,419.50
EXPENDITURE SUMMARY							
632-	TRANSPORTATION	15,800.00	( 10.13)	( 10.13)	0.06-	0.00	15,810.13
***	TOTAL EXPENDITURES ***	15,800.00	( 10.13)	( 10.13)	0.06-	0.00	15,810.13
***	TOTAL PROFIT / (LOSS) ***	758,116.00	65,787.26	83,506.63	11.02	0.00	674,609.37

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2016

300-MUNICIPAL DRAINAGE UTILIT  
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY							
340-	CHARGES FOR SERVICES	335,280.00	27,312.31	34,904.08	10.41	0.00	300,375.92
***	TOTAL REVENUES ***	335,280.00	27,312.31	34,904.08	10.41	0.00	300,375.92
		=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
750-	MUNICIPAL DRAINAGE	314,225.00	( 2.53)	( 2.53)	0.00	0.00	314,227.53
***	TOTAL EXPENDITURES ***	314,225.00	( 2.53)	( 2.53)	0.00	0.00	314,227.53
		=====	=====	=====	=====	=====	=====
***	TOTAL PROFIT / (LOSS) ***	21,055.00	27,314.84	34,906.61	165.79	0.00	( 13,851.61)
		=====	=====	=====	=====	=====	=====

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2016

320-SANITATION FUND  
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY							
310-	TAXES	227,160.00	31,425.24	54,446.10	23.97	0.00	172,713.90
340-	CHARGES FOR SERVICES	1,370,000.00	115,602.89	145,297.56	10.61	0.00	1,224,702.44
***	TOTAL REVENUES ***	1,597,160.00	147,028.13	199,743.66	12.51	0.00	1,397,416.34
EXPENDITURE SUMMARY							
721-	SANITATION/GARBAGE	1,528,450.00	114,920.56	229,537.72	15.02	0.00	1,298,912.28
***	TOTAL EXPENDITURES ***	1,528,450.00	114,920.56	229,537.72	15.02	0.00	1,298,912.28
***	TOTAL PROFIT / (LOSS) ***	68,710.00	32,107.57	( 29,794.06)	43.36-	0.00	98,504.06

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2016

340-PUBLIC UTILITIES FUND  
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY							
320-PERMITS AND LICENSES		0.00	25.00	25.00	0.00	0.00	( 25.00)
340-CHARGES FOR SERVICES		9,071,472.00	762,511.83	956,992.85	10.55	0.00	8,114,479.15
420-ASSESSMENTS		33,960.00	2,625.00	5,261.00	15.49	0.00	28,699.00
430-USE OF MONEY AND PROP		59,175.00	2,491.96	2,930.33	4.95	0.00	56,244.67
460-PROCEEDS GEN FIXED AS		1,000.00	0.00	80.15	8.02	0.00	919.85
*** TOTAL REVENUES ***		9,165,607.00	767,653.79	965,289.33	10.53	0.00	8,200,317.67
		=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
701-UTILITIES ADMINISTRAT		426,129.00	39,735.68	53,188.31	12.48	0.00	372,940.69
706-WASTEWATER TREATMENT		559,233.00	43,619.26	100,477.33	17.97	0.00	458,755.67
708-UTILITY DISTRIBUTION/		1,342,342.00	126,059.24	163,036.70	12.15	0.00	1,179,305.30
709-UTILITIES NON-DEPARTM		5,705,988.00	135,334.59	278,143.84	4.87	0.00	5,427,844.16
*** TOTAL EXPENDITURES ***		8,033,692.00	344,748.77	594,846.18	7.40	0.00	7,438,845.82
		=====	=====	=====	=====	=====	=====
*** TOTAL PROFIT / (LOSS) ***		1,131,915.00	422,905.02	370,443.15	32.73	0.00	761,471.85
		=====	=====	=====	=====	=====	=====

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2016

345-UTILITY IMPACT FEE FUND  
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY							
340-	CHARGES FOR SERVICES	75,000.00	5,390.00	8,377.50	11.17	0.00	66,622.50
***	TOTAL REVENUES ***	75,000.00	5,390.00	8,377.50	11.17	0.00	66,622.50
EXPENDITURE SUMMARY							
***	TOTAL PROFIT / (LOSS) ***	75,000.00	5,390.00	8,377.50	11.17	0.00	66,622.50

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2016

350-AIRPORT FUND  
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY							
340-	CHARGES FOR SERVICES	468,959.00	32,090.05	70,146.13	14.96	0.00	398,812.87
***	TOTAL REVENUES ***	468,959.00	32,090.05	70,146.13	14.96	0.00	398,812.87
		=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
732-	AIRPORT OPERATIONS DE	445,449.00	37,277.47	56,132.55	12.60	0.00	389,316.45
***	TOTAL EXPENDITURES ***	445,449.00	37,277.47	56,132.55	12.60	0.00	389,316.45
		=====	=====	=====	=====	=====	=====
***	TOTAL PROFIT / (LOSS) ***	23,510.00	( 5,187.42)	14,013.58	59.61	0.00	9,496.42
		=====	=====	=====	=====	=====	=====

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2016

370-CEMETERY OPERATING FUND  
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY							
340-	CHARGES FOR SERVICES	82,500.00	3,020.00	4,720.00	5.72	0.00	77,780.00
430-	USE OF MONEY AND PROP	3,200.00	25.00	113.00	3.53	0.00	3,087.00
440-	DONATIONS FROM PRIVAT	0.00	200.00	200.00	0.00	0.00	( 200.00)
450-	INTERFUND OPERATING T	15,000.00	0.00	0.00	0.00	0.00	15,000.00
460-	PROCEEDS GEN FIXED AS	47,160.00	630.00	1,260.00	2.67	0.00	45,900.00
***	TOTAL REVENUES ***	147,860.00	3,875.00	6,293.00	4.26	0.00	141,567.00
		=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
761-	CEMETERY OPERATING DE	177,444.00	17,566.13	25,055.11	14.12	0.00	152,388.89
***	TOTAL EXPENDITURES ***	177,444.00	17,566.13	25,055.11	14.12	0.00	152,388.89
		=====	=====	=====	=====	=====	=====
***	TOTAL PROFIT / (LOSS) ***	( 29,584.00)	( 13,691.13)	( 18,762.11)	63.42	0.00	( 10,821.89)
		=====	=====	=====	=====	=====	=====

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2016

382-FLEET SERVICES OPERATING  
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY							
340-	CHARGES FOR SERVICES	624,507.00	103,730.00	103,730.00	16.61	0.00	520,777.00
420-	ASSESSMENTS	4,862.00	0.00	0.00	0.00	0.00	4,862.00
430-	USE OF MONEY AND PROP	0.00	0.00	42.78	0.00	0.00	( 42.78)
***	TOTAL REVENUES ***	629,369.00	103,730.00	103,772.78	16.49	0.00	525,596.22
EXPENDITURE SUMMARY							
517-	FLEET SERVICES	629,369.00	60,390.31	111,935.69	17.79	0.00	517,433.31
***	TOTAL EXPENDITURES ***	629,369.00	60,390.31	111,935.69	17.79	0.00	517,433.31
***	TOTAL PROFIT / (LOSS) ***	0.00	43,339.69	( 8,162.91)	0.00	0.00	8,162.91

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2016

384-FLEET REPLACEMENT FUND  
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY							
340-	CHARGES FOR SERVICES	479,806.00	100,297.84	100,297.84	20.90	0.00	379,508.16
430-	USE OF MONEY AND PROP	0.00	0.44	0.85	0.00	0.00	( 0.85)
460-	PROCEEDS GEN FIXED AS	0.00	11,832.00	11,832.00	0.00	0.00	( 11,832.00)
***	TOTAL REVENUES ***	479,806.00	112,130.28	112,130.69	23.37	0.00	367,675.31
EXPENDITURE SUMMARY							
518-	EQUIPMENT REPLACEMENT	479,806.00	9,752.77	65,954.43	13.75	0.00	413,851.57
***	TOTAL EXPENDITURES ***	479,806.00	9,752.77	65,954.43	13.75	0.00	413,851.57
***	TOTAL PROFIT / (LOSS) ***	0.00	102,377.51	46,176.26	0.00	0.00	( 46,176.26)

11/30/16

**Attachment C**  
**COUNCIL REPORT**

**CHECKS POSTED IN NOVEMBER 2016**

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT		
NON-DEPARTMENTAL	GENERAL FUND	AFLAC	DEC.2016 AFLAC INVOICE	2,203.14		
		CINCINNATI LIFE INS. CO.	LIFE INSURANCE PREMIUMS	52.00		
		CLIFFORD, PENNY CHRISTINE c/o TX CHILD	CAUSE # 12-1678-FC4	253.20		
			CAUSE # 12-1678-FC4	253.20		
			CAUSE # 12-1678-FC4	253.20		
		HERRERA, EDITH D %ARIZONA SUPPORT PAYM	VINCENT CLIFFORD CS FOR DE	237.46		
			VINCENT CLIFFORD CS FOR DE	237.46		
			VINCENT CLIFFORD CS FOR DE	237.46		
		MISCELLANEOUS MARTINEZ, REBECCA	MARTINEZ, REBECCA:PAV DEP	100.00		
			RAMIREZ, JIMMY	255.00		
			RAMIREZ, JIMMY	20.00		
			COVENANT CHURCH	100.00		
		NATIONWIDE RETIREMENT SOLUTIONS	EMPLOYEE CONTRIBUTIONS	1,378.82		
			EMPLOYEE CONTRIBUTIONS	1,378.82		
			EMPLOYEE CONTRIBUTIONS	1,378.82		
		PRE-PAID LEGAL SERVICES, INC. DBA LEGA	PRE-PAID LEGAL PREMIUMS	259.15		
		SCOTT & WHITE HEALTHCARE	NOV. HEALTH PREMIUMS/Depen	16,330.00		
			NOV.HEALTH PREMIUMS/Depend	2,081.02		
			OCT. HEALTH PREMIUMS/Depen	16,336.34		
			OCT.HEALTH PREMIUMS/Depend	2,081.02		
		CITIZENS NATIONAL BANK	FEDERAL WITHHOLDING	21,524.33		
			FEDERAL WITHHOLDING	20,439.39		
			FEDERAL WITHHOLDING	29,939.55		
			FICA CONTRIBUTIONS AND MAT	12,958.66		
			FICA CONTRIBUTIONS AND MAT	12,413.76		
			FICA CONTRIBUTIONS AND MAT	14,259.08		
			MEDICARE CONTRIB AND MATCH	3,030.65		
			MEDICARE CONTRIB AND MATCH	2,903.21		
			MEDICARE CONTRIB AND MATCH	3,355.60		
		TAYLOR ECONOMIC DEV.CORP.	NOVEMBER 2016 SALES TAX	93,567.54		
		TEXAS MUNICIPAL RETIREMENT	CONTRIBUTIONS	15,123.11		
			CONTRIBUTIONS	14,476.19		
			CONTRIBUTIONS	16,688.36		
			TEDC TMRS CONT NOV 2016	2,833.53		
		UNUM LIFE INS CO OF AMERI	LIFE INSURANCE PREMIUMS	518.07		
		TAYLOR PROFESSIONAL FIREFIGHTER ASSOCI	ACCT #2091015	374.00		
			ACCT #2091015	374.00		
		VASQUES, ADRIANA %TX CHILD SUPPORT SDU	01-280 NOEL BERNAL	470.77		
			01-280 NOEL BERNAL	470.77		
			01-280 NOEL BERNAL	470.77		
		TSCHOERNER, AMANDA A. %TX CHILD SUPPOR	01-185 ANDREW TSCHOERNER	184.62		
			01-185 ANDREW TSCHOERNER	184.62		
			01-185 ANDREW TSCHOERNER	184.62		
			TOTAL:	312,171.31		
		CITY COUNCIL	GENERAL FUND	HEJL, TED W.	LEGAL SERVICES-CITY-OCT 20	4,056.47
				HOPE ALLIANCE	HOPE ALLIANCE DONATION	10,000.00
				MCGINNIS, LOCHRIDGE & KILGORE, L.L.P	WATER CONTRACT LEGAL SERVI	200.00
					WATER CONTRACT LEGAL SERVI	650.00
				MUNICIPAL CODE CORP.	CODE UPDATES	895.00
				SOUTHERN COMPUTER WAREHOUSE	MICROSOFT SURFACE PRO 4	6,547.00
TAYLOR PRESS	BOARD VOLUNTEER AD			109.45		
TEXAS MUNICIPAL LEAGUE	C LOPEZ NEWLY ELECTED WEBI			100.00		
	GARCIA MUNICIPAL LAW 101			180.00		
	LOPEZ MUNICIPAL LAW 101			180.00		
VERIZON WIRELESS	CELL PHONE			150.00		

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			IPADS	151.96
		WAL-MART COMMUNITY/GEMB	COASTERS FOR COUNCIL MEETI	4.96
			TOTAL:	23,224.84
CITY MANAGEMENT	GENERAL FUND	AUSTIN BUSINESS JOURNAL	3/17/17 1 YR SUBSCRIPTION	85.00
		BREWMESEUM COFFEE	COFFEE	17.72
		TEXAS DEPARTMENT OF INFORMATION RESOUR	MONTHLY PHONE BILL	13.32
		FACEBOOK INC	PROMOTING TAYLORMADE WEBSI	1.25
		HEB CREDIT RECEIVABLES	6TH/KIMBRO HOUSING UNIT ME	106.97
		LAZ PARKING	I TURNER TML PARKING	12.00
		NY PIZZA & PASTA	#2 LEAD TAYLOR LUNCH	209.70
		OFFICE DEPOT CORPORATION	COPY PAPER	24.14
			INK FOR ROCIO COPIER	359.93
			PENS/OFC SUPPLIES	7.99
		SCOTT & WHITE HEALTHCARE	NOV. HEALTH PREMIUMS	3,310.13
			OCT. HEALTH PREMIUMS	3,310.15
		CITIZENS NATIONAL BANK	FICA CONTRIBUTIONS AND MAT	827.36
			FICA CONTRIBUTIONS AND MAT	790.33
			FICA CONTRIBUTIONS AND MAT	725.43
			MEDICARE CONTRIB AND MATCH	193.49
			MEDICARE CONTRIB AND MATCH	184.83
			MEDICARE CONTRIB AND MATCH	190.47
		SOUTHERN COMPUTER WAREHOUSE	MICROSOFT SURFACE PRO 4	2,618.80
		SAM'S CLUB DIRECT	LEAD TAYLOR FOOD	72.41
		TX TAG	TOLL FEES	38.30
		TEXAS MUNICIPAL RETIREMENT	CONTRIBUTIONS	1,672.03
			CONTRIBUTIONS	1,607.16
			CONTRIBUTIONS	1,669.31
		VERIZON WIRELESS	CELL PHONE	150.00
			IPADS	113.97
		TCMA REGION 7	TCMA REGION DUES-I TURNER	25.00
		TEXAS MUNICIPAL CLERKS ASSOCIATION, IN	BROCK 2017 TMCA RENEWAL	100.00
		SORTO'S GROUP LLC DBA MASFAJITAS	LEAD LUNCH(ALSO PD BY CK)	404.65
		ZAPATA'S MEXICAN RESTAURANT	RYDELL COUNCIL BRIEFING	9.31
		DAHILL	COLOR COPIES OVERAGE	108.50
			COLOR COPIES OVERAGE	155.58
			EQUIPMENT MAINTENANCE	55.28
		TURNER, ISAAC	CUSTOMER SVCS TRAIN-LONGOR	43.86
		ICMA-RC PLAN SPONSOR SERVICES	PLAN 307325	95.07
			PLAN 307325	95.07
			TOTAL:	19,404.51
PUBLIC INFORMATION	GENERAL FUND	4TH STREET GRIND	PIO INTERVIEW PANEL LUNCH	6.81
			PIO INTERVIEW PANEL LUNCH	22.79
		BREWMESEUM COFFEE	COFFEE	17.69
		TEXAS DEPARTMENT OF INFORMATION RESOUR	MONTHLY PHONE BILL	1.09
		FACEBOOK INC	CAR SHOW WINE SWIRL ADS	99.69
		LINKEDIN CORPORATION	PIO 30-DAY JOB POSTING	425.33
		OFFICE DEPOT CORPORATION	COPY PAPER	1.31
		PRSA AUSTIN CHAPTER	PIO JOB POSTING	100.00
		CITIZENS NATIONAL BANK	FICA CONTRIBUTIONS AND MAT	140.68
			MEDICARE CONTRIB AND MATCH	32.90
		TEXAS MUNICIPAL RETIREMENT	CONTRIBUTIONS	282.04
		VERIZON WIRELESS	CELL PHONE	50.00
		SWAGIT PRODUCTIONS, LLC	VIDEO STREAMING	695.00
		COX MEDIA GROUP	DIGITAL ACCESS	1.60

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			DIGITAL ACCESS	8.99
		DAHILL	COLOR COPIES OVERAGE	7.85
		NELSON, HOLLI	NELSON/MEDIA	725.00
			TOTAL:	2,618.77
HUMAN RESOURCES	GENERAL FUND	BREWMESEUM COFFEE	COFFEE	17.69
		CRAIGLIST INC	PAYROLL ACCOUNTING JOB POS	35.00
		TEXAS DEPARTMENT OF INFORMATION RESOUR	MONTHLY PHONE BILL	5.17
		DPS GEN SERVICES BUREAU	PRE-EMPL BACKGROUND CHECK	1.00
		OFFICE DEPOT CORPORATION	HR OFFICE SUPPLIES	68.79
			COPY PAPER	54.82
		SCOTT & WHITE HEALTHCARE	NOV. HEALTH PREMIUMS	535.79
			OCT. HEALTH PREMIUMS	535.79
		CITIZENS NATIONAL BANK	FICA CONTRIBUTIONS AND MAT	232.74
			FICA CONTRIBUTIONS AND MAT	232.74
			FICA CONTRIBUTIONS AND MAT	232.74
			MEDICARE CONTRIB AND MATCH	54.43
			MEDICARE CONTRIB AND MATCH	54.43
			MEDICARE CONTRIB AND MATCH	54.43
		TEXAS MUNICIPAL RETIREMENT	CONTRIBUTIONS	492.21
			CONTRIBUTIONS	492.21
			CONTRIBUTIONS	492.21
		VERIZON WIRELESS	CELL PHONE	50.00
		COMPLIANCE ASSOCIATES,LP	NEW EMP/RANDOM DRUG SCREEN	498.00
		DAHILL	COLOR COPIES OVERAGE	155.58
			EQUIPMENT MAINTENANCE	55.28
		BAYLOR SCOTT & WHITE HEALTH	PRE-EMP PHYSICAL HUNTER WI	40.00
			PRE-EMP PHYSICAL SIRKIS	22.00
			PROMO PHYSICAL ROUSAR	22.00
			PROMO PHYSICAL LAGRONE	40.00
			PROMO PHYSICAL ADCOCK	22.00
			PRE-EMPL PHYSICAL RINGOLD	112.00
			PRE-EMPL PHYSICAL LOOK	97.00
		WAGE WORKS, INC. DBA CONEXIS	OCT. COBRA SERVICES	25.00
			TOTAL:	4,731.05
FINANCIAL SERVICES	GENERAL FUND	BREWMESEUM COFFEE	COFFEE	17.69
		TEXAS DEPARTMENT OF INFORMATION RESOUR	MONTHLY PHONE BILL	4.04
		FED EX	BOND ISSUANCE SHIPPING	41.04
		GFOA	L LAWLER GFOA MEMBERSHIP D	190.00
		GFOAT	L LAWLER GFOAT DUES	80.00
		MCCALL, PARKHURST & HORTON LLP	REFUNDING GO'S 2016	782.81
		OFFICE DEPOT CORPORATION	COPY PAPER	28.78
		SHERATON ARLINGTON HOTEL	DENNIS LAWLER GFOAT DINNER	36.32
			DENNIS LAWLER GFOAT LUNCH	35.19
			DENNIS LAWLER GFOAT 2016	329.90
		SCOTT & WHITE HEALTHCARE	NOV. HEALTH PREMIUMS	2,143.13
			OCT. HEALTH PREMIUMS	2,143.13
		CITIZENS NATIONAL BANK	FICA CONTRIBUTIONS AND MAT	479.23
			FICA CONTRIBUTIONS AND MAT	488.25
			FICA CONTRIBUTIONS AND MAT	490.83
			MEDICARE CONTRIB AND MATCH	112.07
			MEDICARE CONTRIB AND MATCH	114.18
			MEDICARE CONTRIB AND MATCH	114.79
		SAM'S CLUB DIRECT	MEMBERSHIP FEE	15.00
		TEXAS MUNICIPAL LEAGUE	LLAWLER GFOAT FALL CONF	345.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			R DENNIS GFOAT FALL CONF	345.00
		TEXAS MUNICIPAL RETIREMENT	CONTRIBUTIONS	1,020.90
			CONTRIBUTIONS	1,038.98
			CONTRIBUTIONS	1,044.15
		VERIZON WIRELESS	CELL PHONE	50.00
			MODEM	37.99
		WAL-MART COMMUNITY/GEMB	FINANCE CHARGE	0.97
		WILLIAMSON CENTRAL APPRAISAL DISTRICT	WCAD-1ST QTR	12,946.50
		BROOKS CARDIEL, PLLC CERTIFIED PUBLIC	AUDIT 2015/16	12,000.00
		INTEGRITY CLIENT SERVICE LLC DBA CAPRI	CAPRISK OPEB VALUATION	500.00
		DAHILL	COLOR COPIES OVERAGE	139.90
			EQUIPMENT MAINTENANCE	55.28
			X-PHASER 4622	46.95
			TOTAL:	37,218.00
MUNICIPAL COURT	GENERAL FUND	TEXAS DEPARTMENT OF INFORMATION RESOUR	MONTHLY PHONE BILL	4.21
		HEJL, TED W.	LEGAL SERVICES MUNI CT-OCT	4,245.00
		TYLER TECHNOLOGIES, INC	COLLECT AGENCY EXPORT INTE	767.88
			COURTS ONLINE COMPONENT	100.00
		OFFICE DEPOT CORPORATION	PLANNER/CLIPS/COPY PAPER	110.06
			FOLDERS/CALENDAR	256.55
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	159.77
		SCOTT & WHITE HEALTHCARE	NOV. HEALTH PREMIUMS	1,607.35
			OCT. HEALTH PREMIUMS	2,143.13
		CITIZENS NATIONAL BANK	FICA CONTRIBUTIONS AND MAT	374.65
			FICA CONTRIBUTIONS AND MAT	338.48
			FICA CONTRIBUTIONS AND MAT	335.85
			MEDICARE CONTRIB AND MATCH	87.63
			MEDICARE CONTRIB AND MATCH	79.16
			MEDICARE CONTRIB AND MATCH	78.55
		TAYLOR OFFICE EQUIPMENT C	COPIER AGREEMENT	84.43
			YELLOW TONER	110.00
		TEXAS MUNICIPAL RETIREMENT	CONTRIBUTIONS	595.15
			CONTRIBUTIONS	526.44
			CONTRIBUTIONS	521.18
		ATMOS ENERGY	NATURAL GAS-109 W 5TH	47.04
		VERIZON WIRELESS	CELL PHONE	50.00
			IPAD	37.99
		CONSTABLE MARTY RUBLE	WRNT SERVICE-SANTOS ESQUIV	50.00
			WRNT SERVICE-JUSTIN GARNER	50.00
		INTEGRITY TRANSLATION	R NUNEZ INTEGRITY TRANSLAT	300.00
		CINTAS CORPORATION #86	MATS	9.11
			MATS	9.11
			MATS	9.11
		JUDICIAL BRANCH CERTIFICATION COMMISSI	COURT INTERPRETER RENEWAL	50.00
			TOTAL:	13,137.83
DEVELOPMENT SERVICES	GENERAL FUND	BREWMESEUM COFFEE	COFFEE	17.69
		TEXAS DEPARTMENT OF INFORMATION RESOUR	MONTHLY PHONE BILL	4.63
		HEB CREDIT RECEIVABLES	COMMUNITY CLEANUP LUNCH SU	220.30
		TYLER TECHNOLOGIES, INC	PERMITS & INSPECTIONS	2,304.97
			BUILDING PROJECTS ONLINE	100.00
		OFFICE DEPOT CORPORATION	OFFICE SUPPLIES	102.10
			HARD DRIVE BACKUP	90.71
			XLG DISPLAY TIME TAX CAL	18.04
			COPY PAPER	15.48

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		SCOTT & WHITE HEALTHCARE	NOV. HEALTH PREMIUMS	2,143.14
			OCT. HEALTH PREMIUMS	2,143.14
		CITIZENS NATIONAL BANK	FICA CONTRIBUTIONS AND MAT	739.34
			FICA CONTRIBUTIONS AND MAT	810.16
			FICA CONTRIBUTIONS AND MAT	744.88
			MEDICARE CONTRIB AND MATCH	172.90
			MEDICARE CONTRIB AND MATCH	189.46
			MEDICARE CONTRIB AND MATCH	174.20
		TAYLOR PRESS	AD-ZONING DEFINITIONS	58.85
			BID NOTICE-HOME PROGRAM	147.40
			BID NOTICE-HOME PROGRAM	147.40
			PUBLIC HEARING ZONE CHANGE	90.75
		TAYLOR OFFICE PRODUCTS INC	OUTSIDE PRINTING	264.00
		TEXAS MUNICIPAL RETIREMENT	CONTRIBUTIONS	1,558.98
			CONTRIBUTIONS	1,640.27
			CONTRIBUTIONS	1,544.30
		VERIZON WIRELESS	CELL PHONE	200.00
			IPAD	75.98
		AMERICAN PLANNING ASSOC.	LUMPKIN ELABARGER APA 2016	445.00
		ITUNES STORE	DATE TIME STAMP APP	2.15
		AMAZON.COM	NAMETAGS FOLDERS IPHONE PR	68.95
			NAMETAGS MARKERS IPHONE CA	53.05
			HP507X BLACK	204.07
			HP507A YELLOW TONER	225.09
		DAHILL	COLOR COPIES OVERAGE	92.83
			EQUIPMENT REPAIR	55.28
		EILEEN MERRIT INC. DBA ATS ENGINEERS,	OCT 2016 ATS INSPECTIONS	3,119.00
			INSPECTIONS	4,069.00
			TOTAL:	24,053.49
MAIN STREET PROGRAM 00 GENERAL FUND		BREWMESEUM COFFEE	COFFEE	17.69
		BEST WESTERN TAYLOR INN	HOTEL- BAND FOR CAR SHOW	211.98
		TEXAS DEPARTMENT OF INFORMATION RESOUR	MONTHLY PHONE BILL	0.80
		LANNEN, DEBY	D LANNEN/TDA CONFERENCE	63.17
		OFFICE DEPOT CORPORATION	COPY PAPER	12.78
		CITIZENS NATIONAL BANK	FICA CONTRIBUTIONS AND MAT	96.13
			FICA CONTRIBUTIONS AND MAT	96.13
			FICA CONTRIBUTIONS AND MAT	116.50
			MEDICARE CONTRIB AND MATCH	22.48
			MEDICARE CONTRIB AND MATCH	22.48
			MEDICARE CONTRIB AND MATCH	27.25
		TEXAS DOWNTOWN ASSOC.	TX DWNTWN ASSOC CONF KILLE	325.00
		TEXAS MUNICIPAL RETIREMENT	CONTRIBUTIONS	192.73
			CONTRIBUTIONS	192.73
			CONTRIBUTIONS	233.56
		VERIZON WIRELESS	CELL PHONE	50.00
		ORIENTAL TRADING	SPOOKTACULAR CANDY	196.29
		A-A-A STORAGE N MAIN LLC	RENTAL \$138.00 X 12 MONTHS	1,656.00
		DAHILL	COLOR COPIES OVERAGE	77.11
			EQUIPMENT REPAIR	55.28
		AUSTIN CHRONICLE CORPORATION	ADS-CAR SHOW	1,000.00
			TOTAL:	4,666.09
CD-MOODY MUSEUM	GENERAL FUND	RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	75.76
		ATMOS ENERGY	NATURAL GAS-114 W 9TH ST	134.52
		VERIZON WIRELESS	MIFI	37.99

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TOTAL:	248.27
PUBLIC LIBRARY	GENERAL FUND	AMERICAN LIBRARY ASSOC	B THOMPSON ALA MEMBERSHIP	210.00
		BADGE-A-MINIT	HALLOWEEN PROGRAMING SUPPL	68.88
		DEMCO, INC.	Office supplies	628.67
		TEXAS DEPARTMENT OF INFORMATION RESOUR	MONTHLY PHONE BILL	1.75
		INGRAM BOOK COMPANY	BOOKS	34.56
			Books	1,990.54
			Books	64.24
			BARCODE CREDIT	2.70-
			Books	131.15
			Books	1,684.74
			Books	35.99
			CREDIT FOR BOOK	3.15-
		MAGAZINE SUBSCRIPTIONS	MAGAZINE SUBSCRIPTIONS	1,324.91
		MIDWEST TAPE	DVD's	402.82
			DVD's	138.94
			DVD's	40.98
		RECORDED BOOKS, INC.	RECORDED BOOKS	99.00
			RECORDED BOOKS	243.40
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	2,034.35
		SCOTT & WHITE HEALTHCARE	NOV.HEALTH PREMIUMS	2,678.90
			OCT.HEALTH PREMIUMS	2,678.90
		CITIZENS NATIONAL BANK	FICA CONTRIBUTIONS AND MAT	508.71
			FICA CONTRIBUTIONS AND MAT	508.71
			FICA CONTRIBUTIONS AND MAT	511.57
			MEDICARE CONTRIB AND MATCH	118.98
			MEDICARE CONTRIB AND MATCH	118.98
			MEDICARE CONTRIB AND MATCH	119.64
		TAYLOR OFFICE EQUIPMENT C	COPIER AGREEMENT	96.44
		TEXAS MUNICIPAL RETIREMENT	CONTRIBUTIONS	1,027.25
			CONTRIBUTIONS	1,027.25
			CONTRIBUTIONS	1,032.98
		ATMOS ENERGY	NATURAL GAS-801 VANCE	45.56
		VERIZON WIRELESS	CELL PHONE	50.00
		MOTION PICTURE LICENSING CORPORATION	MOVIE LICENSE	187.94
		AT&T U-VERSE	INTERNET	85.00
			INTERNET	85.00
		LUNA, AMBER	SUPPLIES FOR SANTA DAY	12.94
			TOTAL:	20,023.82
FIRE DEPARTMENT	GENERAL FUND	BLAUER MANUFACTURING CO	SHIRT - ENGELKE	56.44
		TEXAS DEPARTMENT OF INFORMATION RESOUR	MONTHLY PHONE BILL	3.35
		PANDA EMBROIDERY	EMBROIDERY - ENGELKE, 3 SH	117.89
			DEPT PATCHES	241.58
			EMBROIDER BAGS	42.00
		DISCOUNT ELECTRONICS	DIAGNOSTIC	108.14
		FED EX	MISC FIRE DEPT SHIPPING	123.61
		GLOBAL SATELLITE COMMUNICATIONS	SATELLITE PHONE	894.25
		HEB CREDIT RECEIVABLES	ANNUAL OPEN HOUSE - OCT201	144.04
			BATTERIES FOR OFFICE	13.97
		HOME DEPOT CREDIT SERVICES	(3) REFRIGERATORS - STA 2	2,032.74
			REPLACEMENT HOSE PRESSURE	29.97
		INTERNATIONAL ASSN OF FIRE CHIEFS	ANNUAL DUES - EKISS	214.00
		LUCKY DUCK CAFE	COPELAND J WILLIAMSON CTC	18.38
		MID-TEX SALES AND SERVICE, INC	ICE MACHINE	3,876.66

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	1,094.95
		SCOTT & WHITE HEALTHCARE	NOV.HEALTH PREMIUMS	11,251.52
			OCT.HEALTH PREMIUMS	11,251.53
		CITIZENS NATIONAL BANK	FICA CONTRIBUTIONS AND MAT	2,835.44
			FICA CONTRIBUTIONS AND MAT	2,820.18
			FICA CONTRIBUTIONS AND MAT	4,897.32
			MEDICARE CONTRIB AND MATCH	663.12
			MEDICARE CONTRIB AND MATCH	659.56
			MEDICARE CONTRIB AND MATCH	1,145.35
		TAYLOR OFFICE EQUIPMENT C	COPIER AGREEMENT	77.12
		TEXAS DEPT OF STATE HEALTH SERVICES	WAITS EMT RENEWAL	64.00
		TEXAS MUNICIPAL RETIREMENT	CONTRIBUTIONS	6,085.64
			CONTRIBUTIONS	6,055.01
			CONTRIBUTIONS	10,210.06
		TIME WARNER CABLE	TWC CABLE	263.62
		TEXAS FIRE CHIEFS ASSOCIATION	ENGELKE LODD CONF:HARD TRU	285.00
		ATMOS ENERGY	NATURAL GAS-200 WASHBURN	64.72
			NATURAL GAS-705 CP BLVD	56.61
		VERIZON WIRELESS	CELL PHONE	250.00
			MIFI/AIRCARDS	493.87
			AIRCARD	37.99
				930.00
		WAL-MART COMMUNITY/GEMB	SPOOKTACULAR CANDY	29.48
			HYDRANTS SCBA SUPPLIES	19.13
		ZORO.COM	2 GAS CANS FOR TRUCKS	192.32
		WILDFIRE TRUCK AND EQUIPMENT SALES	MOUNT/ADAPTER KIT FOR C2	243.00
			MOUNT FOR T4	516.26
			MOUNT & ADAPTER KIT FOR C1	243.00
		G-PIES, INC AKA MR. GATTIS PIZZA TAYLO	COPELAND EKISS WILLIAMSON	21.05
		AMAZON.COM	HEADSET FOR COMPUTER	27.95
			SHIRTS - ENGELKE	48.85
		MUNICIPAL EMERGENCY SERVICES, INC	FOAM	1,981.25
			ANNUAL FIT MASK TESTING	624.50
		AT&T U-VERSE	INTERNET	60.18
			INTERNET & CABLE	148.09
		MANSFIELD, AMY DBA SWEET PEA'S BAKERY	COOKIES - RETIREMENT PARTY	48.00
		MAIN AVENUE PRINTING	DEPT T-SHIRTS	292.85
		RED THE UNIFORM TAILOR, INC	METAL NAMETAG - THOMPSON	12.05
			METAL NAMETAG - MUSTON	12.05
			TIEBARS	9.90
			ALTERATIONS	52.00
			ANNUAL UNIFORM ORDER	311.35
		FARWEST ENVIRONMENTAL SUPPLY, INC.	ANNUAL LEASE PROGRAM	1,525.33
		COMPLETE TABLET SOLUTIONS, LTD	NET MOTION - NEW IPAD	54.90
		BK KUSTOMZ, LLC	RESCUE TOOL TRAY	1,760.00
			ADJUST EXISTING TRAY	140.00
		INSTANT PROMOTION INC.	TENT	1,142.00
			CREDIT P CARD-TENT FOR EVE	1,142.00-
			TOTAL:	77,783.12
POLICE DEPARTMENT	GENERAL FUND	AMERICAN MESSAGING SERVICES, LLC	PAGERS	6.04
		BREWMESEUM COFFEE	OFFICE COFFEE SERVICE - TP	106.75
		CHIEF SUPPLY CORPORATION	DRUG FIELD TEST KITS	207.39
			DRUG FIELD TEST KITS	45.90
		TEXAS DEPARTMENT OF INFORMATION RESOUR	MONTHLY PHONE BILL	44.91
		DPS GEN SERVICES BUREAU	DWI BLOOD TEST KITS	260.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		G T DISTRIBUTORS, INC	SHIPPING EXPENSE	70.00
			DUTY AMMO	3,574.25
			DUTY AMMO	131.20
		HEB CREDIT RECEIVABLES	CAKE & SUPPLIES SWEARING I	59.30
		HOLIDAY INN MARINA	J LAGRONE TCOLE COORDINATO	487.60
		INDEPENDENT STATIONERS, INC	TONER	30.68
			CAN AIR, KLEENEX, CERT & P	154.36
		MILLER UNIFORM & EMBLEMS	UNIFORMS - OFC S NEWELL	354.00
			TIES & TIE BARS	19.80
			UNIFORMS - LAGRONE	135.00
			UNIFORMS - CPL CLIFFORD	127.75
			UNIFORMS - LAGRONE	125.95
			UNIFORMS - CPL CLIFFORD	115.00
			UNIFORMS - BROWN	296.00
		MOTOROLA SOLUTIONS, INC	MOTOROLA SUPPORT DEC 2016	1,004.00
		PITNEY BOWES GLOBAL FINANCIAL SERVICES	POSTAGE MACHINE RENTAL	149.85
		POSTMASTER, TAYLOR, TX	CERTIFIED LETTER TO GEORGE	6.47
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	1,187.33
		SCOTT & WHITE HEALTHCARE	NOV.HEALTH PREMIUMS	18,752.40
			OCT.HEALTH PREMIUMS	18,216.62
		CITIZENS NATIONAL BANK	FICA CONTRIBUTIONS AND MAT	4,357.32
			FICA CONTRIBUTIONS AND MAT	4,188.72
			FICA CONTRIBUTIONS AND MAT	4,124.35
			MEDICARE CONTRIB AND MATCH	1,019.06
			MEDICARE CONTRIB AND MATCH	979.61
			MEDICARE CONTRIB AND MATCH	964.55
		SOUTHERN COMPUTER WAREHOUSE	DELL OPTIPLEX 7040	745.82
			VIEWSONIC MONITOR	99.32
		TASER INTERNATIONAL	TASER CARTRIDGES	1,652.82
		TEXAS COMMISSION ON LAW ENFORCEMENT(TC	LAGRONE TCOLE TRAINING	204.76
		TEXAS MUNICIPAL RETIREMENT	CONTRIBUTIONS	9,120.07
			CONTRIBUTIONS	8,782.03
			CONTRIBUTIONS	8,652.98
		TIME WARNER CABLE	INTERNET SERVICE - DEC 16	332.74
			INTERNET SERVICE - NOV 201	332.74
		VERIZON WIRELESS	CELL PHONE	550.00
			AIRCARDS	531.94
		WAL-MART COMMUNITY/GEMB	APPRECIATION BREAKFAST	94.73
			DRINKS & SNACKS	44.36
		CLASSEN-BUCK SEMINARS INC	#2105 AND #2110 TRAINING	100.00
		ON TECHNOLOGY CONSULTANTS	IT SUPPORT - NOVEMBER 2016	2,525.32
			IT SUPPORT - DISPATCH AREA	50.00
		BURRELL PRINTING COMPANY, INC	BUSINESS CARDS - TPD	150.50
		AMAZON.COM	(30) 16GB USB FLASH DRIVES	124.90
			LABEL WRITER PRINTER	111.86
			TELEPHONE HANDSET CABLE	15.17
			(3) PACKS DVD-R THERMAL DI	105.57
			TONER-PATROL	65.99
			(3) WIRELESS KEYBOARD/MOUS	59.85
			1000 CD DVD PAPER SLEEVES	15.75
			LONG COTTON SWABS	7.12
			MAGNETIC CIRCLES	6.98
			DRY ERASER MARKERS	23.96
			USB CHARGING CABLE ADAPTER	11.98
			REMOVABLE MOUNTING TAPE	3.64
			(5) ARMOR ALL VEHICLE CLEA	22.35

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			ALCOHOL PREP PADS, BUG/TAR	19.04
			SOFTSOAP CALCULATORS BANDA	77.01
			(5) ARMOR ALL CAR WASH SOL	19.35
			SQUEEZE BOTTLE - OIL GUN C	4.99
			BUCKETS,CLOROX WIPES,WINDE	45.68
			(3) HAWK LAPEL MICS FOR MO	267.00
			NECK/COLLAR EXTENDERS - UN	6.99
			RAZOR BLADE SCRAPERS/HANDL	7.55
			SAFETY PINS AND DOCUMENT H	14.76
			4 DRAWER ROLLING FILE CABI	81.15
			(5) CANS FOAM TIRE CLEANER	19.95
			QUART MOTOR OIL - GUN CLEA	6.48
			CEREMONY SUPPLIES CAKE SER	54.32
			FORKS PLATES TABLE CLOTHS	36.49
		WILLIAMSON-DICKIES MFG CO	CADET LOOK UNIFORMS	289.88
			CADET RINGOLD UNIFORMS	272.48
		TEMPLE POLICE ACADEMY	TEMPLE PD OFF ACADEMY-D LO	175.00
			TEMPLE PD ACADEMY-R RENGOL	175.00
		MORPHOTRUST USA	CADET LOOK FAST FINGERPRIN	10.21
		VISTA PRINT	NOTARY STAMP, EVIDENCE SAM	73.70
			NOTARY STAMP, EVIDENCE STA	59.99
		L3 COMMUNICATIONS MOBILE-VISION, INC.	MAINTENANCE - IN CAR	2,990.00
			MAINTENANCE - BODY CAMS	4,293.00
		BAYLOR SCOTT & WHITE HEALTH	SANE EXAM	800.00
		TRAVIS CTY DOMESTIC VIOLENCE & SEXUAL	SANE EXAM	800.00
		BEARCOM OPERATING LLC DBA BEARCOM	BACKUP RADIO REPAIR	328.17
			BACKUP RADIO REPAIRS - LAB	137.50
			TOTAL:	106,913.10
ANIMAL CONTROL	GENERAL FUND	TEXAS DEPARTMENT OF INFORMATION RESOUR	MONTHLY PHONE BILL	5.86
		MOSS & MOSS INC. #7000	CLEANING SUPPLIES - ACO	104.16
		NANCY'S KEYS LOCKS & MORE	DOOR ENTRY REPAIRS - ACO	169.95
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	262.02
		SCOTT & WHITE HEALTHCARE	NOV.HEALTH PREMIUMS	1,071.58
			OCT.HEALTH PREMIUMS	535.79
		CITIZENS NATIONAL BANK	FICA CONTRIBUTIONS AND MAT	242.70
			FICA CONTRIBUTIONS AND MAT	219.07
			FICA CONTRIBUTIONS AND MAT	215.87
			MEDICARE CONTRIB AND MATCH	56.76
			MEDICARE CONTRIB AND MATCH	51.23
			MEDICARE CONTRIB AND MATCH	50.49
		TAYLOR VETERINARY HOSPITAL	VETERINARIAN SERVICES - OC	3,189.00
		TEXAS MUNICIPAL RETIREMENT	CONTRIBUTIONS	417.23
			CONTRIBUTIONS	378.66
			CONTRIBUTIONS	377.24
		TRACTOR SUPPLY COMPANY	CAT FOOD AND LITTER	93.87
			DOG & CAT FOOD	57.94
			PET FOOD/LITTER/TRASH BAGS	144.90
			TARPS, LAMPS & CORDS - ACO	179.31
			CAT LITTER & FOOD - ACO	61.92
			LITTER & CAT CHOW	49.94
			FOGGER/REPEL CLOTHING/SPEC	33.94
			MOUSE TRAPS - ACO	24.93
		VERIZON WIRELESS	CELL PHONE	150.00
		AMAZON.COM	(2) TONER FOR ACO SHELTER	55.99
		AT&T U-VERSE	INTERNET	135.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			INTERNET	144.00
			TOTAL:	8,479.35
STREETS & GROUND MAINT GENERAL FUND		BARCO MUNICIPAL PRODUCTS	ST,GR/10 30MPH SIGNS 22251	250.00
			ST,GR/MARKING PAINT 222568	158.00
			ST,GR/CROSSWALK,ARROW	496.80
			ST,GR/CHURCH SIGNS 222745	148.69
		BREWMESEUM COFFEE	1424 N MAIN/COFFEE SERVICE	75.50
		TEXAS DEPARTMENT OF INFORMATION RESOUR	MONTHLY PHONE BILL	6.63
		ERGON ASPHALT & EMULSIONS, INC	ST,GR/400 GAL CSS-1H OIL	310.81
		EVINS TEMPORARIES, INC.	ST,GR/1 TEMP 10/24-10/28/1	560.00
			ST,GR/1 TEMP 10/31-11/4/16	448.00
			ST,GR/1 TEMP 11/7-11/10/16	448.00
			ST,GR/1 TEMP 11/14-11/18/1	560.00
			ST,GR/1 TEMP 11/21-11/23/1	336.00
		GULF COAST PAPER CO. INC.	1424 N MAIN/8 OZ CUPS 1226	21.71
			ST,GR/PARKS LINERS 1233826	102.78
		MOSS & MOSS INC. #4000	RIO GRANDE/IRRIIG REP PART5	5.56
			HERITAGE/CHRIST BULB REPLA	9.29
			DWNTWN CHRIST/CLAMPS,TIES	35.82
		OFFICE DEPOT CORPORATION	ST,GR/PENS,CLIPS,FOLDERS40	96.26
			ST,GR/CORD UNTANGLER 17800	11.86
			ST,GR/YELLOW PRINT CART 17	229.99
			ST,GR/BLACK PRINT CART 718	214.61
		PATHMARK TRAFFIC PROD INC	ST,GR/150 10' ROUND POSTS	5,029.50
			CREDIT FOR POST SHORTAGE	39.88-
			ST,GR/POST BASE MOUNTS 020	250.00
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	5,466.83
		SCOTT & WHITE HEALTHCARE	NOV.HEALTH PREMIUMS	5,893.60
			OCT.HEALTH PREMIUMS	6,429.37
		CITIZENS NATIONAL BANK	FICA CONTRIBUTIONS AND MAT	1,225.24
			FICA CONTRIBUTIONS AND MAT	1,027.94
			FICA CONTRIBUTIONS AND MAT	1,010.35
			MEDICARE CONTRIB AND MATCH	286.54
			MEDICARE CONTRIB AND MATCH	240.43
			MEDICARE CONTRIB AND MATCH	236.29
		TAYLOR OFFICE EQUIPMENT C	COPIER AGREEMENT	22.34
		TAYLOR SPORTING GOODS	PACHICANO,BEALS/JACKET EMB	20.00
		TEXAS MUNICIPAL LEAGUE	L ZEPLIN TIME MNGMT WEBINA	65.00
		TEXAS MUNICIPAL RETIREMENT	CONTRIBUTIONS	2,491.78
			CONTRIBUTIONS	2,096.27
			CONTRIBUTIONS	2,060.98
		TIME WARNER CABLE	TWC INTERNET	243.16
		TRACTOR SUPPLY COMPANY	PACHICANO,BEALS/JACKETS428	169.98
		ATMOS ENERGY	1424 N MAIN/GAS USAGE 1102	49.24
		VERIZON WIRELESS	CELL PHONE	180.00
		WAL-MART COMMUNITY/GEMB	DWNTWN CHRIST/BULB CREDIT	31.36-
			LIBRARY-FLOWER BED MULCH	23.82
			HERITAGE/X-MAS DECO BULB R	174.44
			HERITAGE/X-MAS LT BULB REP	86.24
			HERITAGE/X-MAS LT BULB REP	244.44
			DWNTOWN/X-MAS LTS BULB REP	203.72
		WHITTLESEY LANDSCAPE SUPPLIES & RECY.	KIDDIE KUSHION FOR PLAYGRO	585.00
		MCCOY'S BUILDING SUPPLY	ST,GR/SIGN INSTALL 5337812	166.12
		DOMINO'S PIZZA	FALL CLEANUP LUNCH	191.76
		CINTAS CORPORATION #86	ST,GR/UNIFORMS 442324	75.03

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			ST,GR/UNIFORMS 445751	54.00
			ST,GR/UNIFORMS 449176	46.45
			ST,GR/UNIFORMS 452603	46.45
			UNIFORMS	970.00
		XCESSORIES SQUARED DEVELOPMENT & MFG.,	DRIVE CAP	148.31
		BELL CROPS COMMITTEE	BACHMEYER/HERB CEUS	50.00
		CINTAS CORP DBA FIRST AID & SAFETY	1424 N MAIN/MED KIT REFILL	123.04
		FAR WEST CAPITAL FBO GRANITE TRUCKING	ST,GR/2 LOADS GRANITE	866.30
			TOTAL:	43,005.03
PARKS & RECREATION	GENERAL FUND	ADT SECURITY SERVICES INC	TRPSC/SECURITY 11/27-3/16/	259.74
		BETA TECHNOLOGY, INC	TRPSC/BETABLOCK 614016	295.71
		BSN SPORTS	P&R/BASKETBALL CHAINS 4505	515.00
		CAPITOL ENVIRONMENTAL, INC	ENVIRONMENTAL ASSESS-SKATE	2,000.00
		GRAINGER, W. W. INC.	TRPSC/SEALANT 237880	27.56
			TRPSC/CABLE TIES 123326	173.40
		MATERA PAPER CO INC	TRPSC/CLEANING PRODUCTS120	546.82
		MOBILE MINI, INC	TRPSC/MOBILE UNIT11/26-12/	102.00
		MOSS & MOSS INC. #5000	TRPSC/IRRIG REP PARTS 5033	1.20
			TRPSC/PAINT SUPPLIES 50422	62.94
			TRPSC/TAPE 50488	7.42
			TRPSC/MISC HARDWARE A51454	13.68
			TRPSC/KEYS A51454	7.00
			TRPSC/IRRIG REP PARTS 6272	1.01
			TRPSC/MISC HARDWARE 62829	35.04
			TRPSC/RATCHET B63534	13.94
			TRPSC/MISC HARDWARE B63653	7.84
		OFFICE DEPOT CORPORATION	TRPSC/CLOCK 2006001	32.99
			TRPSC/BUSINESS CARD HOLDER	18.09
			P&R/COPY PAPER 405001	37.44
		INTUIT QUICKBOOKS	QUICKBOOKS ONLINE SIMPLE S	147.05
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	2,360.41
			MONTHLY ELECTRIC BILL	2,083.61
		SEARS COMMERCIAL ONE	TRPSC/CONCESSION REFRIGER	399.00
			P-CARD PD-TRPSC FRIDGE REP	399.00-
		SCOTT & WHITE HEALTHCARE	NOV.HEALTH PREMIUMS	2,678.93
			OCT.HEALTH PREMIUMS	3,214.72
		CITIZENS NATIONAL BANK	FICA CONTRIBUTIONS AND MAT	442.60
			FICA CONTRIBUTIONS AND MAT	427.76
			FICA CONTRIBUTIONS AND MAT	391.02
			MEDICARE CONTRIB AND MATCH	103.52
			MEDICARE CONTRIB AND MATCH	100.04
			MEDICARE CONTRIB AND MATCH	91.45
		TX TAG	TOLL FEES	11.97
		TEXAS MUNICIPAL RETIREMENT	CONTRIBUTIONS	949.25
			CONTRIBUTIONS	919.49
			CONTRIBUTIONS	845.83
		TRS SPRAY EQUIPMENT	SPRAYER REPLACEMENT PARTS	185.00
		VERIZON WIRELESS	CELL PHONE	160.00
			IPAD	75.98
		WAL-MART COMMUNITY/GEMB	P&R/20 BASKETBALL GOALS PA	26.00
		EWING IRRIGATION PRODUCTS	TRPSC/IRRIG REP PARTS 2456	74.30
		MCCOY'S BUILDING SUPPLY	TRPSC/LUMBER 5337635	7.62
			TRPSC/MARKING PAINT 533786	7.82
			TRPSC/BOW RAKES 5337923	89.95
			TRPSC/RATCHET 5338327	15.64

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TRPSC/MARKING PAINT 533837	11.73
			TRPSC/PAINT ROLLERS 533848	6.30
		SPORTS TURF MANAGERS ASSOCIATION	CUNNINGHAM/MEMBERSHIP11211	75.00
		AMANDA'S HONEY POTS	ROBINSON PAV/PORT11/11-12/	125.00
		CINTAS CORPORATION #86	TRPSC/UNIFORMS 401521	35.27
			TRPSC/UNIFORMS 442329	28.16
			TRPSC/UNIFORMS 445756	28.16
			TRPSC/UNIFORMS 449181	28.16
			TRPSC/UNIFORMS 452608	28.16
			UNIFORMS	640.00
		NATIONAL RECREATION & PARK ASSOCIATION	M DEVITO/MEMBERSHIP	165.00
		PEPSI BOTTLING COMPANY	TRPSC-PEPSI CONTRACT	2,547.93
			TRPSC-PEPSI CONTRACT	1,023.70
		RYAN SANDERS SPORTS SERVICES, LLC	TRPSC/CALCINED CLAY 04651	490.00
		COMMERCIAL SWIM MANAGEMENT, LLC	MURPHY PL/CHEM MONITORING	437.50
		BELL CROPS COMMITTEE	CUNNINGHAM/HERB CEUS	50.00
		LOPEZ, RAY DBA R&C ELECTRIC, LLC	TENNIS CTS/REP ELECT METER	238.76
			TOTAL:	25,527.61
INTERNAL SERVICES/BLDG GENERAL FUND		BETA TECHNOLOGY, INC	DISSOLVE	186.95
		BREWMESEUM COFFEE	COFFEE	17.69
		D.A. WARDEN COMPANY, INC.	A/C FILTERS	5,306.88
		TEXAS DEPARTMENT OF INFORMATION RESOUR	MONTHLY PHONE BILL	2.46
			MONTHLY PHONE BILL	2.08
		FLOYDCO INC	CITY HALL-THRESHOLD	90.00
			CH-THRESHOLD	90.00
		GULF COAST PAPER CO. INC.	1424 N MAIN/TP,TOWEL 12260	61.42
			1424 N MAIN/TP 1233826	43.41
		HEB CREDIT RECEIVABLES	CLEANER	29.10
		HOME DEPOT CREDIT SERVICES	SHELF/PD	101.88
		JOSEPH DEAN GLOVER DBA:	PEST CONTROL	700.00
		KRUSE, KELLY D. DBA KRUSE ELECTRIC SER	BULBS/BALLASTS	774.90
			REPAIRED FUSE-HERITAGE PAR	80.95
			STA 1-INSTALLED EXHAUST FA	267.65
			CH-REPLACED LIGHT	180.75
			LIBRARY-REWIRE FIXTURES	140.00
			STA 1-REPLACE FAN MOTOR	289.95
			CH-ELECTRICAL INSTALLATION	2,268.75
		MID-TEX SALES AND SERVICE, INC	CH-SERVICE ICE MACHINE	155.00
		MOSS & MOSS INC. #6000	SPRAY	6.39
			HELIOS BALLCOCK/FLAPPER	11.43
			ACO CATALYST	26.51
			CH-DOOR STOP/KEYS	27.00
			MOODY-BOLT SNAPS	13.73
			EXT CORD	13.94
		MAILFINANCE NEOPOST USA, INC	POSTAGE LEASE	581.55
		OFFICE DEPOT CORPORATION	COPY PAPER	15.67
			ADDRESS BOOK	17.29
		MIMMS, RONNIE A DBA ALL AREA OVERHEAD	POLICE-PUT CABLES BACK ON	125.00
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	1,339.95
		SCOTT & WHITE HEALTHCARE	NOV.HEALTH PREMIUMS	2,143.13
			OCT.HEALTH PREMIUMS	2,143.13
		CITIZENS NATIONAL BANK	FICA CONTRIBUTIONS AND MAT	371.00
			FICA CONTRIBUTIONS AND MAT	379.77
			FICA CONTRIBUTIONS AND MAT	376.85
			MEDICARE CONTRIB AND MATCH	86.77

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			MEDICARE CONTRIB AND MATCH	88.82
			MEDICARE CONTRIB AND MATCH	88.14
		SOUTHERN COMPUTER WAREHOUSE	ADAPTER	8.76
			ADAPTER	12.29
		TAYLOR FIRE & SAFETY	FIRE EXTINGUISHER	210.00
			FIRE EXTINGUISHERS	103.00
		TEXAS MUNICIPAL RETIREMENT	CONTRIBUTIONS	746.51
			CONTRIBUTIONS	746.51
			CONTRIBUTIONS	746.51
		ATMOS ENERGY	NATURAL GAS-307 FERGUSON	45.56
			NATURAL GAS-400 PORTER	53.67
		VERIZON WIRELESS	CELL PHONE	100.00
			MIFI	37.99
		VIC'S HEAT & AIR	AIRPORT-SERVICE A/C	213.50
			FILTERS	70.00
		WAL-MART COMMUNITY/GEMB	CLEANING SUPPLIES	109.67
			CLEANING SUPPLIES	35.64
			SWIFFERS/EXT. CORD	41.32
			BUG FOGGER	19.68
			BUG FOGGERS	66.75
		WAYNE GING PLUMBING, LLC	POLICE-LOWER STORM DRAIN	650.00
		MCCOY'S BUILDING SUPPLY	ACO GATE CORNER	3.93
		ITUNES STORE	ICLOUD STORAGE	0.99
		SPARKLETT'S & SIERRA SPRINGS	COOLER RENTAL	23.57
		CINTAS CORPORATION #86	MATS	80.90
			MATS	9.11
			MATS	88.52
			MATS	80.71
			MATS	75.52
			BOOTS	390.00
		LADY LIBERTY FLAG & FLAGPOLE	FLAGS	1,295.00
		CHIRP SECURITY & AUDIO, LLC	CH-REMOVE & REPLACE PROJEC	327.00
		THE CLEANING GUYS LLC DBA CG ENVIRONME	STA 1-CLEAN OUT SUMP	2,228.51
		TALLEY, JORDAN DBA W&J HOME REPAIR	CITY HALL RENOVATION	10,340.00
		BONNELL, RALPH DBA AUSTIN ENVIRO GROUP	POLICE ASBESTOS SURVEY	535.00
		CLEAN SLATE SVCS. INC.DBA SERVPRO OF N	PD MOLD REMEDIATION	2,000.00
			TOTAL:	40,142.01
ENGINEERING & INSPECTI	GENERAL FUND	RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	20.70
		VERIZON WIRELESS	CELL PHONE	0.00
			TOTAL:	20.70
INTERNAL SVC/ I T DEPT	GENERAL FUND	SCOTT & WHITE HEALTHCARE	NOV.HEALTH PREMIUMS	535.79
			OCT.HEALTH PREMIUMS	535.79
		CITIZENS NATIONAL BANK	FICA CONTRIBUTIONS AND MAT	85.52
			FICA CONTRIBUTIONS AND MAT	85.52
			FICA CONTRIBUTIONS AND MAT	85.52
			MEDICARE CONTRIB AND MATCH	20.00
			MEDICARE CONTRIB AND MATCH	20.00
			MEDICARE CONTRIB AND MATCH	20.00
		TEXAS MUNICIPAL RETIREMENT	CONTRIBUTIONS	202.43
			CONTRIBUTIONS	202.43
			CONTRIBUTIONS	202.43
		VERIZON WIRELESS	CELL PHONE	50.00
			MIFI	37.99
		ON TECHNOLOGY CONSULTANTS	IT CONSULTING	1,837.83

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		ACC BUSINESS	INTERNET	925.43
			TOTAL:	4,846.68
HOTEL/MOTEL TAX	HOTEL/MOTEL FUND	TAYLOR MARKETING TEAM	PARTNERSHIP CONTRIBUTION	15,000.00
			TOTAL:	15,000.00
CONTRIBUTE CIVIC PROGR	MAIN STREET REVENUE	RAVE PROPERTY MANAGEMENT FOR RICHARD & QUINN, J PATRICK DBA MAIN STREET CENTE	#1 OF 12-2ND ST VINTAGE ON	450.00
			#2 OF 12-SECOND ST VINTAGE	450.00
			#1 OF 12-MAGPIE	375.00
			#2 OF 12-MAGPIE	375.00
		JONES, JOHN N DBA IMPROVED PROPERTIES	#8 OF 12-AMY'S ATTIC	587.40
			#9 OF 12-AMY'S ATTIC	519.90
		PIERCE, CHISUM SOLE MBR 10X PROPERTIES	#9 OF 12-CANVAS PRESS	519.90
			MAIN ST RENT ASST-CANVAS P	460.05
		BOLES, SHANNON R.	#2 OF 12-THE HAWT SPOT	500.00
			#3 OF 12-THE HAWT SPOT	500.00
			TOTAL:	4,737.25
LIBRARY	LIBRARY GRANT/DONA	INGRAM BOOK COMPANY	BOOK	10.39
			BOOK	5.11
			TOTAL:	15.50
2014 & 2015 CDBG STREE	GENERAL CAPITAL IM	TAYLOR PRESS	BID NOTICE CDBG 4TH STREET	168.75
			TOTAL:	168.75
HWY 95 BIKE/PEDESTRIAN	GENERAL CAPITAL IM	PATIN CONSTRUCTION, LLC	TX DOT HWY 95 TRAIL	194,370.00
			TOTAL:	194,370.00
TP&W CROSS TOWN TRAILS	GENERAL CAPITAL IM	TCB CONSTRUCTION INC.	CROSS TOWN/TCB	95,261.85
			TOTAL:	95,261.85
MISC DRAINAGE PROJECTS	MDUS IMPROVEMENT P	HALFF ASSOCIATES, INC.	TA02-PART 11 DONNA DR	8,437.50
			TA06-ADD'L SITE EVALS	17,208.80
			TA07-AVERY ST	1,050.00
			TOTAL:	26,696.30
EDMOND ST PH 1 MDUS	MDUS IMPROVEMENT P	HALFF ASSOCIATES, INC.	TA01-DATA COLLECTION	13,930.00
			TA02-UTILITY COORDINATION	5,632.31
			TA03-DESIGN	11,856.00
			TAY04-ROADWAY & WATER LINE	8,652.00
			TOTAL:	40,070.31
NON-DEPARTMENTAL	SANITATION FUND	TEXAS COMPTROLLER OF PUBLIC ACCOUNTS	SALES&USE TAX ENDING 10/20	6,458.43
			TOTAL:	6,458.43
SANITATION/TRASH	SANITATION FUND	PROGRESSIVE WASTE SOLUTIONS OF TX, INC	RESIDENTIAL	64,097.89
			FRONT LOAD	44,596.50
			COMMERCIAL TOTERS	6,341.23
			TOTAL:	115,035.62
NON-DEPARTMENTAL	PUBLIC UTILITIES F	AFLAC	DEC.2016 AFLAC INVOICE	461.72
		DUNHAM ENGINEERING INC	SOUTHWOOD HILLS TANK REH P	3,000.00
		ENRIQUEZ, BIANCA %TX CHILD SUPPORT SDU	01-0186 DANIEL JACOB GARCI	358.62
			01-0186 DANIEL JACOB GARCI	358.62
			01-0186 DANIEL JACOB GARCI	358.62
		NATIONWIDE RETIREMENT SOLUTIONS	EMPLOYEE CONTRIBUTIONS	85.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			EMPLOYEE CONTRIBUTIONS	85.00
			EMPLOYEE CONTRIBUTIONS	85.00
		PRE-PAID LEGAL SERVICES, INC. DBA LEGA	PRE-PAID LEGAL PREMIUMS	156.50
		SCOTT & WHITE HEALTHCARE	NOV.HEALTH PREMIUMS/Depend	3,362.62
			OCT.HEALTH PREMIUMS/Depend	3,362.62
		CITIZENS NATIONAL BANK	FEDERAL WITHHOLDING	2,344.97
			FEDERAL WITHHOLDING	2,438.61
			FEDERAL WITHHOLDING	2,365.71
			FICA CONTRIBUTIONS AND MAT	1,829.60
			FICA CONTRIBUTIONS AND MAT	1,857.29
			FICA CONTRIBUTIONS AND MAT	1,801.80
			MEDICARE CONTRIB AND MATCH	427.89
			MEDICARE CONTRIB AND MATCH	434.36
			MEDICARE CONTRIB AND MATCH	421.38
		TAYLOR PRESS	BID NOTICE-WATER TOWER REH	129.25
			BID NOTICE-WATER TOWER	129.25
		TEXAS MUNICIPAL RETIREMENT	CONTRIBUTIONS	2,210.55
			CONTRIBUTIONS	2,241.81
			CONTRIBUTIONS	2,179.15
		UNUM LIFE INS CO OF AMERI	LIFE INSURANCE PREMIUMS	191.50
		MILLS, TERESA NICOLE c/o TX CHILD SUP	01-346 EDWARD AVALOS, JR.	312.46
			01-346 EDWARD AVALOS, JR.	312.46
			01-346 EDWARD AVALOS, JR.	312.46
		WHITESTONE CIVIL CONSTRUCTION LLC	PAY #1-12 ST W/W REPLACEME	73,879.36
			TOTAL:	107,494.18
UTILITIES ADMINISTRATI	PUBLIC UTILITIES F	BREWMESUM COFFEE	COFFEE	17.69
		TEXAS DEPARTMENT OF INFORMATION RESOUR	MONTHLY PHONE BILL	7.51
		TYLER TECHNOLOGIES, INC	UT BILLING ONLINE COMPONENT	220.00
			WEBSITE MONTHLY FEE	50.00
		OFFICE DEPOT CORPORATION	COPY PAPER	4.47
		RANDY HOLLAR LLC	C SHY INCODE SEMINAR	270.00
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	174.47
		SCOTT & WHITE HEALTHCARE	NOV.HEALTH PREMIUMS	3,214.71
			OCT.HEALTH PREMIUMS	3,214.71
		CITIZENS NATIONAL BANK	FICA CONTRIBUTIONS AND MAT	457.53
			FICA CONTRIBUTIONS AND MAT	459.45
			FICA CONTRIBUTIONS AND MAT	450.54
			MEDICARE CONTRIB AND MATCH	107.00
			MEDICARE CONTRIB AND MATCH	107.45
			MEDICARE CONTRIB AND MATCH	105.37
		TAYLOR OFFICE EQUIPMENT C	COPIER AGREEMENT	59.65
		TEXAS MUNICIPAL RETIREMENT	CONTRIBUTIONS	979.47
			CONTRIBUTIONS	983.31
			CONTRIBUTIONS	965.45
		VERIZON WIRELESS	CELL PHONE	150.00
			CELL PHONE	67.99
		CINTAS CORPORATION #86	UNIFORMS	280.00
		DAHILL	COLOR COPIES OVERAGE	47.07
		SHY, CATHERINE	C SHY/INCODE TRAIN/FORT WO	190.40
			TOTAL:	12,584.24
WASTEWATER TREATMENT	PUBLIC UTILITIES F	AQUA-TECH LABORATORIES-AQ	OCT 2016 ANALYSIS	896.00
		CERTIFIED LABORATORIES DI	2 BOXES OF GLOVES	335.17
		TEXAS DEPARTMENT OF INFORMATION RESOUR	MONTHLY PHONE BILL	0.08
		MID-TEX SALES AND SERVICE, INC	ICE MACHINE MAINTENANCE	220.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		MOSS & MOSS INC. #3000	PIPE INSULATION, DUCT TAPE	39.35
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	14,547.28
		RISE SKYBEAM/JAB BROADBAND INC.	INTERNET-OUR LADY GUADALUP	67.45
		SCOTT & WHITE HEALTHCARE	NOV.HEALTH PREMIUMS	1,607.34
			OCT.HEALTH PREMIUMS	1,607.34
		CITIZENS NATIONAL BANK	FICA CONTRIBUTIONS AND MAT	281.55
			FICA CONTRIBUTIONS AND MAT	312.63
			FICA CONTRIBUTIONS AND MAT	298.38
			MEDICARE CONTRIB AND MATCH	65.85
			MEDICARE CONTRIB AND MATCH	73.12
			MEDICARE CONTRIB AND MATCH	69.78
		STENCE ELECTRIC	CONNECT SLUDGE PUMP #2	100.00
		TEC SERVICES	J GRAHAM HAZCOM/CHLORINE S	155.00
		TEXAS MUNICIPAL RETIREMENT	CONTRIBUTIONS	571.69
			CONTRIBUTIONS	634.00
			CONTRIBUTIONS	605.42
		TX COMMISSION ON ENVIRONMENTAL QUALITY	J GARCIA WATER OPERATOR LI	111.00
		TAYLOR ARMATURE WORKS	ADJ BASE 284 FRAME ONE BOL	94.50
			HUB FOR SLUDGE PUMP #2	270.64
			RECONDITION ROUGHT BEARIN	613.41
		TRACTOR SUPPLY COMPANY	B GORDON WORKBOOTS	174.98
		VERIZON WIRELESS	CELL PHONE	100.00
		WAL-MART COMMUNITY/GEMB	INK, BAGTTERIES, PLUNGER,	160.89
		ACFM, INC	BLOWER FILTERS	470.00
		CINTAS CORPORATION #86	UNIFORMS	24.54
			CINTAS CORPORATION #86	24.54
			CINTAS CORPORATION #86	24.54
			CINTAS CORPORATION #86	24.54
		DHL ANALYTICAL INC	FIREHOUSE BASIN TESTING	260.00
			TOTAL:	24,841.01
DISTRIBUTION/COLLECTIO	PUBLIC UTILITIES F	BREWMESEUM COFFEE	CUPS	53.00
			BREWMESEUM COFFEE	58.00
		CERTIFIED LABORATORIES DI	SEWER SOLVENT	1,243.71
			TYVEK COVERALLS	880.83
		CITY OF ROUND ROCK	OCT 2016 BAC-T	300.00
		TEXAS DEPARTMENT OF INFORMATION RESOUR	MONTHLY PHONE BILL	0.57
		DPC INDUSTRIES, INC.	CHLORINE	70.00
		HD SUPPLY WATERWORKS	HYDRANT PARTS	1,019.79
			311 VICTORIA-INSTALL WATE	1,589.58
			POLY/GRIP JOINT	166.94
			UPPER STEM-HYDRANT	211.87
			REFUND	215.21-
		MOSS & MOSS INC. #3000	GORILLA TAPE	11.14
		OFFICE DEPOT CORPORATION	HP INK	155.43
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	2,070.38
		SHI GOVERNMENT SOLUTIONS	ILLUSTRATOR/ADOBE PRO	256.66
		SCOTT & WHITE HEALTHCARE	NOV.HEALTH PREMIUMS	6,429.43
			OCT.HEALTH PREMIUMS	6,965.20
		CITIZENS NATIONAL BANK	FICA CONTRIBUTIONS AND MAT	1,090.52
			FICA CONTRIBUTIONS AND MAT	1,085.21
			FICA CONTRIBUTIONS AND MAT	1,052.88
			MEDICARE CONTRIB AND MATCH	255.04
			MEDICARE CONTRIB AND MATCH	253.79
			MEDICARE CONTRIB AND MATCH	246.23
		TAYLOR IRON-MACHINE WORKS	CUT TUBING	29.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		TAYLOR OFFICE EQUIPMENT C	TONER	99.00
			SERVICE CALL	95.00
		TEEX-TEXAS EMERGENCY SERVICES TRAINING	R WALLA WATER UTILITY SAFE	325.00
		TEXAS DEPT OF STATE HEALTH SERVICES	TESTING	415.40
		TEXAS MUNICIPAL RETIREMENT	CONTRIBUTIONS	2,374.15
			CONTRIBUTIONS	2,363.49
			CONTRIBUTIONS	2,298.70
		TECHLINE PIPE, L.P	6" TEE, 2-6" FOSTER,	346.81
		TX COMMISSION ON ENVIRONMENTAL QUALITY	D WATER TEST FOR TIM CRISP	111.00
			2017 WATER SYSTEM FEE	14,937.65
		TRACTOR SUPPLY COMPANY	ELBOW COUPLER CLAMP	20.55
			BOOTS-CLAWSON	129.99
		ATMOS ENERGY	1200 N. MAIN ST.-NATURAL G	66.94
		VERIZON WIRELESS	CELL PHONE	374.48
			MIFI	75.98
			IPAD	37.99
		WAL-MART COMMUNITY/GEMB	BLACK CASE	39.96
			E. AVALOS JACKET	10.96
		MCCOY'S BUILDING SUPPLY	BUSHING/COUPLING	9.10
		CINTAS CORPORATION #86	T-SHIRTS	479.35
			UNIFORMS	67.45
			CINTAS CORPORATION #86	67.45
			CINTAS CORPORATION #86	67.45
			CINTAS CORPORATION #86	220.30
			UNIFORMS	290.00
		CINTAS CORP DBA FIRST AID & SAFETY	KIT REFILL	96.79
			TOTAL:	50,700.93
UTILITIES NONDEPARTMEN	PUBLIC UTILITIES F	BRAZOS RIVER AUTHORITY	NOVEMBER TREATED WATER	133,210.29
			TOTAL:	133,210.29
NON-DEPARTMENTAL	AIRPORT FUND	PRE-PAID LEGAL SERVICES, INC. DBA LEGA	PRE-PAID LEGAL PREMIUMS	18.95
		CITIZENS NATIONAL BANK	FEDERAL WITHHOLDING	179.30
			FEDERAL WITHHOLDING	150.55
			FEDERAL WITHHOLDING	153.75
			FICA CONTRIBUTIONS AND MAT	110.14
			FICA CONTRIBUTIONS AND MAT	92.61
			FICA CONTRIBUTIONS AND MAT	95.53
			MEDICARE CONTRIB AND MATCH	25.76
			MEDICARE CONTRIB AND MATCH	21.66
			MEDICARE CONTRIB AND MATCH	22.34
		TEXAS MUNICIPAL RETIREMENT	CONTRIBUTIONS	78.17
			CONTRIBUTIONS	78.17
			CONTRIBUTIONS	78.17
			TOTAL:	1,105.10
AIRPORT OPERATIONS DEP	AIRPORT FUND	AVFUEL CORP.	100LL AVFUEL	17,469.27
			100 LL AVGAS	17,618.98
			CREDIT-100LL AV GAS	17,469.27
			JET A FUEL	10,737.00
		TEXAS DEPARTMENT OF INFORMATION RESOUR	MONTHLY PHONE BILL	0.47
		MOSS & MOSS INC. #6000	MISC MAINT ITEMS/SIGNS	47.79
		MIMMS, RONNIE A DBA ALL AREA OVERHEAD	HANGAR DOOR REPAIR	140.00
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	484.15
		RISE SKYBEAM/JAB BROADBAND INC.	INTERNET	140.81
		CITIZENS NATIONAL BANK	FICA CONTRIBUTIONS AND MAT	110.14

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			FICA CONTRIBUTIONS AND MAT	92.61
			FICA CONTRIBUTIONS AND MAT	95.53
			MEDICARE CONTRIB AND MATCH	25.76
			MEDICARE CONTRIB AND MATCH	21.66
			MEDICARE CONTRIB AND MATCH	22.34
		SYN-TECH SYSTEMS, INC.	FUELMaster MODEM PART	263.00
		TEXAS MUNICIPAL RETIREMENT	CONTRIBUTIONS	138.81
			CONTRIBUTIONS	138.81
			CONTRIBUTIONS	138.81
		VERIZON WIRELESS	CELL PHONE	100.00
		CINTAS CORP DBA FIRST AID & SAFETY	FIRST AID KIT RE-SUPPLY	149.96
			TOTAL:	30,466.63
NON-DEPARTMENTAL	CEMETERY OPERATING	PRE-PAID LEGAL SERVICES, INC. DBA LEGA	PRE-PAID LEGAL PREMIUMS	33.90
		CITIZENS NATIONAL BANK	FEDERAL WITHHOLDING	142.12
			FEDERAL WITHHOLDING	137.95
			FEDERAL WITHHOLDING	146.67
			FICA CONTRIBUTIONS AND MAT	132.10
			FICA CONTRIBUTIONS AND MAT	130.25
			FICA CONTRIBUTIONS AND MAT	134.11
			MEDICARE CONTRIB AND MATCH	30.89
			MEDICARE CONTRIB AND MATCH	30.46
			MEDICARE CONTRIB AND MATCH	31.37
		TEXAS MUNICIPAL RETIREMENT	CONTRIBUTIONS	149.14
			CONTRIBUTIONS	147.05
			CONTRIBUTIONS	151.42
			TOTAL:	1,397.43
CEMETERY OPERATING DEP	CEMETERY OPERATING	TEXAS DEPARTMENT OF INFORMATION RESOUR	MONTHLY PHONE BILL	1.49
		EVINS TEMPORARIES, INC.	CEM/1 TEMP 10/24-10/28/16	560.00
			ST,GR/1 TEMP 10/31-11/4/16	1,078.00
			CEM/2 TEMPS 11/7-11/10/16	672.00
			CEM/2TEMPS 11/14-11/18/16	1,008.00
			ST,GR/1 TEMP 11/21-11/23/1	462.00
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	19.91
		SCOTT & WHITE HEALTHCARE	NOV.HEALTH PREMIUMS	1,071.57
			OCT.HEALTH PREMIUMS	1,071.57
		CITIZENS NATIONAL BANK	FICA CONTRIBUTIONS AND MAT	132.10
			FICA CONTRIBUTIONS AND MAT	130.25
			FICA CONTRIBUTIONS AND MAT	134.11
			MEDICARE CONTRIB AND MATCH	30.89
			MEDICARE CONTRIB AND MATCH	30.46
			MEDICARE CONTRIB AND MATCH	31.37
		TEXAS MUNICIPAL RETIREMENT	CONTRIBUTIONS	264.83
			CONTRIBUTIONS	261.11
			CONTRIBUTIONS	268.88
		VERIZON WIRELESS	CELL PHONE	50.00
		CINTAS CORPORATION #86	CEM/UNIFORMS 442324	7.73
			CEM/UNIFORMS 445751	7.73
			CEM/UNIFORMS 449176	7.73
			CEM/UNIFORMS 452603	7.73
			UNIFORMS	250.00
		KNIPPA, DANIEL	CEM/OCT 2 REG, 2 ASHES	1,100.00
			CEM/NOV-3 REG, 1 ASHES 100	1,450.00
			TOTAL:	10,109.46

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	FLEET SERVICES OPE	AFLAC	DEC.2016 AFLAC INVOICE	103.37
		NATIONWIDE RETIREMENT SOLUTIONS	EMPLOYEE CONTRIBUTIONS	10.00
			EMPLOYEE CONTRIBUTIONS	10.00
			EMPLOYEE CONTRIBUTIONS	10.00
		PRE-PAID LEGAL SERVICES, INC. DBA LEGA	PRE-PAID LEGAL PREMIUMS	33.90
		SCOTT & WHITE HEALTHCARE	NOV.HEALTH PREMIUMS/Depend	246.72
			OCT.HEALTH PREMIUMS/Depend	246.72
		CITIZENS NATIONAL BANK	FEDERAL WITHHOLDING	445.82
			FEDERAL WITHHOLDING	522.11
			FEDERAL WITHHOLDING	418.10
			FICA CONTRIBUTIONS AND MAT	246.05
			FICA CONTRIBUTIONS AND MAT	269.74
			FICA CONTRIBUTIONS AND MAT	238.67
			MEDICARE CONTRIB AND MATCH	57.54
			MEDICARE CONTRIB AND MATCH	63.08
			MEDICARE CONTRIB AND MATCH	55.82
		TEXAS MUNICIPAL RETIREMENT	CONTRIBUTIONS	291.37
			CONTRIBUTIONS	318.11
			CONTRIBUTIONS	283.03
		UNUM LIFE INS CO OF AMERI	LIFE INSURANCE PREMIUMS	33.96
			TOTAL:	3,904.11
FLEET SERVICES SECTION	FLEET SERVICES OPE	ARNOLD OIL COMPANY OF AUSTIN, LP DBA A	FLEET OIL	40.92
			#560 OIL	86.04
			Q1 LIGHT	51.24
			SHOP	141.52
			#95 FAN BELT	48.19
			FLEET OIL	40.92
			#87 OIL FILTER	4.20
			#73 LIGHTS	23.20
			AIR TANK MANIFOLD	19.59
			WINDSHIELD WASH	11.94
			#339 SCREWS	1.87
			#608 HEADLAMP	27.09
			#700 WHEEL CYLINDER	60.24
			#338 OIL	31.60
			#330 RADIATOR	254.27
			#330 RADIATOR	365.01
			C1 WIPER BLADES	15.98
			C1 SWITCH	9.87
			C2 SWITCH	9.87
			#618 OIL FILTER	33.78
			GAGE	99.58
			#622 TRAILER KIT	73.61
			#400 BATTERY	89.33
			#87 ALTERNATOR	124.86
			#19 OIL	17.05
			Q1 LAMP	2.52
			#502 AIR FILTER/OIL	34.51
			#332 OIL	31.60
			STOCK	15.80
			#332 AIR FILTER	61.36
			#52 AIR FILTER	139.98
			#338 ROTOR	534.20
			#94 WIPER BLADES	9.98
			#306 OIL/FILTER	28.74

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			#307 OIL/FILTER	28.74
			ANTIFREEZE	41.70
			#307 OIL	8.85
		AUSTIN TURF & TRACTOR	TRPSC-PIN	61.39
		BETA TECHNOLOGY, INC	ELIMINATOR	274.74
		BREWMEUSUM COFFEE	COFFEE	30.00
		CLARK TRAVEL	CHARTER - LEAD TAYLOR	400.00
		COUFAL-PRATER	#552 RIM	565.43
			SHORT PAY #551 REPAIR	215.09
		PEREZ, EDDIE DBA EDDIE'S AUTO DETAIL E	REPAIR SEAT CUSHION	30.00
		FIREMATIC	CHOCK HOLDERS FOR E2	215.28
		FREIGHTLINER OF AUSTIN	TND 4 HUBCAP	46.22
			SENSOR TACHMETER	330.93
		GDI TIMS	INSPECTION LINE	1.52
		GCR TIRES & SERVICE	#45 TIRES	440.44
			#330 TIRES	234.72
			STOCK	351.28
			POLICE TIRES	2,955.84
		GEORGETOWN OUTDOOR PWRINC	B1/B2 OIL FILTER	21.20
		HENNA CHEVROLET INC	FUEL CAP	17.38
			SEAL	33.00
			#560 TEMP SENSOR	24.39
			#95 SHIFT CABLE	65.45
			#617 WIPER BLADES	78.24
			WIPER BLADES	78.24
			#611 FUEL CAP	14.83
			#543 HOOD CABLE & LATCH	105.09
			CREDIT-#611 FUEL CAP RETUR	23.31-
			#730 BLADES	34.94
			STOCK	34.94
			#306 BOLTS/NUTS	510.72
		O'REILLY AUTOMOTIVE, INC.	#38 DISC BRAKE SET	143.74
			Q1 HEADLAMP	65.96
			#544 FUEL FILTER	9.87
		INTERSTATE BATT. N AUSTIN	E2 BATTERY	598.44
		LAWSON PRODUCTS INC.	DRILLBIT/BULBS/FUSE HOLDER	135.66
			DRILL BITS	19.15
		MOSS & MOSS INC. #8000	KEY RING	1.34
			SUPER GLUE/FILTERS	7.89
			FUSE	6.50
			CLOROX/CONDUIT	9.61
			GAUGE	14.24
			DEODORIZER/BATTERIES	13.81
			KEYS	1.75
			TAGS	37.19
			BATTERY	5.93
		OFFICE DEPOT CORPORATION	MARKERS	8.10
			JOURNAL	5.79
		PROFESSIONAL TURF PDT INC	TRPSC-FILTERS/BLADES	779.68
			AIR FILTER	48.68
		ALL POINTS COMMUNICATIONS	#308/339/340 MOVE RADIOS	685.50
		SCOTT & WHITE HEALTHCARE	NOV.HEALTH PREMIUMS	1,071.56
			OCT.HEALTH PREMIUMS	1,071.56
		CITIZENS NATIONAL BANK	FICA CONTRIBUTIONS AND MAT	246.05
			FICA CONTRIBUTIONS AND MAT	269.74
			FICA CONTRIBUTIONS AND MAT	238.67

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			MEDICARE CONTRIB AND MATCH	57.54
			MEDICARE CONTRIB AND MATCH	63.08
			MEDICARE CONTRIB AND MATCH	55.82
		EWALD KUBOTA INC	#525 INDICATOR LABEL	15.88
			#400/#732 COLLAR BLADES	276.06
			SPIN KIT-KUBOTA MOWER	259.35
		TONY MORGAN DBA:	#544 TIRE SERVICE	120.00
		TEXAS PROPANE	RECERTIFY PROPANE TANK	123.75
		TML INTERGOVERNMENTAL	AUTO LIAB & PHYS DMG 2 NEW	312.00
		TEXAS MUNICIPAL RETIREMENT	CONTRIBUTIONS	517.40
			CONTRIBUTIONS	564.87
			CONTRIBUTIONS	502.59
		TIRE CENTERS, LLC	#506 TIRES	372.88
			#544 TIRES	1,722.72
			#544 TIRES	913.34
			FIRE APPARATUS TIRES	3,981.27
		TRACTOR SUPPLY COMPANY	GAS CAN	41.99
		TRS SPRAY EQUIPMENT	PUMP PAINTING MACHINE	587.00
			HOSE SUCTION STRAINER	103.80
		VERIZON WIRELESS	CELL PHONE	100.00
			IPAD	37.99
		ZEP MANUFACTURING CO.	TRUCK BRUSH	138.18
		AMERICAN WATERCARE INC	WATER FILTER	95.00
		KNAPHEIDE TRUCK EQUIP CENTER	#615 LATCH	253.19
		DANIEL SCHNOOR TOOL CO	STAMP SET	99.75
			GAUGE	22.95
		MCCOY'S BUILDING SUPPLY	#622 PINE BOARDS	58.24
		PRECISION MOBILE TINT	#100 WINDOW TINTING	60.00
		CINTAS CORPORATION #86	FLEET/UNIFORMS 442325	18.05
			FLEET/UNIFORMS 445752	18.05
			FLEET/UNIFORMS 449177	18.05
			FLEET/UNIFORMS 452604	18.05
			UNIFORMS	220.00
		ASSOCIATED SUPPLY COMPANY, INC	#554 ANNUAL PM	1,029.74
		TAYLOR LUBE CENTER	#604 OIL CHANGE	44.98
		DEBORAH M HUNT, WILLIAMSON CTY TAX ASS	#19/25/94/502 LICENSE TAGS	41.00
			#615/730 LICENSE TAGS	20.50
		SIDDONS MARTIN EMERGENCY GROUP LLC	E2 ENGINE REPAIRS	1,355.61
			E2 ENGINE REPAIRS	1,341.79
			E2 REPAIRS	1,697.35
			E2 REPAIRS/PM	3,000.00
			Q1 REPAIRS	325.03
			TND4 KUSSMAUL PLUGS	346.10
			Q1 LAMP	25.93
		AIRGAS INC DBA AIRGAS USA, LLC	OXYGEN	122.49
		PLISCOTT ENTERPR. DBA VALLEY MILLS FEE	VALVE TOOL	106.19
		FLEETCOR TECHNOLOGIES, INC.LLC DBA FUE	FUEL	2,022.29
			FUEL	2,439.01
			FUEL	2,599.09
			FUEL	1,928.13
			FUEL	1,893.63
		TEXAS MUNICIPAL EQUIPMENT, LLC	#65 ACTUATOR	450.00
			TOTAL:	47,801.85
FLEET REPLACEMENT	FLEET REPLACEMENT	CITIZENS NTL BANK-CAPITAL EQUIP ACCT	PAY #17 CAPITAL EQUIP LOAN	4,847.69
			PAY #17 CAPITAL EQUIP LOAN	481.56

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
		JOHN DEERE FINANCIAL F.S.B.	020-0056894-002	4,194.81
			020-0056894-003	228.71_
			TOTAL:	9,752.77

NON-DEPARTMENTAL	POOLED CASH	JPMORGAN CHASE BANK NA	SEPTEMBER 2016	2,060.79
			OCTOBER 2016 TRANSACTIONS	17,715.21
		MISCELLANEOUS SUMBERA, DONALD JEROME	Cash Refund:CT001059 -01	150.00_
			TOTAL:	19,926.00

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

100	GENERAL FUND	768,215.58
120	HOTEL/MOTEL FUND	15,000.00
123	MAIN STREET REVENUE FUND	4,737.25
129	LIBRARY GRANT/DONATION	15.50
162	GENERAL CAPITAL IMPROVEME	289,800.60
164	MDUS IMPROVEMENT PROJECTS	66,766.61
320	SANITATION FUND	121,494.05
340	PUBLIC UTILITIES FUND	328,830.65
350	AIRPORT FUND	31,571.73
370	CEMETERY OPERATING FUND	11,506.89
382	FLEET SERVICES OPERATING	51,705.96
384	FLEET REPLACEMENT FUND	9,752.77
950	POOLED CASH	19,926.00

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 GRAND TOTAL: 1,719,323.59  
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11/30/16

## **Attachment D**

### **Operating Funds Balance Sheets**

**General Fund**  
**Special Revenue Funds**  
**Roadway Impact Fund**  
**Transportation Fund**  
**Municipal Utility Drainage Fund**  
**Sanitation Fund**  
**Utility Fund**  
**Utility Impact Fund**  
**Airport Fund**  
**Cemetery Fund**  
**Fleet Services Operating Fund**  
**Fleet Replacement Fund**

## BALANCE SHEET

AS OF: NOVEMBER 30TH, 2016

## 100-GENERAL FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
<b>ASSETS</b>		
=====		
100-100-100	PETTY CASH	1,650.00
100-100-102	CLAIM ON POOLED CASH	( 1,254,255.84)
100-100-105	MONEY MARKET @CNB #4260618	12,226.29
100-100-108	TEXSTAR (NED) MOODY MUSEUM	244,526.49
100-100-109	PRINCOR GEN FUND 6FR-139362	686,084.54
100-100-110	TEXPOOL 78404; 2465300006	2,693,115.38
100-100-113	MOODY TEXPOOL 2465300015	50,224.58
100-120-100	PROPERTY TAXES RECEIVABLE	126,852.70
100-120-103	MISC. ACCOUNTS RECEIVABLE	5,798.72
100-120-120	SALES TAXES RECEIVABLE	472,450.87
100-120-250	DUE FROM FUND 350 FOR LOAN	38,100.00
100-120-251	DUE FROM FUND 350	469,792.00
100-170-100	CURRENT YR RES FOR ENCUMBRANCE	( 128,815.12)
100-170-101	PRIOR YR RES FOR ENCUMBRANCE	69,365.99
		3,487,116.60
TOTAL ASSETS		3,487,116.60
=====		
<b>LIABILITIES</b>		
=====		
100-200-110	ENCUMBERED PAYABLE GEN.	( 128,815.12)
100-200-111	PRIOR YEAR ENCUMBRANCE	69,365.99
100-200-203	DEFERRED COMP PAYABLE	1,489.73
100-200-210	CHILD SUPPORT PAYABLE	( 92.31)
100-200-212	UNUM LIFE INS PAYABLE	42.96
100-200-213	ASSURANT DENTAL PAYABLE	3,043.82
100-200-214	AFLAC PAYABLE	3,573.18
100-200-216	CINCINNATI LIFE PAYABLE	54.71
100-200-218	BLUE CHOICE PAYABLE	27.62
100-200-219	SCOTT & WHITE HEALTH PAYABLE	21,908.15
100-200-220	S&W PAYABLE 2001-2011	( 9,793.98)
100-200-222	PRE-PAID LEGAL PAYABLE	417.50
100-200-228	MISC DEDUCTIONS PAYABLE	30.00
100-200-229	MET LIFE DENTAL PAYABLE	( 551.91)
100-200-231	MEMBERSHIP/DUES PAYABLE	200.00
100-200-232	COURT BOND REFUND PAYABLE	123.00
100-200-233	OTHER A/P PENDING (AUDITOR)	( 52,259.66)
100-200-301	COURT COLLECTIONS	8,106.39
100-200-500	DUE TO OTHER FUNDS	218,846.62
100-200-502	DUE TO STATE/COURT FEES	14,558.37
100-200-505	DUE TO OMNIBASE SERVICES INC	990.82
100-200-507	DUE TO S&W/COBRA FROM OTHERS	7,266.25
100-200-509	DUE TO TMRS FROM TEDC	( 5,690.27)
100-210-111	DUE TO I&S (TAX COLLECTIONS)	2,153.54
100-240-100	DEFERRED TAX REVENUE	126,852.70
100-240-101	UNCLAIMED FUNDS	12,115.79
TOTAL LIABILITIES		293,963.89

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2016

100-GENERAL FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
EQUITY		
=====		
100-260-113	ESCROW-BONDS POSTED-DEFENDENTS	2,297.80
100-270-100	FUND BALANCE	3,950,553.84
100-280-100	ASSIGNED FUND BALANCE	32,396.29
	TOTAL BEGINNING EQUITY	3,985,247.93
	TOTAL REVENUE	1,051,284.52
	TOTAL EXPENSES	1,843,379.74
	TOTAL INCREASE/(DECREASE) IN FUND BAL. (	792,095.22)
	TOTAL EQUITY & FUND BALANCE	3,193,152.71
	TOTAL LIABILITIES, EQUITY & FUND BALANCE	3,487,116.60
		=====

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2016

119-TIF (TAX INCREMENT FUND)

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
<b>ASSETS</b>			
=====			
119-100-102	CLAIM ON POOLED CASH	131,633.84	
119-100-115	TEXPOOL 246530004	543,487.58	
			675,121.42
TOTAL ASSETS			675,121.42
=====			
<b>LIABILITIES</b>			
=====			
<b>EQUITY</b>			
=====			
119-270-100	FUND BALANCE	677,680.65	
	TOTAL BEGINNING EQUITY	677,680.65	
TOTAL REVENUE		354.60	
TOTAL EXPENSES		2,913.83	
TOTAL INCREASE/(DECREASE) IN FUND BAL. (		2,559.23)	
TOTAL EQUITY & FUND BALANCE			675,121.42
TOTAL LIABILITIES, EQUITY & FUND BALANCE			675,121.42
=====			

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2016

120-HOTEL/MOTEL FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
<b>ASSETS</b>			
=====			
120-100-102	CLAIM ON POOLED CASH	76,321.24	
			76,321.24
TOTAL ASSETS			76,321.24
			=====
<b>LIABILITIES</b>			
=====			
120-200-500	ACCOUNTS PAYABLE PENDING	15,000.00	
TOTAL LIABILITIES			15,000.00
<b>EQUITY</b>			
=====			
120-270-100	FUND BALANCE	63,981.28	
TOTAL BEGINNING EQUITY		63,981.28	
TOTAL REVENUE		12,339.96	
TOTAL EXPENSES		15,000.00	
TOTAL INCREASE/(DECREASE) IN FUND BAL. (		2,660.04)	
TOTAL EQUITY & FUND BALANCE			61,321.24
TOTAL LIABILITIES, EQUITY & FUND BALANCE			76,321.24
			=====

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2016

123-MAIN STREET REVENUE FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
123-100-102	CLAIM ON POOLED CASH	3,606.36	
			3,606.36
TOTAL ASSETS			3,606.36
=====			
LIABILITIES			
=====			
123-200-500	ACCOUNTS PAYABLE PENDING	2,304.95	
TOTAL LIABILITIES			2,304.95
EQUITY			
=====			
123-270-100	FUND BALANCE	5,024.81	
TOTAL BEGINNING EQUITY		5,024.81	
TOTAL REVENUE		3,560.00	
TOTAL EXPENSES		7,283.40	
TOTAL INCREASE/(DECREASE) IN FUND BAL. (		3,723.40)	
TOTAL EQUITY & FUND BALANCE			1,301.41
TOTAL LIABILITIES, EQUITY & FUND BALANCE			3,606.36
=====			

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2016

125-MUNICIPAL CRT SPECIAL FEE

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
<b>ASSETS</b>		
=====		
125-100-102	CLAIM ON POOLED CASH	107,566.73
125-170-100	CURRENT YR RES FOR ENCUMBRANCE	( 1,253.00)
125-170-101	PRIOR YR RES FOR ENCUMBRANCE	1,253.00
		107,566.73
TOTAL ASSETS		107,566.73
=====		
<b>LIABILITIES</b>		
=====		
125-200-110	CURRENT YEAR ENCUMBRANCE	( 1,253.00)
125-200-111	PRIOR YEAR ENCUMBRANCE	1,253.00
<b>EQUITY</b>		
=====		
125-270-100	FUND BALANCE	106,172.96
	TOTAL BEGINNING EQUITY	106,172.96
TOTAL REVENUE		1,393.77
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	1,393.77
TOTAL EQUITY & FUND BALANCE		107,566.73
TOTAL LIABILITIES, EQUITY & FUND BALANCE		107,566.73
=====		

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2016

129-LIBRARY GRANT/DONATION

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
<b>ASSETS</b>			
=====			
129-100-102	CLAIM ON POOLED CASH	49,685.84	
129-100-103	TEXSTAR: NOBLE TRUST - 3444	876.47	
129-100-108	TEXSTAR; NED REQUEST (LIBRARY)	301,004.50	
129-170-100	CURRENT YR RES FOR ENCUMBRANCE	( 1,436.37)	
129-170-101	PRIOR YR RES FOR ENCUMBRANCE	1,436.37	
			351,566.81
TOTAL ASSETS			351,566.81
			=====
<b>LIABILITIES</b>			
=====			
129-200-110	CURRENT YEAR ENCUMBRANCE	( 1,436.37)	
129-200-111	PRIOR YEAR ENCUMBRANCE	1,436.37	
129-200-233	OTHER A/P PENDING (AUDITOR)	( 10,945.00)	
129-200-500	ACCOUNTS PAYABLE PENDING	10,945.00	
<b>EQUITY</b>			
=====			
129-270-100	FUND BALANCE	355,316.19	
	TOTAL BEGINNING EQUITY	355,316.19	
TOTAL REVENUE		210.46	
TOTAL EXPENSES		3,959.84	
TOTAL INCREASE/(DECREASE) IN FUND BAL.		( 3,749.38)	
TOTAL EQUITY & FUND BALANCE			351,566.81
TOTAL LIABILITIES, EQUITY & FUND BALANCE			351,566.81
			=====

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2016

200-ROADWAY IMPACT FEE FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
<b>ASSETS</b>			
=====			
200-100-102	CLAIM ON POOLED CASH	108,096.10	
			108,096.10
	TOTAL ASSETS		108,096.10
=====			
<b>LIABILITIES</b>			
=====			
<b>EQUITY</b>			
=====			
200-270-100	FUND BALANCE	105,540.10	
	TOTAL BEGINNING EQUITY	105,540.10	
	TOTAL REVENUE	2,556.00	
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	2,556.00	
	TOTAL EQUITY & FUND BALANCE		108,096.10
	TOTAL LIABILITIES, EQUITY & FUND BALANCE		108,096.10
=====			

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2016

210-TRANSPORTATION FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
<b>ASSETS</b>			
=====			
210-100-102	CLAIM ON POOLED CASH	281,607.51	
210-120-130	ACCTS RECEIVABLE TRANSPORTATIO	32,889.38	
			314,496.89
TOTAL ASSETS			314,496.89
=====			
<b>LIABILITIES</b>			
=====			
<b>EQUITY</b>			
=====			
210-270-100	FUND BALANCE	230,990.26	
	TOTAL BEGINNING EQUITY	230,990.26	
TOTAL REVENUE		83,496.50	
TOTAL EXPENSES		( 10.13)	
TOTAL INCREASE/(DECREASE) IN FUND BAL.		83,506.63	
TOTAL EQUITY & FUND BALANCE			314,496.89
TOTAL LIABILITIES, EQUITY & FUND BALANCE			314,496.89
=====			

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2016

300-MUNICIPAL DRAINAGE UTILIT

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
<b>ASSETS</b>			
=====			
300-100-102	CLAIM ON POOLED CASH	490,460.54	
300-120-100	DRAINAGE RECEIVABLE	14,773.66	
300-120-130	ALLOWANCE FOR DOUBTFUL ACCTS	( 3,864.08)	
			501,370.12
TOTAL ASSETS			501,370.12
=====			
<b>LIABILITIES</b>			
=====			
<b>EQUITY</b>			
=====			
300-270-100	FUND BALANCE	466,463.51	
	TOTAL BEGINNING EQUITY	466,463.51	
TOTAL REVENUE		34,904.08	
TOTAL EXPENSES		( 2.53)	
TOTAL INCREASE/(DECREASE) IN FUND BAL.		34,906.61	
TOTAL EQUITY & FUND BALANCE			501,370.12
TOTAL LIABILITIES, EQUITY & FUND BALANCE			501,370.12
=====			

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2016

320-SANITATION FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
<b>ASSETS</b>			
=====			
320-100-102	CLAIM ON POOLED CASH	136,716.59	
320-120-130	ACCTS RECEIVABLE GARBAGE	74,186.81	
320-120-131	ALLOWANCE-GARBAGE	( 2,691.04)	
			208,212.36
TOTAL ASSETS			208,212.36
			=====
<b>LIABILITIES</b>			
=====			
320-200-500	ACCOUNTS PAYABLE PENDING	115,035.62	
320-200-503	DUE TO STATE COMPT SALES TAX	11,091.71	
TOTAL LIABILITIES			126,127.33
<b>EQUITY</b>			
=====			
320-270-100	FUND BALANCE	111,879.09	
TOTAL BEGINNING EQUITY			111,879.09
TOTAL REVENUE			199,743.66
TOTAL EXPENSES			229,537.72
TOTAL INCREASE/(DECREASE) IN FUND BAL. (			29,794.06)
TOTAL EQUITY & FUND BALANCE			82,085.03
TOTAL LIABILITIES, EQUITY & FUND BALANCE			208,212.36
			=====

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2016

340-PUBLIC UTILITIES FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
ASSETS		
=====		
340-100-100	PETTY CASH	1,350.00
340-100-102	CLAIM ON POOLED CASH	( 227,705.97)
340-100-107	TEXPOOL: 2465300012 TOWER RENT	435,617.14
340-100-110	TEXPOOL 78404; 2465300001	547,461.40
340-100-118	TEXPOOL RATE STABILIZATION	140,126.50
340-100-119	TEXPOOL CAPITAL OUTLAY-ASSETS	56,751.25
340-100-120	TEXPOOL WORKING CAPITAL-CIP	75,067.73
340-120-100	ACCOUNTS RECEIVABLE	403,063.49
340-120-101	CURRENT REFUND PAYABLE	4,959.06
340-120-102	UNAPPLIED CREDITS	( 23,761.29)
340-120-103	MISC. ACCOUNTS RECEIVABLE	30,100.88
340-120-130	ALLOWANCE-ACCTS. RECEIVABLE	( 6,352.22)
340-140-100	INVENTORY	168,933.93
340-150-105	DEFERRED AMT ON REFUNDING	112,491.44
340-160-100	LAND	457,201.00
340-160-200	BUILDINGS	6,363,714.34
340-160-206	FIXED ASSETS: WORK IN PROGRESS	178,942.16
340-160-225	PLANT DISTRIBUTION/COLLECTION	45,898,945.38
340-160-235	EQUIPMENT	806,813.17
340-170-100	CURRENT YR RES FOR ENCUMBRANCE	( 123,059.43)
340-170-101	PRIOR YR RES FOR ENCUMBRANCE	124,353.42
340-190-103	ACCUMULATED DEPRECIATION	( 18,940,795.13)
		36,484,218.25

TOTAL ASSETS

36,484,218.25

=====

LIABILITIES

=====

340-200-104	ACCRUED INTEREST PAYABLE	128,277.75
340-200-110	CURRENT YEAR ENCUMBRANCES	( 123,059.43)
340-200-111	PRIOR YEAR ENCUMBRANCE	124,353.42
340-200-200	FICA AND MEDICARE PAYABLE	( 831.14)
340-200-201	FEDERAL WITHHOLDING PAYABLE	( 1,144.93)
340-200-203	DEFERRED COMP PAYABLE	134.73
340-200-208	ACCRUED VACATION	19,912.33
340-200-210	NET PENSION LIABILITY	641,113.00
340-200-212	UNUM LIFE INS PAYABLE	( 134.32)
340-200-213	ASSURANT DENTAL PAYABLE	562.63
340-200-214	AFLAC PAYABLE	370.39
340-200-218	BLUE CHOICE PAYABLE	175.48
340-200-219	SCOTT & WHITE HEALTH PAYABLE	2,413.58
340-200-222	PRE-PAID LEGAL PAYABLE	118.65
340-200-228	MISC. DEDUCTIONS PAYABLE	15.00
340-200-229	MET LIFE DENTAL PAYABLE	( 135.78)
340-200-230	UNITED WAY PAYABLE	( 1.00)
340-200-233	OTHER A/P PENDING (AUDITOR)	( 15,805.47)
340-200-500	ACCOUNTS PAYABLE PENDING	275,677.54
340-210-100	UNAMORT. BOND DISCOUNT	( 10,669.50)
340-210-101	BOND PREMIUMS	125,681.73

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2016

340-PUBLIC UTILITIES FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
340-210-102	DEFERRED AMT ON REFUNDING	( 0.01)
340-210-110	DEFERRED OUTFLOW RESORCES TMRS	( 82,800.00)
340-210-115	DEFERRED OUTFLOW INVST TMRS	( 26,350.00)
340-210-118	DEFERRED INFLOW-ACTUAL VS ASSM	31,937.00
340-230-111	8.745M CO SERIES 2010 (6.11M)	4,080,000.00
340-230-115	4.2M COMB CO 2006 (4M)	4,000,000.00
340-230-116	10M COMB SERIES 2007 (7M)	7,000,000.00
340-230-117	9.615M COMB SERIES 08 (6.615M)	5,570,000.00
340-230-118	8.995 GO REFUNDING 2009	1,225,000.00
340-230-119	2.625 GO REF 2010	1,215,000.00
340-230-120	5.450M GO REF 2012 (1.460M)	1,420,000.00
340-240-100	METER DEPOSITS	392,014.89
340-240-101	UNCLAIMED FUNDS	3,631.59
	TOTAL LIABILITIES	25,995,458.13
EQUITY		
=====		
340-250-100	CONTRIBUTED CAPITAL-WATER OPER	454,779.30
340-250-101	CONTRIBUTED CAPITAL SEWER OPER	60,475.00
340-270-100	FUND BALANCE	9,603,062.67
	TOTAL BEGINNING EQUITY	10,118,316.97
	TOTAL REVENUE	965,289.33
	TOTAL EXPENSES	594,846.18
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	370,443.15
	TOTAL EQUITY & FUND BALANCE	10,488,760.12
	TOTAL LIABILITIES, EQUITY & FUND BALANCE	36,484,218.25
		=====

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2016

345-UTILITY IMPACT FEE FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
<b>ASSETS</b>		
=====		
345-100-102	CLAIM ON POOLED CASH	530,188.77
345-160-225	PLANT DISTRIBUTION	104,188.68
345-170-100	CURRENT YR RES FOR ENCUMBRANCE	( 1,411.60)
345-170-101	PRIOR YR RES FOR ENCUMBRANCE	1,411.60
		634,377.45
TOTAL ASSETS		634,377.45
=====		
<b>LIABILITIES</b>		
=====		
345-200-110	CURRENT YEAR ENCUMBRANCE	( 1,411.60)
345-200-111	PRIOR YEAR ENCUMBRANCE	1,411.60
<b>EQUITY</b>		
=====		
345-270-100	FUND BALANCE	625,999.95
	TOTAL BEGINNING EQUITY	625,999.95
TOTAL REVENUE		8,377.50
TOTAL INCREASE/(DECREASE) IN FUND BAL.		8,377.50
TOTAL EQUITY & FUND BALANCE		634,377.45
TOTAL LIABILITIES, EQUITY & FUND BALANCE		634,377.45
=====		

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2016

350-AIRPORT FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
<b>ASSETS</b>			
=====			
350-100-102	CLAIM ON POOLED CASH	203,729.88	
350-120-100	AIRPORT RECEIVABLES	5,724.45	
350-120-103	MISC. ACCOUNTS RECEIVABLES	5,414.76	
350-120-250	DUE FROM OTHER FUNDS (AUDITOR)	1,360.00	
350-150-105	DEFERRED AMT ON REFUNDING	6,722.71	
350-160-100	LAND	859,833.00	
350-160-200	T-HANGERS (BUILDINGS)	1,264,756.23	
350-160-206	FIXED ASSETS:WORK IN PROGRESS	531,177.00	
350-160-210	EQUIPMENT	121,904.00	
350-160-300	RUNWAY	2,238,415.96	
350-190-103	ACCUMULATED DEPRECIATION	( 1,334,845.35)	
			3,904,192.64
TOTAL ASSETS			3,904,192.64
			=====
<b>LIABILITIES</b>			
=====			
350-200-210	NET PENSION LIABILITY	23,418.00	
350-200-222	PRE-PAID LEGAL	18.95	
350-200-233	OTHER A/P PENDING (AUDITOR)	( 617.76)	
350-200-500	ACCOUNTS PAYABLE PENDING	1,757.11	
350-200-501	DUE TO FUND 100 (LOAN ADVANCE)	38,100.00	
350-200-502	DUE TO FUND 100	469,792.00	
350-200-505	DUE TO OTHER FUNDS	19,710.00	
350-210-100	UNAMORT. BOND DISCOUNT	8,030.11	
350-210-110	DEFERRED OUTFLOW TMRS CONT	( 3,024.00)	
350-210-115	DEFERRED OUTFLOW INVST TMRS	( 962.00)	
350-210-118	DEFERRED INFLOW ACT VS ASSMPT	1,167.00	
350-230-102	BOND PAYABLE-\$290K REF 2010	195,000.00	
350-240-101	ACCRUED INTEREST PAYABLE	1,187.25	
TOTAL LIABILITIES			753,576.66
<b>EQUITY</b>			
=====			
350-250-100	CONTRIBUTED CAPITAL GRANT	2,011,189.92	
350-250-101	CONTRIBUTED CAPITAL CITY	75,265.82	
350-280-100	RETAINED EARNINGS	607,664.57	
350-281-100	PRIOR PERIOD ADJUSTMENTS	442,482.09	
TOTAL BEGINNING EQUITY		3,136,602.40	
TOTAL REVENUE		70,146.13	
TOTAL EXPENSES		56,132.55	
TOTAL INCREASE/(DECREASE) IN FUND BAL.		14,013.58	
TOTAL EQUITY & FUND BALANCE			3,150,615.98
TOTAL LIABILITIES, EQUITY & FUND BALANCE			3,904,192.64
			=====

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2016

370-CEMETERY OPERATING FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
<hr/>			
ASSETS			
=====			
370-100-102	CLAIM ON POOLED CASH	229,573.84	
370-160-206	FIXED ASSETS-WORK IN PROGRESS	10,032.80	
370-190-103	ACCUMULATED DEPRECIATION	( 501.64)	
			239,105.00
TOTAL ASSETS			239,105.00
			=====
LIABILITIES			
=====			
370-200-210	NET PENSION LIABILITY	34,251.00	
370-200-222	PRE-PAID LEGAL	33.90	
370-200-233	OTHER A/P PENDING (AUDITOR)	( 1,342.29)	
370-200-500	ACCOUNTS PAYABLE PENDING	5,691.45	
370-210-100	DUE TO CEMETERY LAND PURCHASE	203,944.99	
370-210-110	DEFERRED OUTFLOW CONT TMRS	( 4,424.00)	
370-210-115	DEFERRED OUTFLOW INVST TMRS	( 1,408.00)	
370-210-118	DEFERRED INFLOW ACTUAL VS ASSM	1,706.00	
TOTAL LIABILITIES			238,453.05
EQUITY			
=====			
370-270-100	FUND BALANCE	19,414.06	
TOTAL BEGINNING EQUITY			19,414.06
TOTAL REVENUE			6,293.00
TOTAL EXPENSES			25,055.11
TOTAL INCREASE/(DECREASE) IN FUND BAL.			( 18,762.11)
TOTAL EQUITY & FUND BALANCE			651.95
TOTAL LIABILITIES, EQUITY & FUND BALANCE			239,105.00
			=====

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2016

382-FLEET SERVICES OPERATING

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
<b>ASSETS</b>			
=====			
382-100-102	CLAIM ON POOLED CASH	19,203.42	
382-120-250	DUE TO OTHER FUNDS	8,213.00	
382-170-100	CURRENT YR RES FOR ENCUMBRANCE	( 905.00)	
382-170-101	PRIOR YR RES FOR ENCUMBRANCE	905.00	
			27,416.42
TOTAL ASSETS			27,416.42
=====			
<b>LIABILITIES</b>			
=====			
382-200-110	CURRENT YEAR ENCUMBRANCE	( 905.00)	
382-200-111	PRIOR YEAR ENCUMBRANCE	905.00	
382-200-202	TMRS PAYABLE	( 0.01)	
382-200-208	ACCRUED VACATION	2,985.27	
382-200-210	NET PENSION LIABILITY	78,559.00	
382-200-212	UNUM LIFE INSURANCE PAYABLE	10.20	
382-200-213	ASSURANT DENTAL PAYABLE	97.68	
382-200-214	AFLAC PAYABLE	139.91	
382-200-219	SCOTT & WHITE HEALTH PAYABLE	370.08	
382-200-222	PRE-PAID LEGAL PAYABLE	85.70	
382-200-233	OTHER A/P PENDING (AUDITOR)	( 2,723.96)	
382-200-500	ACCOUNTS PAYABLE PENDING	30,368.88	
382-210-110	DEFERRED OUTFLOW CONTB TMRS	( 10,146.00)	
382-210-115	DEFERRED OUTFLOW INVST TMRS	( 3,229.00)	
382-210-118	DEFERRED INFLOW ACTUAL VS ASSM	3,913.00	
TOTAL LIABILITIES			100,430.75
<b>EQUITY</b>			
=====			
382-270-100	FUND BALANCE	( 64,851.42)	
TOTAL BEGINNING EQUITY			( 64,851.42)
TOTAL REVENUE			103,772.78
TOTAL EXPENSES			111,935.69
TOTAL INCREASE/(DECREASE) IN FUND BAL.			( 8,162.91)
TOTAL EQUITY & FUND BALANCE			( 73,014.33)
TOTAL LIABILITIES, EQUITY & FUND BALANCE			27,416.42
=====			

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2016

384-FLEET REPLACEMENT FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
<b>ASSETS</b>			
=====			
384-100-102	CLAIM ON POOLED CASH	( 157,168.61)	
384-100-104	CAPITAL EQUIP ACCT 2139517	1,526.61	
384-160-320	MACHINERY & EQUIPMENT	2,473,398.89	
384-170-100	CURRENT YR RES FOR ENCUMBRANCE	( 640,528.24)	
384-170-101	PRIOR YR RES FOR ENCUMBRANCE	694,932.24	
384-190-103	ACCUMULATED DEPRECIATION	( 1,666,797.36)	
			705,363.53
TOTAL ASSETS			705,363.53
			=====
<b>LIABILITIES</b>			
=====			
384-200-110	CURRENT YEAR ENCUMBRANCE	( 586,124.24)	
384-200-111	PRIOR YEAR ENCUMBRANCE	640,528.24	
384-200-505	DUE FROM OTHER FUNDS	9,573.00	
384-230-120	CAP LEASE PAYABLE-NONCURRENT	382,496.79	
384-230-125	NOTES PAYABLE	285,898.56	
384-240-101	ACCRUED INTEREST PAYABLE	6,262.46	
TOTAL LIABILITIES			738,634.81
<b>EQUITY</b>			
=====			
384-270-100	FUND BALANCE	( 79,447.54)	
TOTAL BEGINNING EQUITY			( 79,447.54)
TOTAL REVENUE			112,130.69
TOTAL EXPENSES			65,954.43
TOTAL INCREASE/(DECREASE) IN FUND BAL.			46,176.26
TOTAL EQUITY & FUND BALANCE			( 33,271.28)
TOTAL LIABILITIES, EQUITY & FUND BALANCE			705,363.53
			=====

11/30/16

**Attachment E**  
**Sales Tax Tracking Report**

City of Taylor

Sales Tax Tracking (City's Portion) - FY 2016-17

Monthly

	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	\$ Difference from Actual to Est. Amt	% from Actual	2016-17	\$ Difference from Prior Year Amount	% from Pr. Yr. Actual
	Actual	Estimate Amount			Actual										
October	223,478	177,998	164,555	158,062	177,106	244,104	199,717	193,841	219,175	229,914	10,352	4.3%	240,266	21,092	10.9%
November	276,383	235,220	211,014	232,195	215,917	221,342	229,690	256,386	253,276	265,687	15,016	5.3%	280,703	27,426	10.7%
December	268,939	174,114	172,197	153,524	165,918	187,866	203,376	217,843	227,515	238,663					
January	231,952	175,991	175,247	164,882	167,144	202,212	198,695	213,784	207,443	217,607					
February	454,332	269,362	271,256	240,568	249,943	259,618	280,371	301,341	291,338	305,614					
March	212,501	153,137	141,801	148,006	154,766	161,456	186,119	196,325	199,834	209,668					
April	225,431	148,242	131,709	142,415	167,990	200,410	188,725	217,847	207,483	217,649					
May	292,008	216,214	254,676	247,203	242,853	246,059	272,415	286,253	298,046	312,650					
June	233,795	177,246	162,137	159,853	173,984	190,426	237,256	236,146	224,574	235,578					
July	234,836	170,014	139,020	156,841	184,660	198,208	223,934	251,649	235,338	246,870					
August	246,376	225,047	215,303	234,641	227,896	236,448	263,078	299,127	295,019	309,475					
Sept.	203,520	158,634	164,093	156,022	187,535	199,083	220,235	239,549	234,255	245,734					
% Monthly Increase over prior year	-9.3%	-22.1%	3.4%	-4.9%	20.2%	6.2%	10.6%	8.8%	-2.2%						

Cumulative Year -to- Date on Actual

	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	\$ Difference from Actual to Est. Amt	% from Actual	2016-17	\$ Difference from Prior Year Amount	% from Pr. Yr. Actual
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Estimate Amount			Actual		
October	223,478	177,998	164,555	158,062	177,106	\$ 244,104	\$ 199,717	\$ 193,841	219,175	229,914	\$ 10,352	4.3%	240,266	21,092	10.9%
November	499,862	413,218	375,569	390,257	393,023	465,446	\$ 429,407	\$ 450,227	472,451	495,601	\$ 25,368	4.9%	520,969	48,518	10.8%
December	768,800	587,332	547,766	543,781	558,941	653,313	\$ 632,783	\$ 668,070	699,966	734,264					
January	1,000,752	763,323	723,013	708,663	726,085	855,524	\$ 831,478	\$ 881,854	907,408	951,871					
February	1,455,084	1,032,685	994,270	949,231	976,028	1,115,142	\$ 1,111,849	\$ 1,183,195	1,198,747	1,257,485					
March	1,667,585	1,185,823	1,136,071	1,097,237	1,130,794	1,276,598	\$ 1,297,968	\$ 1,379,520	1,398,581	1,467,153					
April	1,893,017	1,334,065	1,267,780	1,239,651	1,298,784	1,477,008	\$ 1,486,692	\$ 1,597,367	1,606,064	1,684,803					
May	2,185,024	1,550,279	1,522,456	1,486,854	1,541,637	1,723,067	\$ 1,759,107	\$ 1,883,620	1,904,110	1,997,453					
June	2,418,819	1,727,525	1,684,593	1,646,707	1,715,621	1,913,493	\$ 1,996,363	\$ 2,119,766	2,128,684	2,233,031					
July	2,653,655	1,897,540	1,823,613	1,803,548	1,900,280	2,111,701	\$ 2,220,297	\$ 2,371,415	2,364,022	2,479,901					
August	2,900,031	2,122,587	2,038,916	2,038,189	2,128,176	2,348,148	\$ 2,483,376	\$ 2,670,542	2,659,041	2,789,376					
Sept.	3,103,551	2,281,221	2,203,009	2,194,211	2,315,711	2,547,231	\$ 2,703,611	\$ 2,910,092	2,893,297	3,035,110					
% Y-T-D Increase over prior year	3.3%	-26.5%	-3.4%	-0.4%	5.5%	10.0%	6.1%	7.1%	-0.6%		\$ 35,720			\$ 69,610	

11/30/16

**Attachment F**  
**Listing of Current Investments**

**Monthly Financial Report - Attachment F  
City of Taylor**

**Summary of Security Investments - As of 11/30/2016**

Source of Funds	Fund Type*	Investment Instruments	ACCT/CUSIP Number	Invest. Type**	Settlement Date	Coupon Rate	Yield Rate	Weighted Average Maturity	Maturity/Call Date	Paid Principal/Current Balance	Market Value	Interest	
												Month	FY to-Date
<b>General Fund</b>													
GF -Pooled Cash	F1	TexPool	2465300006	I 4	-	-	0.4000%	43	-	\$ 2,693,115	\$ 2,693,115	873	1,660
General Fund	F1	Princor Portfolio	6FR-139362	I 2	-	-	0.5360%	254	-	\$ 686,085	\$ 686,085	-	-
General Fund	F1	City-Money Market	4260618	I 5	-	-	0.0100%		-	\$ 12,226	\$ 12,226	0	0
Library - (Noble)	F6	TexStar	2460634440	I 4	-	-	0.4144%	47	-	\$ 876	\$ 876	0	1
Ned Trust - Moody	F6	TexStar	2460610100	I 4	-	-	0.4144%	47	-	\$ 244,526	\$ 244,526	83	170
Ned Trust - Library	F6	TexStar	2460610129	I 4	-	-	0.4144%	47	-	\$ 301,005	\$ 301,005	103	210
General Construction (2012)	F2	TexPool	2465300013	I 4	-	-	0.4000%	43	-	\$ 568,798	\$ 568,798	186	371
Series 2012 (MDUS)	F2	TexPool	2465300014	I 4	-	-	0.4000%	43	-	\$ 368,562	\$ 368,562	121	240
2013 Combination Cos	F2	TexStar	2460613165	I 4	-	-	0.4144%	47	-	\$ 2,951,453	\$ 2,951,453	1,005	2,058
Nancy Moody Bequest	F6	TexPool	2465300015	I 4	-	-	0.4000%	43	-	\$ 50,225	\$ 50,225	16	33
General Fund - I & S	F4	TexPool	2465300003	I 4	-	-	0.4000%	43	-	\$ 417,266	\$ 417,266	126	244
<b>Subtotal General Fund</b>										<b>\$ 8,294,137</b>	<b>\$ 8,294,137</b>	<b>2,513</b>	<b>4,988</b>
<b>Special Revenue-Tax Increment Fund</b>													
TIF Property Tax	F6	TexPool	2465300004	I 4			0.4000%	43	-	\$ 543,488	\$ 543,488	178	355
<b>Subtotal TIF Funds</b>										<b>\$ 543,488</b>	<b>\$ 543,488</b>	<b>178</b>	<b>355</b>
<b>Utility Funds</b>													
Water Fund	F1	TexPool	2465300001	I 4	-	-	0.4000%	43	-	\$ 547,461	\$ 547,461	179	357
Utility Working Capital-CIP	F3	TexPool	2465300016	I 4	-	-	0.4000%	43	-	\$ 75,068	\$ 75,068	25	49
Water Tower Rent	F3	TexPool	2465300012	I 4	-	-	0.4000%	43	-	\$ 435,617	\$ 435,617	143	284
Utility Capital Outlay-Assets	F3	TexPool	2465300017	I 4	-	-	0.4000%	43	-	\$ 56,751	\$ 56,751	19	37
Utility Rate Stabilization	F2	TexPool	2465300018	I 4	-	-	0.4000%	43	-	\$ 140,127	\$ 140,127	46	91
<b>Subtotal Utility Funds</b>										<b>\$ 1,255,024</b>	<b>\$ 1,255,024</b>	<b>411</b>	<b>818</b>
<b>Cemetery Fund</b>													
Permanent Trust Fund	F3	TexPool	2465300007	I 4	-	-	0.4000%	43	-	\$ 101,692	\$ 101,692	33	66
Permanent Fund	F3	Princor Portfolio	6FR-139222	I 2	-	-	0.8360%	125	-	\$ 668,366	\$ 668,366	83	439
Permanent Fund	F2	Texas Class	TX-01-0247-0006	I 4	-	-	0.8400%	47	-	\$ 30,797	\$ 30,797	21	43
Cemetery Operating Fund (Noble)	F6	TexStar	2460622880	I 4	-	-	0.4144%	47	-	\$ 185,256	\$ 185,256	63	129
<b>Subtotal Cemetery Funds</b>										<b>\$ 986,110</b>	<b>\$ 986,110</b>	<b>200</b>	<b>678</b>
<b>Total All Funds</b>										<b>\$ 11,078,759</b>	<b>\$ 11,078,759</b>	<b>3,303</b>	<b>6,839</b>

**Monthly Financial Report - Attachment F**  
**City of Taylor**  
**Summary of Security Investments - As of 11/30/2016**

*Fund Types:	
Code	Description:
F1	Current Operating Funds
F2	Bond Proceeds
F3	Repair/Replacement Funds
F4	Debt Service Funds
F5	Bond Reserve Funds
F6	Operating Reserve Funds

**Investment Types:				
Code	Description:	% Authorized	Current %	
I 1	U.S. Treasuries (Notes,Bills, Bonds)	100%	0%	
I 2	U.S. Agencies & Instrumentalities	80%	12%	
I 3	Certificates of Deposit	50%	0%	
I 4	Eligible Investment Pools	100%	88%	
I 5	Money Market Mutual Funds	50%	0.11%	
I 6	Repurchase Agreements	50%	0%	
I 7	Commercial Paper	65%	0%	
			Total	100%

Book Value:	As of 11/30/2016	As of 10/31/2016	Change
I 1 \$	-	\$ -	\$ -
I 2 \$	1,354,450	\$ 1,356,276	\$ (1,826)
I 3 \$	-	\$ -	\$ -
I 4 \$	9,712,083	\$ 9,274,275	\$ 437,807
I 5 \$	12,226	\$ 12,226	\$ 0
I 6 \$	-	\$ -	\$ -
I 7 \$	-	\$ -	\$ -
Total Book Value	\$ 11,078,759	\$ 10,642,777	\$ 435,982

Market Value:	As of 11/30/2016	As of 10/31/2016	Gain/(Loss)
I 1 \$	-	\$ -	\$ -
I 2 \$	1,354,450	\$ 1,356,276	\$ (1,826)
I 3 \$	-	\$ -	\$ -
I 4 \$	9,712,083	\$ 9,274,275	\$ 437,807
I 5 \$	12,226	\$ 12,226	\$ 0
I 6 \$	-	\$ -	\$ -
I 7 \$	-	\$ -	\$ -
Total Market Value	\$ 11,078,759	\$ 10,642,777	\$ 435,982

**Certification:**

This is to certify that the Investment Report submitted herewith complies in all respects with the Public Funds Investment Act Sec 2256 of the Local Government Code and Resolution No. R16-20 of the City of Taylor.

*Rosemarie Somers* 12/30/16  
 Investment Officer: \_\_\_\_\_ Date  
*Shelie A. Lawler* 12-30-16  
 Investment Officer: \_\_\_\_\_ Date



***City Council Meeting  
January 12, 2017  
Agenda Item Transmittal***

**Agenda Item #:** 5  
**Agenda Title:** Approve minutes for December 8, 2016.  
**Council Action:** Approve by consent or approve with corrections  
**Initiating Department:** City Management/City Clerk  
**Staff Contact:** Susan Brock, City Clerk

**1. INTRODUCTION/PURPOSE**

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

**2. DESCRIPTION/ JUSTIFICATION**

N/A

**3. FINANCIAL/BUDGET**

N/A

**4. RECOMMENDATION**

Approve as submitted or amend with changes noted.

**5. REFERENCE FILES**

5a. [Minutes December 8, 2016](#)

The City Council of the City of Taylor met on December 8, 2016, at City Hall, 400 Porter St., Taylor, Texas. Noting the absence of Mayor Pro Tem Brandt Rydell, Mayor Jesse Ancira declared a quorum and called the meeting to order at 6:05 p.m. with the following present:

Council Member Robert Garcia  
Council Member Chris Gonzales  
Council Member Christine Lopez

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

#### INVOCATION

Mr. Bernal led the group in prayer.

#### PLEDGE OF ALLEGIANCE

#### PROCLAMATION

1. PROCLAMATION: RECOGNIZING THE TAYLOR HIGH SCHOOL FOOTBALL DISTRICT 14-4A CHAMPIONSHIP.

Mayor Ancira presented a proclamation to the Coach and his team members recognizing their athletic and academic achievements.

#### ANNOUNCEMENTS

Mayor Ancira announced that due to the lack of a full council agenda items number 9, 14, 17 and 19 would be rescheduled for a future agenda. Council Member Gonzales acknowledged that he also thought he would be absent from the meeting and apologized for any problem that might have presented with any of the agenda items not being heard. Mayor Ancira also read a list of upcoming community events and activities. Ms. Jill Nalley was introduced as the new Public Information Officer.

#### CITIZENS COMMUNICATION

Mr. Kent Kunze, 1905 Thorndale Road, expressed his opinion on the City Charter.

#### CONSENT AGENDA

2. CONSIDER AWARDDING BID FOR WATER TOWER REHABILITATION.
3. CONSIDER AWARDDING BID FOR 4<sup>TH</sup> STREET REHABILITATION CDBG GRANT PROJECT.
4. CONSIDER AWARDDING BID FOR TRAIL UNDER 4<sup>TH</sup> STREET OVERPASS.
5. CONCUR WITH PRELIMINARY FINANCIALS FOR SEPTEMBER 2016.
6. CONCUR WITH PRELIMINARY FINANCIALS FOR OCTOBER 2016.
7. APPROVE MINUTES FOR NOVEMBER 10, 2016.

Mr. Turner requested agenda item number 3 be removed from consent to provide additional information on the grant. Council Member Gonzales moved to approve the consent agenda items numbered 2, 4, 5, 6 and 7 and Council Member Garcia seconded the motion. VOTE: Four voted AYE. Motion passed.

REGULAR AGENDA: REVIEW/DISCUSS AND CONSIDER ACTION

3. CONSIDER AWARDING BID FOR 4<sup>TH</sup> STREET REHABILITATION CDBG GRANT PROJECT.

Mr. Turner invited Ms. Jennifer Black with Sledge Engineering to present an update on the bid award for the project. The award came in less than anticipated and staff recommended that Council consider creating a contingency fund with the amount difference from the estimate and the actual bid award. Council Member Lopez moved to approve the bid award to Smith Contracting, Co., Inc. for \$615,792.50 with an additional \$30,000 for contingency funds for the CDBG project on 4<sup>th</sup> Street and Council Member Gonzales seconded the motion. VOTE: Four voted AYE. Motion passed.

8. CONSIDERATION AND ACTION WITH RESPECT TO AN ORDINANCE AUTHORIZING THE ISSUANCE OF \$5,400,000 CITY OF TAYLOR, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2017; LEVYING AN AD VALOREM TAX AND PLEDGING CERTAIN SURPLUS REVENUES IN SUPPORT OF THE CERTIFICATES; APPROVING AN OFFICIAL STATEMENT, A PAYING AGENT/REGISTRAR AGREEMENT AND OTHER AGREEMENTS RELATING TO THE SALE AND ISSUANCE OF THE CERTIFICATES; AND ORDAINING OTHER MATTERS RELATING TO THE ISSUANCE OF THE CERTIFICATES.

Ms. Jennifer Douglas, Specialized Public Finance, Inc., presented the results from the competitive sale of certificates of obligation to fund improvements to the wastewater treatment plant (\$2,225,000), the airport (\$1,445,000), and an energy performance contract (\$1,620,740). The CO's were sold at a rate of 2.88%.

Council Member Lopez moved to approve Ordinance 2016-25 authorizing the issuance of \$5.4 million certificates of obligation for improvements to the wastewater plant, airport, and an energy performance contract and to approve all other matters related to this issuance as presented. Council Member Gonzales seconded the motion. VOTE: Four voted AYE. Motion passed.

9. CONSIDER OPTIONS FOR REQUEST FROM FIRST BAPTIST CHURCH TO WAIVE PERMIT AND BUILDING FEES.

Mayor Ancira passed on this item and requested it be rescheduled for the next council meeting.

10. RECEIVE PRESENTATION FROM LONE STAR CIRCLE OF CARE REGARDING SERVICES AND FACILITY NEEDS.

Ms. Rhonda Mundhenk, CEO, Lone Star Circle of Care (LSCC), presented an update on their plans to reestablish service in Taylor. Due to recent renovations at Baylor Scott and White Medical Center they have been asked to relocate their facility. One option is to renovate the West End school with assistance from a number of partners including the Dell Medical School.

No formal action was taken on this item and Mr. Turner expressed an interest in bringing back additional information after the LSCC finishes their assessment of the building.

11. RECEIVE UPDATE ON WEST END SCHOOL DISPOSITION.

Mr. Turner asked Council to delay this discussion until after the LSCC has time to consider their options regarding potential occupancy of this building.

12. RECEIVE UPDATE ON GROWTH SUMMIT.

Ms. Ashley Lumpkin, Director, Development Services, presented an overview of plans to host a conference focused on future growth and will address topics including transportation systems, historic preservation, design standards, in addition to economic growth. The Summit is planned for February 2, 2017 with the location still to be determined.

Council Member Garcia moved to accept the report as presented and Council Member Lopez seconded the motion. VOTE: Four voted AYE. Motion passed.

13. CONSIDER APPROVING ENERGY SAVINGS PERFORMANCE CONTRACT WITH SEIMENS.

Mr. Bernal presented a proposal to approve a contract with Seimens to finance the cost of energy saving improvements to city facilities. Ms. Deval Allums provided an overview of the contract features and estimated savings over the 15 year program life. The project cost of \$1,631,943 will be funded with Certificates of Obligation; approximately 65% of this cost will be funded through guaranteed energy savings and the city will fund the remaining 35% at an annual cost of \$38,025 for 15 years.

Council Member Garcia moved to approve the contract as presented and Council Member Lopez seconded the motion. VOTE: Four voted AYE. Motion passed.

14. CONSIDER DISPOSITION OF CONTRACT MOWING SERVICES.

Mayor Ancira passed on this item and asked that it be brought back at a future Council meeting.

15. RECEIVE PRESENTATION FROM HALFF AND ASSOCIATES AND CONSIDER RECOMMENDATIONS REGARDING MDUS PROJECTS.

Mr. Dan Franz, Halff and Associates, presented an update on progress of MDUS projects and a list of those that have been prioritized by severity, costs, and number of homes or properties effected. Mayor Ancira added a comment regarding the Donna Street/Channel project and how the high cost of this project has affected its placement on the timeline.

Council Member Lopez moved to approve moving the projects forward as listed on page 8/9 (3,4,5,7,9,16) and adding project number 10 to the list. Council Member Garcia seconded the motion. VOTE: Four voted AYE. Motion passed.

16. CONSIDER APPROVING RESOLUTION R16-29 AWARDDING THE BID FOR HOME CONSTRUCTION PROJECTS.

Ms. Lumpkin presented a request to approve a resolution awarding the bid for an additional six HOME projects. Ms. Karen Rego, Langford Community Management Services, Inc., provided details on the projects and Council asked to add garages to all of the homes.

Council Member Garcia moved to approve Resolution R16-29 awarding the bid to Randy Malouf Builders for the base bid of \$545,800 plus \$15,050 in alternate bids and to add a garage to the four bedroom home if possible. Council Member Gonzales seconded the motion. VOTE: Four voted AYE. Motion passed.

17. CONSIDER APPROVING DOWNTOWN AND GATEWAY SIGNAGE PLAN.

Mayor Ancira passed on this item and requested it be brought back at a future meeting.

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

No additional items were presented for future discussion.

(Mayor Ancira asked to reschedule the evaluation of Judge Pick when a full council was present.)

19. EXECUTIVE SESSION I. The Taylor City Council will conduct a closed executive meeting pursuant to the provisions of the Open Meetings Law, Chapter 551, Texas Local Government Code, and the authority contained in Section 551.074 to discuss the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

- Evaluation of Randall Pick, Municipal Court of Record Judge

20. CONSIDER ACTION FROM EXECUTIVE SESSION.

No Executive Session was held.

ADJOURN

With no further action Mayor Ancira declared the meeting adjourned at 7:30 p.m.

---

Jesse Ancira, Jr., Mayor

ATTEST:

---

Susan Brock, City Clerk



***City Council Meeting  
January 12, 2017  
Agenda Item Transmittal***

**Agenda Item #:** 6  
**Agenda Title:** Receive presentation from UTSA on economic development and land use planning  
**Council Action to be taken:**  
**Initiating Department:** Development Services  
**Staff Contact:** Ashley Lumpkin, AICP, Development Services Director

**1. INTRODUCTION/PURPOSE**

The City of Taylor is working with UTSA Institute for Economic Development and College of Architecture, Construction and Planning – Center for Urban and Regional Planning Research (CURPR) for planning assistance in land use and infrastructure analysis. The project will provide analysis for the development of growth centers and growth strategies in the City’s extra-territorial jurisdiction.

**2. DESCRIPTION/ JUSTIFICATION**

As a brief update, staff met with UTSA and CURPR to review preliminary maps and six potential growth areas in Taylor. UTSA will provide land use options in specific growth centers, evaluate the economic conditions in the City, and evaluate the impacts of future growth on the City’s existing infrastructure. Specifically, the areas are focused on the Northwest, Southwest, and Southeast areas of Taylor.

The growth centers focuses not only on residential development, but employment centers, supporting commercial and retail development, as well as potential expansion and connectivity of the trail system. The growth centers also coincide with Housing Market Analysis completed by Metrostudy earlier this year. These documents will provide Taylor with the framework to focus new development to the identified areas.

**3. FINANCIAL/BUDGET**

None at this time.

#### **4. TIMELINE CONSIDERATIONS**

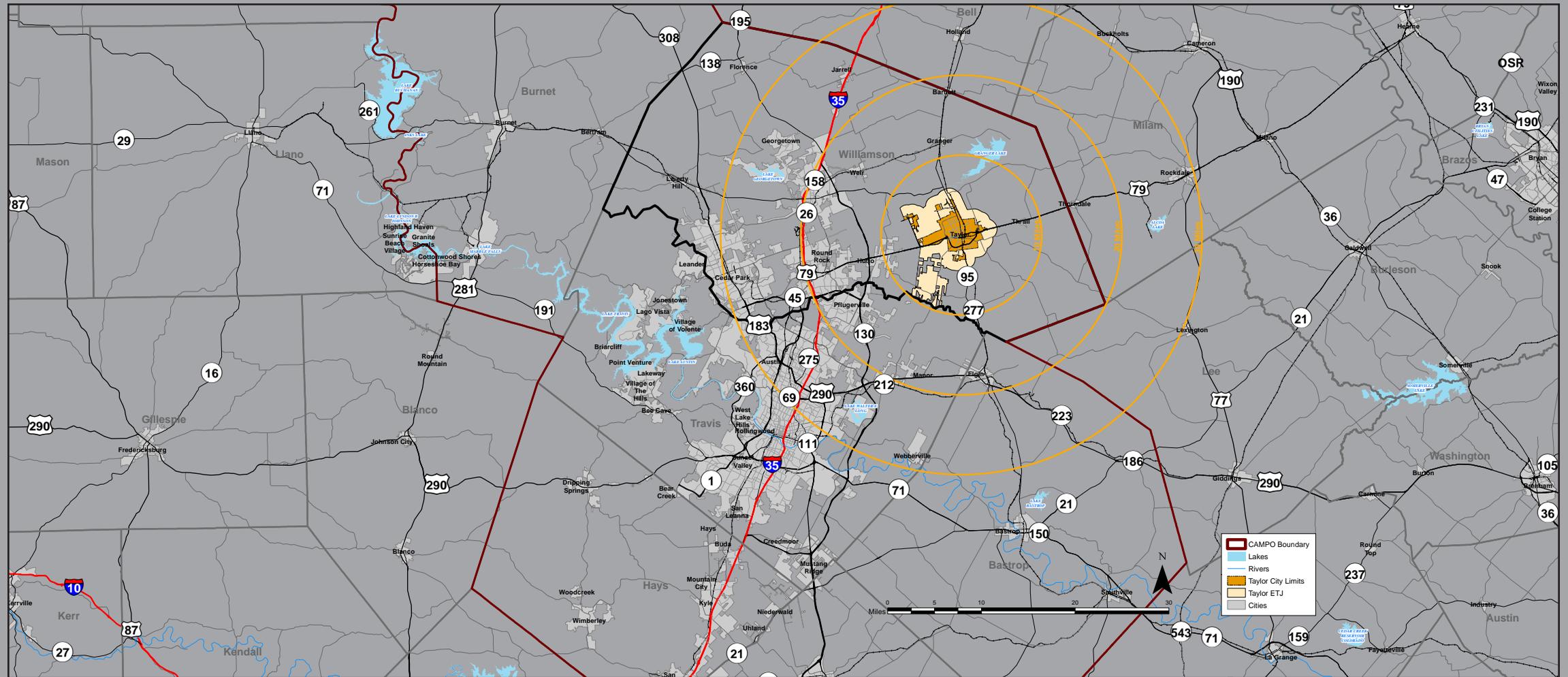
UTSA will present the final document to City Council in January to coincide with the Growth Summit.

#### **5. RECOMMENDATION**

Staff recommends receiving the report.

#### **6. REFERENCE FILES**

6a. [Presentation](#)



# Taylor, Texas

## A Vision for Future Development

Center for Urban and Regional Planning Research - College of Architecture, Construction and Planning  
 Rural Business Program - Institute for Economic Development  
 The University of Texas at San Antonio - January 2017



## Preface

Taylor, Texas lies within the rapidly growing Austin metropolitan area that is projected to experience major population growth (30%+) in the decades ahead. The purpose of this study is to examine land areas within the existing city limits and extra territorial jurisdiction of Taylor that have potential for residential, commercial, office and industrial growth. Six growth areas have been identified as existing and emerging growth sectors within the city's jurisdiction after analysis by the staff of the Center for Urban and Regional Planning Research and Rural Business Program at the University of Texas at San Antonio and planning and economic development staff of the City of Taylor. Each sector is then evaluated with respect to suitability, of its land use potential with regard to existing physical infrastructure (roads, utilities, etc.), land use patterns and natural features (flood plains, topography).

The results of this study can serve as a guide for future businesses and investors who are considering Taylor as a future business location and also existing businesses within Taylor who are considering expansion. For the city, this study can provide a more informed basis for making decisions for capital improvements to stimulate economic development in the years ahead.

Dr. Richard Tangum, CURPR  
Gil Gonzalez, RBP  
Bert Moyer, CURPR  
Ernest Gerlach, CURPR  
January 2017

# Acknowledgements

The advice and assistance of the staff of the City of Taylor have been invaluable in the preparation of this report. We would like to especially acknowledge the following:

## City of Taylor

### City Council

- Jesse Ancira Jr. - Mayor
- Brandt Rydell - Mayor Pro-Tem  
Councilmember District 3
- Christine Lopez - Councilmember District 1
- Chris Gonzales - Councilmember District 2
- Robert Garcia - Councilmember District 4

### City Management Team

- Isaac D. Turner - City Manager
- Noel Bernal - Assistant City Manager
- Ashley Lumpkin - Director of Development Services
- Matthew Rector - Director of Public Works

### Taylor Economic Development Corporation

- Mark Thomas - President/CEO

# UTSA Team

## Institute for Economic Development

- Rural Business Program
- Gil Gonzalez, Director

## College of Architecture

- Center for Urban and Regional Planning Research
- Dr. Richard Tangum, Director, CURPR
- Bert Moyer, Research Associate III, CURPR
- Ernest Gerlach, Senior Fellow CURPR
- Luis Zamora, Graduate Research Assistant
- Sara Serra, Graduate Research Assistant
- Riley Metcalfe, Graduate Research Assistant

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Source: Arsenal

# Introduction

# Executive Summary

This land use study for Taylor, Texas examines the potential for future residential, commercial, office and industrial development growth within the decades ahead. Discussions with the city’s planning and economic development staff and analysis by CURPR staff have identified six potential growth sectors within the existing city limits and extra territorial jurisdiction of the city. The boundaries of each growth sector are relative and subject to change over time as different types of development occur in each sector in future years.

A land use suitability analysis was conducted to determine the appropriateness of each sector for particular uses. Inputs include the factors listed in Table 01 below which include existing utility infrastructure, rail, existing and future road network, floodplains and available acreage for development. Suitability is determined by a systematic, multi-factor analysis of the different aspects of each sector. The end result is a Geographic Information System (GIS) map for each sector that combines critical information in layers. Additional information can be added in the future to build on this model so that development interests can answer the important question of where to find the best location for the type of development they have in mind. A commercial developer can build on the analysis in this study to look at the location of competitors along with a GAP and market analysis to determine market feasibility for a proposed project. A detailed analysis of each of the six sectors is explained in subsequent sections of this report.

Flood plains can be both a positive and negative feature. What is also important to understand is that upstream development that adds more impervious surface can also change and increase the size of a flood plain. Taylor should consider low impact development standards for future land use development that helps to mitigate this problem. From a positive standpoint flood plains offer high potential for the development of recreational trail systems for walking and bike riding that can be a major asset for residential development.

The size and availability of land parcels is also an important consideration in land development for specific uses. Small and fragmented parcels within an existing land use pattern can

impede future development potential. Land parcel size and availability were considered in the analysis of the six sectors. Accessibility and the major thoroughfare system along with future plans for improvements are also important considerations in land development. Access can be measured in different ways depending on the intended future land use. For commercial properties, visibility and vehicular access can be critical determinants of success. For residential properties access to community facilities as parks and schools is an important factor. Certain businesses prefer access to an airport or interstate highway in order to function effectively. The various aspects of access are covered in this study.

**Table 01: Growth Sector Comparative Analysis**

	Water Lines on Site	Waste Water Lines on Site	Proximity to Highways	Proximity to Rail	Residential Development Potential	Commercial Development Potential	Office Development Potential	Industrial Development Potential	Park Potential	Existing Floodplain	Available Acreage for Development
Growth Sector #1	Very High	Very High	Medium	High	Medium	High	High	Medium	High	Medium	Medium
Growth Sector #2	Medium	Medium	Medium	Medium	High	High	High	Medium	High	Medium	High
Growth Sector #3	Medium	Medium	High	High	Medium	Medium	Medium	High	Medium	Medium	High
Growth Sector #4	Medium	Medium	High	Medium	High	High	High	Medium	Medium	Medium	High
Growth Sector #5	Medium	Medium	High	High	High	High	High	Medium	High	Medium	High
Growth Sector #6	Medium	Medium	High	High	Medium	High	Medium	Medium	High	Medium	High

Source: CURPR

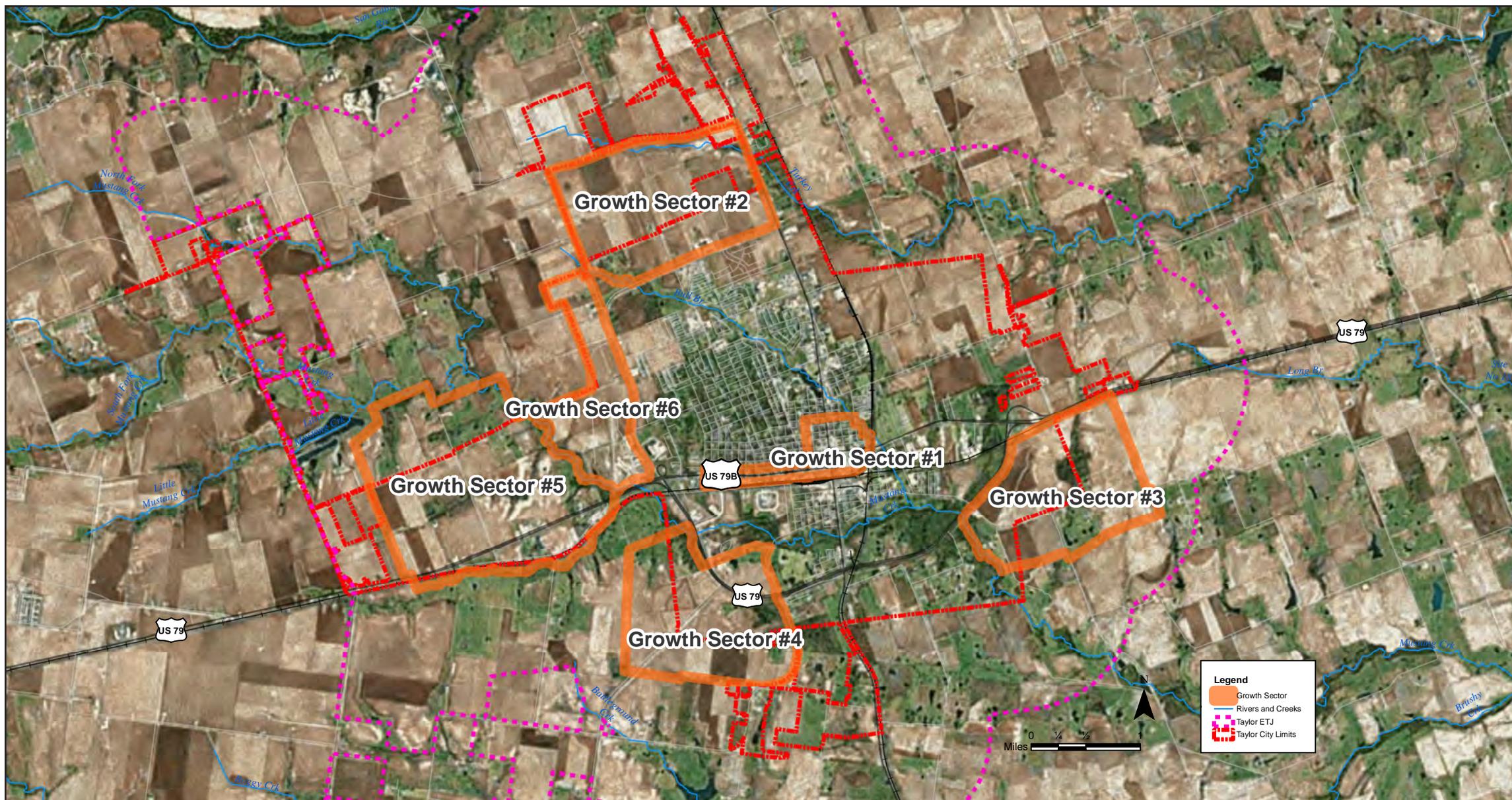


Figure 01: Proposed Growth Sectors - Taylor, Texas

Source: CURPR, ESRI

## Growth Sector #1

Growth Sector #1 (Taylor Historic Downtown District) continues to be the cultural and governmental center for the City of Taylor. This area has a significant number of historic buildings that date from the late 1800s. Many of the buildings are underutilized and offer opportunities for adaptive commercial reuse with offices and residences on the upper floors. Other potential uses could include boutique hotels and bread and breakfast lodging. The McCrory-Timmerman Building at the intersection of Main Street and West 2nd Street is an excellent example of adaptive reuse of a historic building that includes commercial at the ground level and residential units on the second floor. The south edge of this growth sector parallels a Union Pacific railroad line and includes an Amtrak Station. The potential for increased passenger rail travel could eventually impact the immediate surrounding area near the station. The industrial development along the south edge of this Growth Sector 1 also offers opportunities to improve utilization. West 2nd Street, 4th Street, and Main Street provide excellent access to Highway 79 which connects to the Texas 130 Toll Road west of the city.



Figure 02: City Hall - Taylor, Texas

Source: CURPR

## Growth Sector #2

Growth Sector #2 (Taylor North) is an emerging growth sector with high development potential for residential, service offices and commercial land uses along major roads bordering the sector. The sector covers 1,241 acres of land with sixty-nine parcels ranging in size from  $\frac{3}{4}$  acre to 147 acres. A major floodplain covers the northern side and a small floodplain is located in the south west corner for a total of 126 acres of floodway. Turkey Creek at the northern edge offers the potential for recreational development and could be similar to North Bull Branch Creek which has evolved into a linear park. Significant community facilities in this growth sector are the Taylor Regional Park and Sports Complex (75 acres) and Taylor Middle School. An H-E-B grocery store and adjoining strip mall occupy the southeast corner. Utility infrastructure lies primarily off Carlos Parker Boulevard North West. Major road improvements are planned in the near future that will improve access to major highways. Sector 2 is 8.3 miles away from Texas Highway 130 and 14 miles from Interstate 35.



Figure 03: Williamson County Expo Center

Source: CURPR

## Growth Sector #3

Growth Sector #3 (Taylor East) with 1,073 acres is an emerging growth sector with excellent potential for industrial development. The northern boundary of this sector runs parallel to the Union Pacific Railroad line and offers the opportunity for rail spurs. Eight large parcels of land (651.73 acres) occupy the area north of East Walnut Street. The only floodplain lies in the south west corner of the sector along Mustang Creek. Utility infrastructure is still partially developed with a water line running parallel to Walnut Street. The highest elevation is in the northeast corner at 590 feet and decreases to 500 feet along Mustang Creek near the southeast by the wastewater treatment plant. There is also good access to major thoroughfares with the western edge of the sector bordering Carlos G. Parker Boulevard Southeast (4,678 feet) and US 79.



Figure 04: Wastewater Facility Entrance

Source: CURPR

## Growth Sector #4

Growth Sector #4 (Taylor South) is expected to grow in the near future, for a number of reasons. Access to Highway 79 allows this sector to have easy access to many areas: nearby are Main Street and Downtown Taylor, and, over a longer distance, Georgetown, Round Rock, and Austin, by way of 79 and State Highway 130 or Interstate 35. Though the land in this sector is largely agricultural currently, development would be easy and low-cost, and residential use is the future of this sector. The presence of Taylor High School within the sector makes it attractive to families, and the accessibility and proximity to important parts of Taylor only increase this value. Significant commercial space along Highway 79 and Farm-to-Market 973 would support these residential communities, and the relative lack of floodway makes a high amount of development possible.



Figure 05: Taylor High School

Source: CURPR

## Growth Sector #5

Growth Sector #5 (Taylor West) is an area of Taylor that has major residential and commercial growth potential. The predominantly agricultural sector exists as a nearly blank slate for future development. This sector, being the western most area of Taylor, is the closest to Round Rock and Austin, and it has direct access to Highway 79. The high accessibility that comes from the location and highway would make this area very attractive to those who want to live in Taylor but commute to Austin, or just for Taylor residents looking to live a short drive from downtown. The highway also brings great commercial potential along its corridor, and the widening of two county roads in this sector would bring even more highway frontage. Proximity to the airport in the east and the railroad in the south provides both industrial and transportation opportunities. There are several creeks running through this area, which, considering Taylor's existing linear park system, would indicate high potential for green space.



Figure 06: Existing Water Tower Sector #5

Source: CURPR

## Growth Sector #6

Growth Sector #6 (Airport) has excellent potential for light industry related to aviation and includes the Taylor Municipal Airport which is classified as a general utility business service airport. Improvements are currently underway for runways and taxiways. Also located in Sector 6 is the operations center for ERCOT which has over 650 employees and is the largest employer in Taylor. This sector has 38 parcels of land ranging in size from 1.89 to 96.76 acres that make up the 618.57 acres in the sector. The majority of land in this sector is undeveloped to the north and west of the Airport. Mustang Creek passes through the western edge of the sector and creates a 54.38 acre floodplain. There is excellent vehicular access to US 79 using the Carlos G. Parker Boulevard Northwest which is classified as a major arterial.



Figure 07: Taylor Municipal Airport

Source: CURPR

## Regional Context

Taylor, Texas, is situated in the eastern portion of Williamson County which is part of the broad Coastal Plains region of Texas, as well as the cultural region of Central Texas. According to the Texas Parks and Wildlife Department, the city is in the Edwards Plateau ecological region with some overlap with the Oaks and Prairies region. With an estimated 2015 population of 16,702, Taylor is the 3rd largest city located entirely within Williamson County, after Georgetown (the county seat and population 63,000) and Hutto (population 23,000). Several larger cities, Austin, Round Rock, Cedar Park, and Leander are all partially located in Williamson County, which has a total population of 545,000.

Taylor is part of the five-county Austin-Round Rock statistical area, with a total population of just over 2,000,000. The City is approximately 30 miles northeast of Downtown Austin, 8 miles east of Hutto, 15 miles east of Georgetown, 7 miles west of Thrall, and 10 miles south of Granger Lake. The Urban Institute has projected that the Austin area's population will grow by over 30 percent over the next 15 years.

Being located in the transition area between the Edwards Aquifer and Oaks and Prairies regions (or Blackland Prairies, according to the EPA), the area around Taylor has features of both: the limestone geography with shallow savannah soils are common of the Edwards Aquifer region, and are most suited for grazing, while the rich grassland soils of the Blackland are found in the areas where agriculture thrives. Rivers and streams are common in this region, as are caves and escarpments.

Two highways run through Taylor: Texas Highway 95, running north-south from Temple to Yoakum, and U.S. Highway 79, running roughly east-west and terminating in Round Rock. Approximately 10 miles to the west along Highway 79 is the junction with Texas Highway 130. Taking Farm-to-Market 973 southwest for about 17 miles connects Taylor with U.S. Highway 290. These major highway connections – Texas 130 and U.S. 290 – are very important to Taylor, as they connect the city to the City of Austin, as well as to Interstate 35.

As seen in Figure 09, Taylor's primary market area – the area within a 5-mile radius of the city – contains the City of Taylor itself as well as parts of Circleville and Waterloo. Most of the land not within Taylor itself is farm and ranchland. The 10-mile radius, or secondary market area, includes the cities of Hutto and Thrall, as well as several small unincorporated communities. Hutto is particularly important, as this is a growing urbanized area with a greater population than Taylor. Finally, the tertiary market of a 20-mile radius includes Round Rock, Georgetown, Pflugerville, Elgin, Manor, and considerable part of North Austin. There is a large amount of population and industry to be found within Taylor's tertiary market.

Ultimately, the close geographic between Taylor and the rest of the Austin area is important to the identity of Taylor currently and will be vital moving forward. Austin's rapid expansion to the west, north, and south has left much of the land to the east undeveloped; it's only a matter of time until development heads in this direction. The average commute in Texas is 25 minutes; by car, that is approximately how long it takes to travel from Taylor to both Round Rock and Pflugerville. Extending

the travel time to 35 minutes, one could reach the Tech Ridge area of North Austin, and it would take 45 minutes to reach Downtown Austin. Taylor has the potential to forge an important connection with the Austin metropolis, especially with Austin's ambitious public transportation plan.



Figure 08: Existing Water Tower

Source: Arsenal







Source: Arsenal

# Background Assessment

## Existing Land Use Patterns

An analysis of Taylor's existing land use reveals the pattern of development that has shaped the city so far. This analysis includes the land within Taylor's city limits, as well as within its Extraterritorial Jurisdiction (ETJ).

The vast majority of the land in and around Taylor, based on acreage, is agricultural. Almost all the land within the ETJ is agricultural, and within city limits it can be found circling the developed part of Taylor on the outside. Within city limits, there are 217 agricultural parcels, comprising nearly 5,600 acres of agricultural land; within the ETJ, there are 554 parcels comprising 31,000 acres of agricultural land.

Single-family residential use is the next most prevalent land use in Taylor based on acreage, with 5,422 parcels making up nearly 2,000 acres of land within city limits. In the ETJ, this land use is found in 289 parcels that add up to over 1,300 acres. The bulk of this land use is found in the area to the northwest of the Downtown District. The areas south and east of the Downtown District, over the railroads, have seen much less residential development. Outside of this clustering, there are a few smaller areas found along major roads, such as Rio Grande Street or Old Thorndale Road. The rest of the single-family land use takes the form of largely isolated homes – often farmhouses.

Institutional land use – defined as educational, public administration, health care, places of worship, and similar primarily public uses – is the next most common land use in

Taylor. Within the city limits, there 174 parcels of institutional use that, combined, make up 880 acres. There are no institutional parcels outside city limits. Institutional use takes the form of large areas like the airport, cemetery, prison, community center, and schools near the outskirts of Taylor, while smaller parcels in downtown house government buildings and churches.

Commercial use occupies 412 parcels (460 acres) inside Taylor's city limits, and just 5 parcels (9 acres) outside of it. Almost every parcel of commercial use, both inside and outside city limits, can be found along either U.S. Highway 79, 2nd Street, or 4th Street. Clearly, commercial development has occurred along the most used thoroughfares in the Taylor area. Commercial use in Taylor comes in a variety of functions and shapes: on the outskirts of the city, it occupies larger areas of land and takes the form of farm supply stores, car dealerships, drive-thru restaurants, and big box retailers, among many others. In Downtown, small commercial parcels house theaters, restaurants, bars, and small, locally-owned businesses.

Industrial use can be found on 63 parcels within city limits, adding up to 362 acres of land; in the ETJ, there are no industrial parcels of land. Every piece of industrial land in Taylor is located near the airport or one of the two railroads that run through the city. Near the airport, these industrial parcels are largely related to aviation. Elsewhere, a variety of activities can be found on these parcels, from furniture manufacturing to beverage distribution to industrial coating services.

There are 59 parcels of parks and recreational use, comprising 316 acres, in Taylor's city limits, and no parkspace outside

the limits. The bulk of this area comes in three large parks: the Taylor Regional Park and Sports Complex, in the north; Murphy Park, found in the center of the residential section of Taylor; and Mustang Creek Golf Course, in the south. The rest of the acreage comes from smaller neighborhood parks and the linear park running along Bull Branch Creek. There are 101 parcels (87 acres) of multi-family residential use in Taylor. The bulk of these parcels are small duplexes, fourplexes, and complexes found near downtown, while there are a few larger complex found further from the center of the city. Sixty-Five parcels of manufactured housing exist within city limits, making up 36 acres, while just 2 parcels can be found in the ETJ, making up 16 acres. They mostly take the form of small, isolated trailer parks or scattered manufactured homes located in primarily single-family neighborhoods in the southeast of town.

Within Taylor's city limits, there are 96 acres of utilities land use, made up of 49 parcels. Outside of city limits, just 5 parcels making up 16 acres are used for utilities. These parcels are scattered in a largely pattern-free way, and take the form of water towers, water tanks, drainage and flood control systems, and waste water treatment plants, among other uses.

There are 546 vacant parcels of land inside Taylor's city limits alone, comprising 407 acres. In the ETJ, there are 33 parcels – 45 acres. These vacant parcels can be found throughout the Taylor area, and tend to be smaller and in greater number near the railroad intersection in the center-east of the city, and further away from the center there are fewer parcels, although they tend to be much larger.

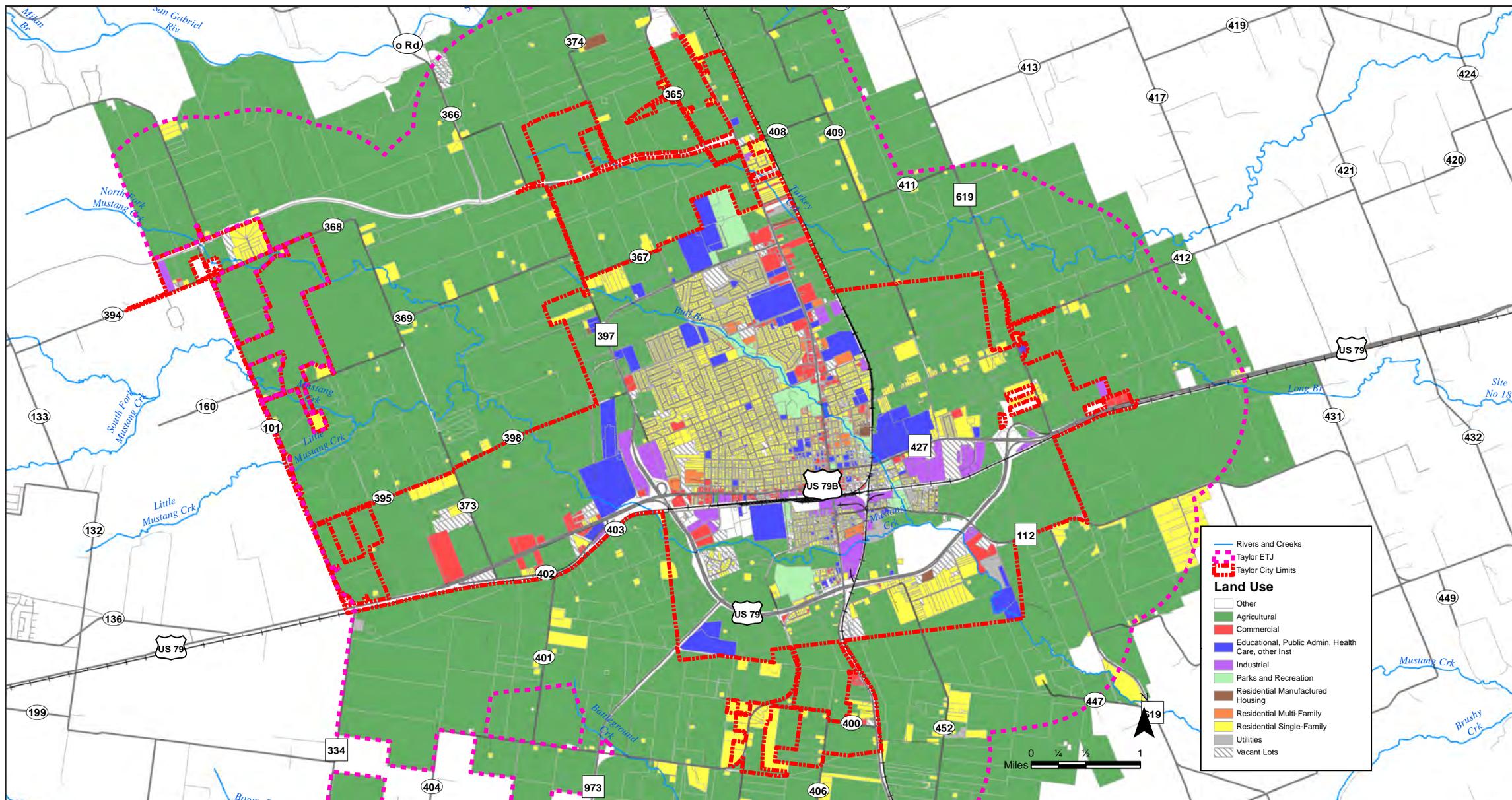


Figure 10: Existing Land Use - Taylor, Texas

Source: CURPR, ESRI

## Area Water and Sewer Districts

A holder of a Certificate of Convenience and Necessity (CCN) is granted exclusive rights to provide water and/or sewage utilities to a given area. The holder of the CCN is required to provide adequate service to those within its geographic area, as specified by the Texas Water Code.

There are four CCNs that serve the Taylor Area. The City of Taylor's CCN covers almost all of Taylor's city limits, as well as much of its extraterritorial jurisdiction. Noack Water Supply Corporation, found to the east of Taylor, includes a small amount of land within Taylor's city limits, as well as some of Taylor's ETJ. Manville Water Supply Corporation, to the south, covers some of Taylor's ETJ, while Jonah Water Special Utility District covers a large amount of both the ETJ and Taylor's current city limits.

Just two of Taylor's growth sectors include land that falls in one of these CCNs not held by the City of Taylor. Growth Sector #5 has only a small corner of its land in Jonah Water Special Utility District's CCN. Growth Sector #3 has the majority of its land in Noack Water Supply Corporation's CCN as shown in Figure 11.

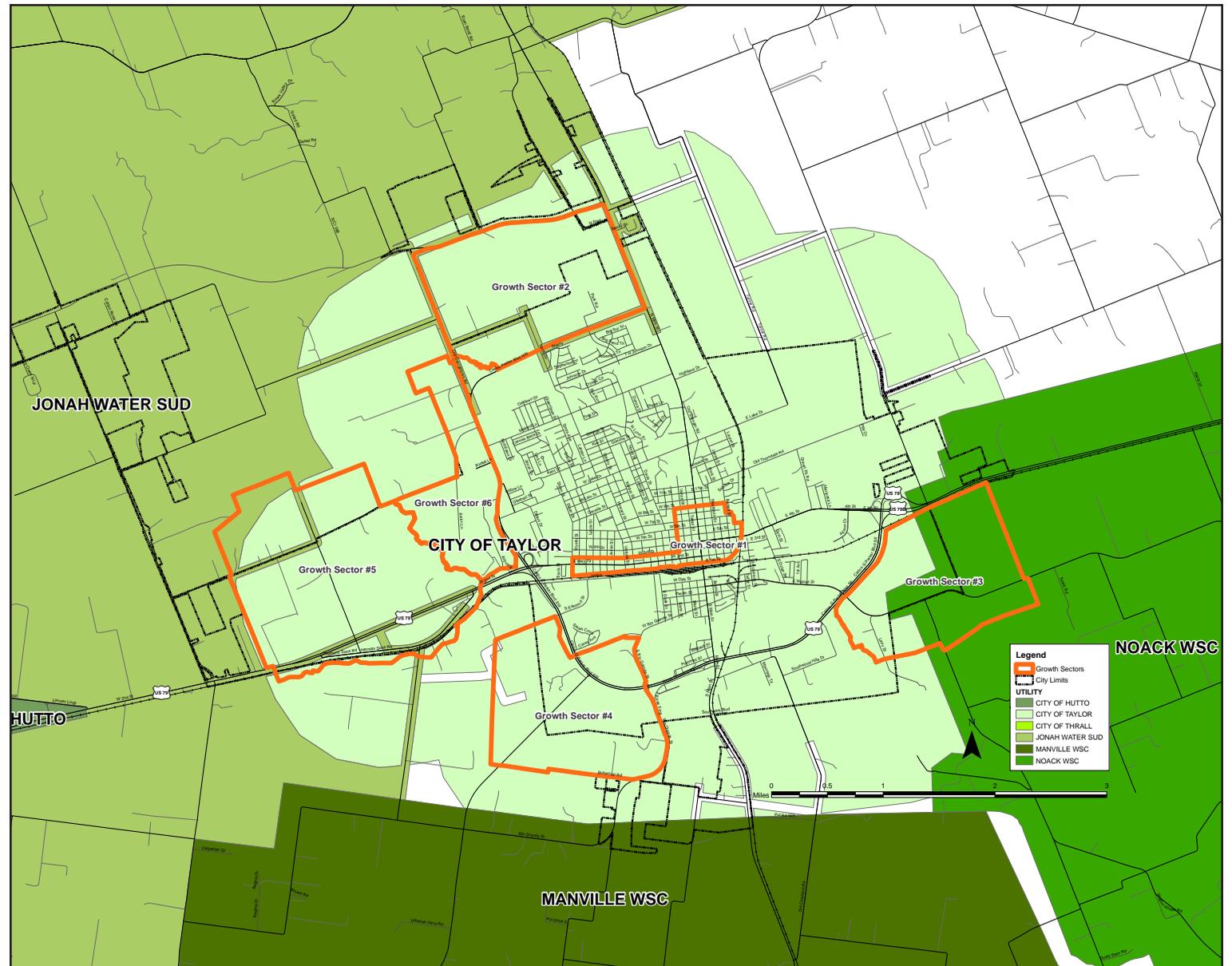


Figure 11: Area Water and Sewer Districts

Source: CURPR, ESRI

# GAP Analysis

Using data from The Nielsen Company, a retail gap analysis has been performed for Taylor, Texas, as can be seen in Table 02. A gap analysis compares the demand for each industry group within Taylor (spending by Taylor consumers) to the supply for each industry group in Taylor (sales by Taylor retailers). A retail surplus occurs when supply exceeds demand – indicating that stores in Taylor are drawing customers from other markets. A retail gap occurs when demand exceeds supply – indicating that Taylor consumers are needing to go outside of the city to satisfy demand, which, in turn, suggests that there is potential for the development of businesses in that sector within Taylor. Surplus or leakage factor is the percent of the demand represented by the surplus or gap.

The industry groups with the largest surpluses by percentage are Miscellaneous Store Retailers (which includes florists and novelty, gift, and souvenir stores), General Merchandise Stores (like department stores), and Sporting Goods, Hobby, Book, and Music Stores. In raw numbers, the largest surpluses are in General Merchandise Stores, Miscellaneous Store, Retailers, and Motor Vehicle and Parts Dealers.

The industry groups with the most leakage by percentage are Clothing and Clothing Accessories Stores, Non-Store Retailers, and Electronics and Appliances Stores. The industry groups with the largest gap in raw numbers are Non-Store Retailers, Clothing and Clothing Accessories Stores, and Foodservice and Drinking Places.

Overall, Taylor has a retail surplus of \$262,499,075, with a surplus factor of 87%. The seven industry groups where surpluses occur tend to have large surpluses by percentage: the smallest surplus factor in Taylor is 7%, but after that, the next lowest is 120%, and the highest is 886%. In contrast, the six industry groups with leakage have small leakage factors, with the highest being just 82%. This suggests that Taylor attracts consumers from nearby markets much more than it loses potential sales to nearby markets.



Figure 12: The Texas Beer Company

Source: CURPR

Table 02: Industry Subsector Gap Analysis - Taylor, Texas

Industry Groups	Demand (Spending)	Supply (Sales)	Retail Surplus/Gap	Surplus/Leakage Factor
Motor Vehicle and Parts Dealers	\$55,353,699	\$121,706,095	\$66,352,396	120%
Furniture and Home Furnishing Stores	\$5,615,109	\$14,865,719	\$9,250,610	165%
Electronics and Appliances Stores	\$5,016,827	\$2,452,008	(\$2,564,819)	-51%
Building Material, Garden Equipment Stores	\$31,911,748	\$27,579,564	(\$4,332,184)	-14%
Food and Beverage Stores	\$39,553,930	\$42,516,672	\$2,962,742	7%
Health and Personal Care Stores	\$18,281,263	\$15,176,557	(\$3,104,706)	-17%
Gasoline Stations	\$22,845,703	\$64,235,466	\$41,389,763	181%
Clothing and Clothing Accessories Stores	\$13,042,772	\$2,315,777	(\$10,726,995)	-82%
Sporting Goods, Hobby, Book, Music Stores	\$4,927,501	\$15,246,839	\$10,319,338	209%
General Merchandise Stores	\$35,172,736	\$144,320,785	\$109,148,049	310%
Miscellaneous Store Retailers	\$8,316,293	\$82,010,417	\$73,694,124	886%
Non-Store Retailers	\$27,358,788	\$5,349,658	(\$22,009,130)	-80%
Foodservice and Drinking Places	\$33,470,336	\$25,590,223	(\$7,880,113)	-24%
<b>Total</b>	<b>\$300,866,705</b>	<b>\$563,365,780</b>	<b>\$262,499,075</b>	<b>87%</b>

Source: Nielsen

# Demographic Analysis

## Age Structure

The population pyramid for Taylor, as shown in Figure 13, shows a relatively even distribution with the variances associated with small populations. Some populations are disproportionately small, such as the population of ages 0-4, males 35-39, and females 30-34, while others are disproportionately large, like ages 40-44 and 5-9, and males 20-24. Overall, though, the pyramid has a relatively standard shape.

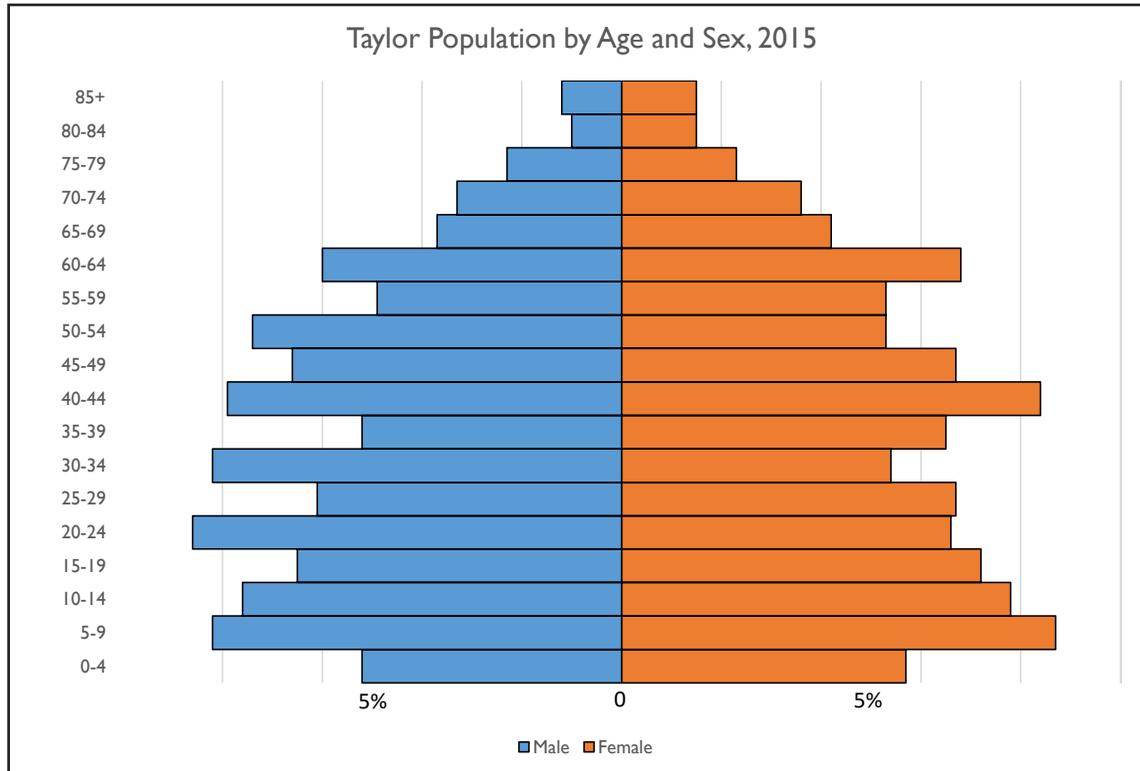


Figure 13: Taylor Population by Age and Sex, 2015

Source: U.S. Census, CURPR

The Williamson County population pyramid, Figure 14 on the other hand, does show some patterns worth pointing out. The highest populations are cluster in the 0-14 range and the 30-44 range. This suggests a high amount of young families that likely moved to Georgetown or Round Rock for work in Austin within the last decade or two.

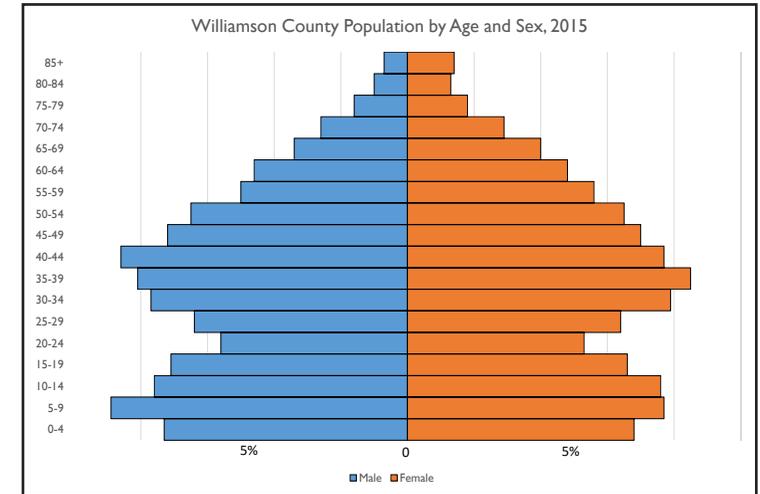


Figure 14: Williamson County Population by Age and Sex, 2015

Source: U.S. Census, CURPR

Texas' population pyramid (Figure 15) models the smoothness that can be found with large population. It shows a much more even decline towards older populations. Despite this difference

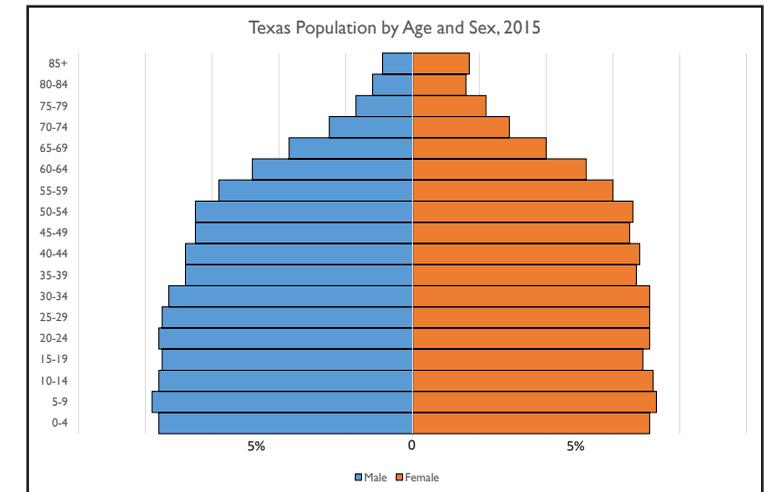


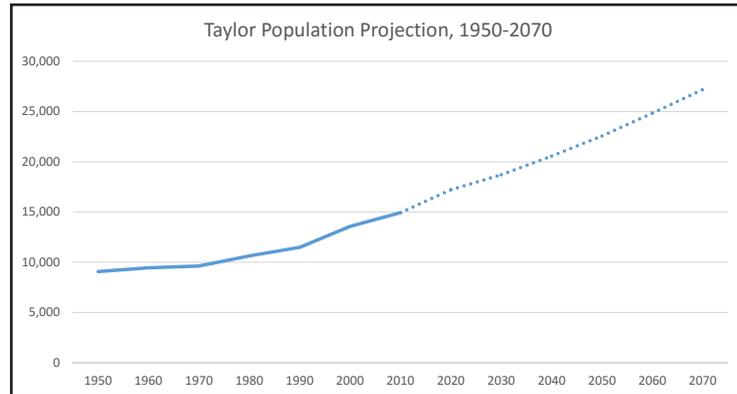
Figure 15: Texas Population by Age and Sex, 2015

Source: U.S. Census, CURPR

in shape, the overall age structure of Taylor is not significantly different from Texas': the median age of Taylor is 34.4, while Texas' is 33.9.

## Population Growth

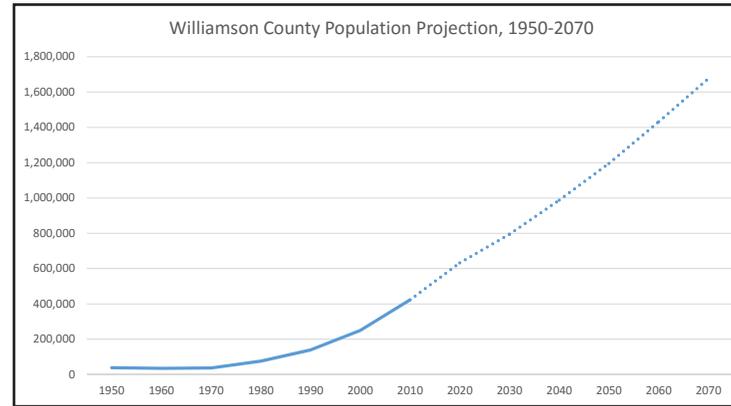
Figure 16 shows Taylor's population growth from 1950 to now, as well as its projected population growth according to the Water Development Board. Taylor's population steadily increased from around 9,000 in 1950 to just over 15,000 in 2010. Taylor is projected to keep growing at around the pace its experience over the last couple decades, and be over 25,000 by 2050.



**Figure 16: Taylor Population Projection**  
Source: Texas Water Development Board, CURPR

Williamson County's population, on the other hand, has been growing at a much faster rate than Taylor since 1970, and is projected to keep up that fast pace. Taylor makes up just under 4% of Williamson's current population, and if these projections are accurate, Taylor will comprise less than 2% of the total county population. Taylor is expected to almost double its

population in the next 50 years, while Williamson County is expected to increase in population by a factor of four. Many factors may change this trend, but currently Taylor and especially Williamson County overall are expected to boom.



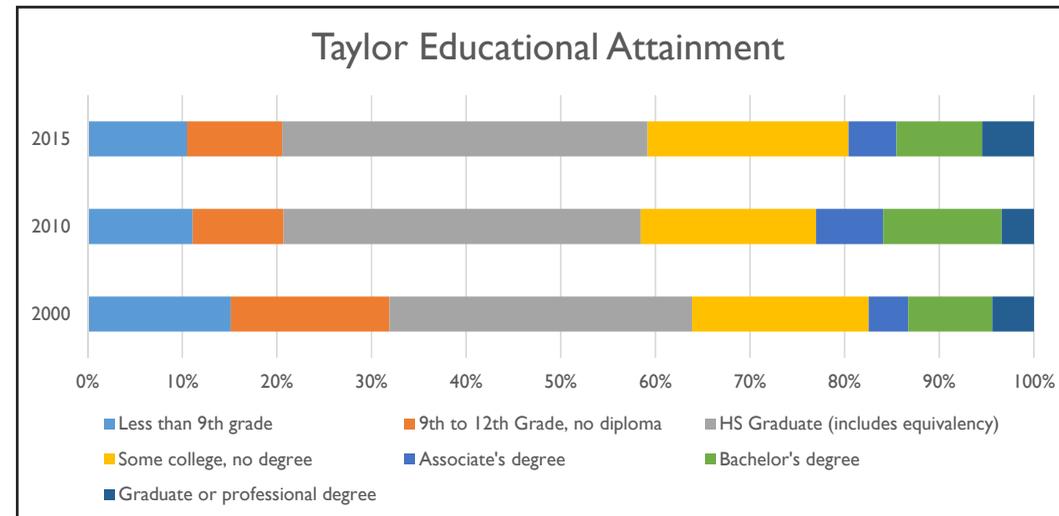
**Figure 17: Williamson County Population Projection**  
Source: Texas Water Development Board, CURPR

## Educational Attainment

Taylor's educational attainment (Figure 18) has generally improved from 2000 to 2015. A smaller percentage of the population over 25 has an education level of less than a high school diploma, while the percentage of the population with educational attainment at any college level has increased.

Williamson County shows a similar trend, in Figure 19, although the effects are less dramatic. The percent of the population with a less than a high school diploma's level of education has decreased, while the percentage of all the levels above that have increased in small increments.

Comparing Taylor, Williamson County, and Texas overall, in Figure 20, reveals several details about the educational characteristics of these locations. Williamson County is by far the most educated of the three, with over 70% of the



**Figure 18: Taylor Educational Attainment**

Source: Texas Education Agency, CURPR

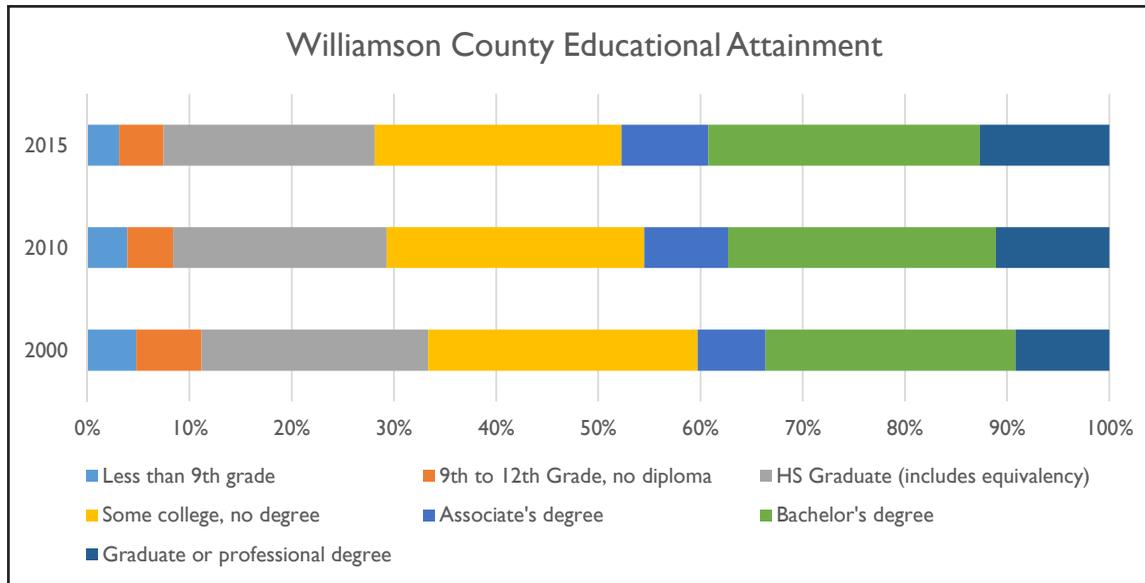


Figure 19: Williamson County Educational Attainment

Source: Texas Education Agency, CURPR

population receiving at least some college education, and almost half with a degree. On the other hand, Taylor is the least educated, with only around 40% of its population having some college education, and less than 20% having a degree. A plurality of Taylor residents have the education level of a high school diploma, with about 40% of the city falling into that category. Texas and Taylor are relatively similar, with the main differences being seen in the High School Graduate and Bachelor's degree categories.

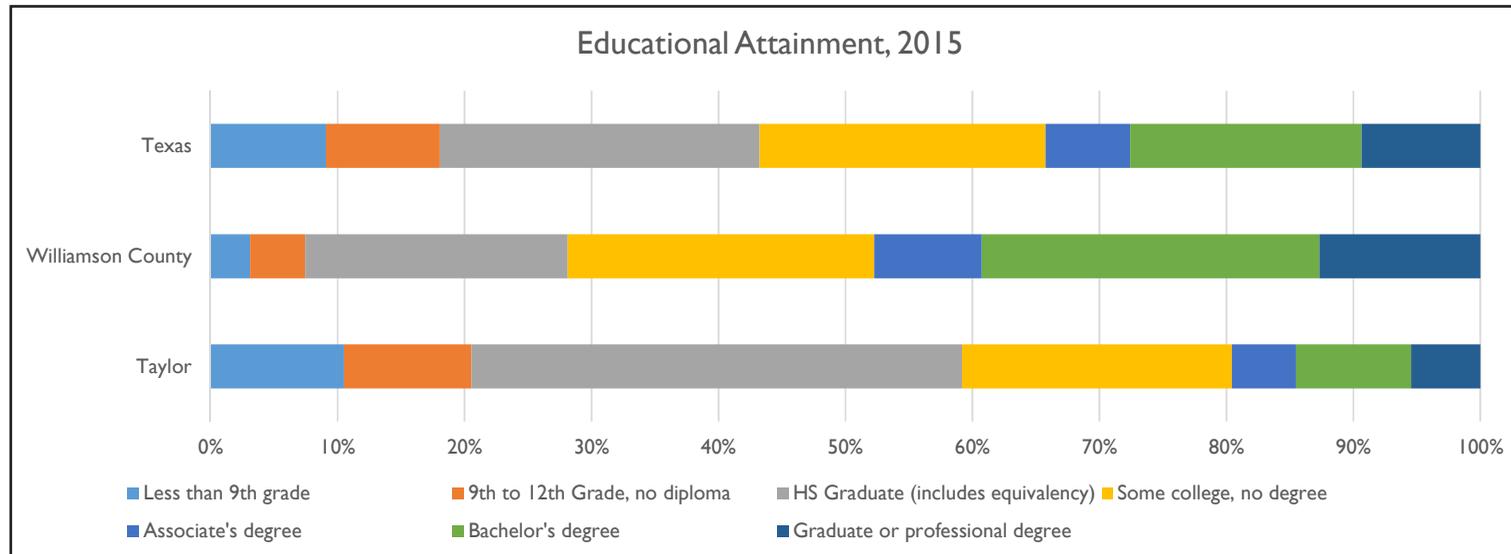


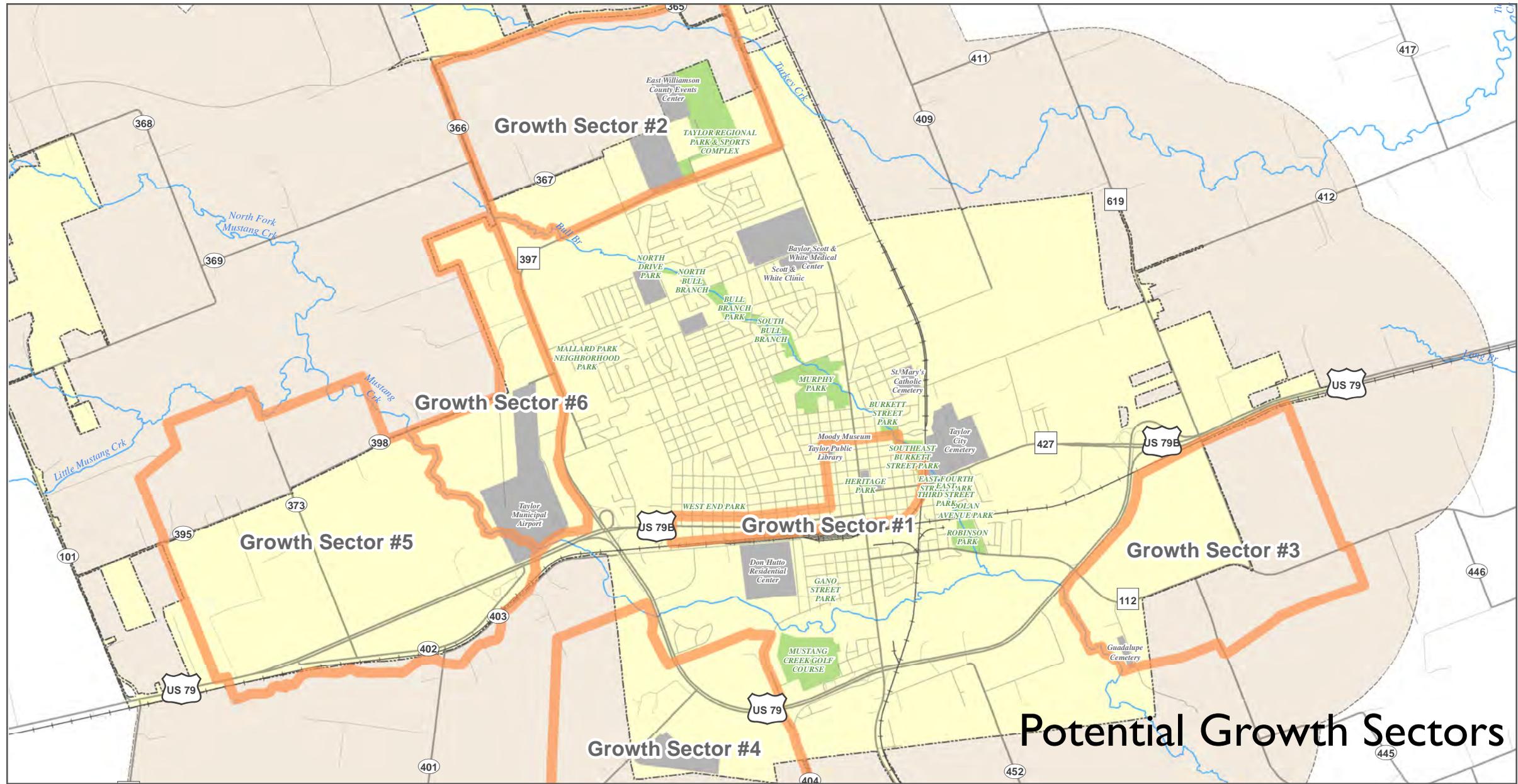
Figure 20: Educational Attainment Comparison 2015

Source: Texas Education Agency, CURPR



Figure 21: Taylor High School

Source: CURPR



Potential Growth Sectors

# Growth Sector #1

Growth Sector #1 can be divided into two connected areas. The first is a relatively square area bounded roughly by Fowzer Street to the west, East 9th Street to the north, Burkett and Murphy Street to the east, and West 1st Street/the railroad to the south. The other section is a long corridor extending to the southwest from Fowzer Street. It is bounded by Sloan Street to the west, West 3rd Street to the north, and West 1st Street/the railroad to the south.

As this sector is centrally located within Taylor, its accessibility is one of the main reasons it has been marked as a growth sector. It is less than two miles from both elementary schools, the middle school, and the high school, and the Legacy Early College High School is located in the middle of the sector. U.S. Highway 79 runs through the sector, and the sector is 9 miles from State Highway 130, and 16 miles from Interstate 35, and it has easy access to the railroad. Including either side of the road, this sector contains over 35,000' of highway frontage. Two minor arterials – Main Street (Texas Highway 95) and West 2nd Street (State Loop 427) – make up the bulk of this frontage, with 4th Street (Business 79) – a collector west of Main Street and a minor arterial east of Main Street – comprising the rest. This sector contains Heritage Park and is the only growth sector that touches the linear park, in the form of Burkett Street Park. It is also less than a quarter of a mile from both Murphy Park and Hidalgo Park. The Taylor Public Library and Taylor City Hall are both found in this sector. This sector also has the least amount of land in floodways of all the growth sectors – just 3 acres – which allows for a higher percentage of the land to be available for development.

## Development Potential

This sector is approximately 250 acres in size, which is much smaller than the other growth sectors; however, it contains nearly 600 parcels of land, which is over 5 times the amount of parcels in the next highest sector. Almost all of these parcels are less than an acre in size. This shows how densely populated this sector is compared to the other sectors, as well as how much more developed the land is compared to the undeveloped land found elsewhere in the Taylor area. This

growth sector differs in nature from the others because of their corresponding history of development. The other sectors are projected for growth based primarily on their large amounts of undeveloped land that can be easily developed and have high accessibility to downtown and other important locations in the area. Growth Sector #1 was chosen because, despite its lack of undeveloped land, its prime location and underutilized land – vacant or poorly-maintained buildings, inefficient land use, and opportunities for infill development – should make the area ripe for growth.

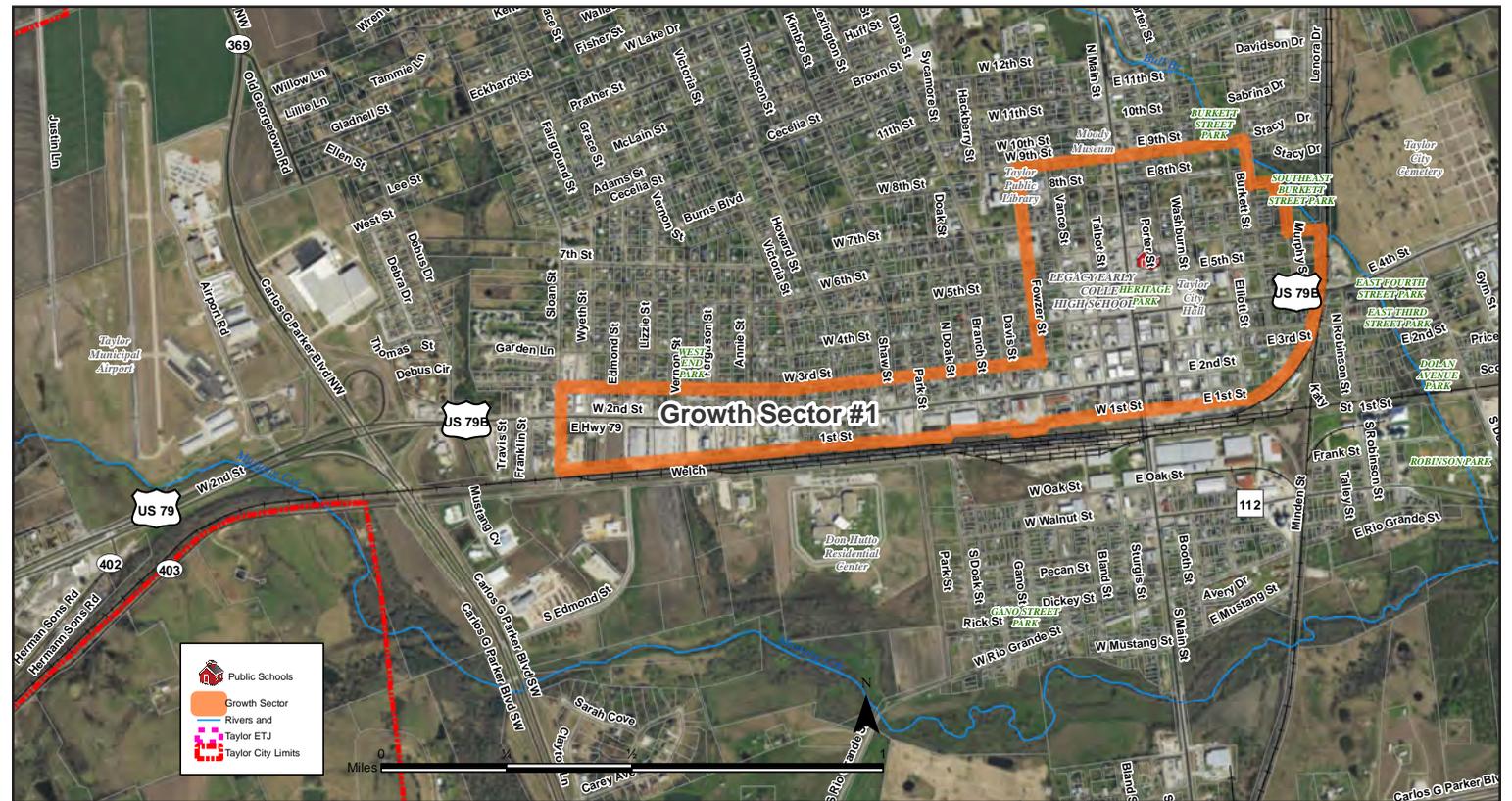


Figure 22: Growth Sector #1

Source: CURPR, ESRI

## Existing Land Use

The most prominent land use in Growth Sector #1 is commercial. It can be found primarily around the major roads (Main Street and 2nd Street) and near the railroad. It mostly takes the form of restaurants, small shops, and banks and insurance agencies, although a variety of commercial services can be found.

Single-family residential use is relatively prevalent in this sector, and is found largely along the boundaries of the sector. Along 2nd Street and Fowzer Street, these single-family residences are on the north side and represent the start of a large residential area to the north of the sector. To the east, they are mostly isolated developments.

Institutional use is well-represented in this sector. It can be found in the heart of the sector, near the intersection of Main Street and 4th Street, as well as in isolated areas around 2nd Street. It takes the form of government buildings, like Taylor's City Hall, churches, educational facilities, and a fire station.

Vacant land use is surprisingly common in the Downtown District of Taylor. The vacant parcels in this area are small, most less than half an acre in size, and would be useful for infill development. They can be found primarily on the east side of the sector and along 2nd Street, near the railroad.

Industrial use is found in six parcels, all along the railroad. These include a furniture manufacturer and an automotive dealer. Multi-family residential use can be found in the northern area of this sector. It takes the form of small apartment complexes

as well as duplexes and fourplexes. Most of it is owned by the Taylor Housing Authority.

Manufactured housing is found between Vernon Street and Ferguson Street, in the block north of 2nd Street. This land comprises Berryhill's Trailer Park.

Parks and recreation use is found in the form of Heritage Park, adjacent to City Hall, and part of Burkett Street Park, one of the many parks that comprise the linear park that runs along the creek bed.

Agricultural use is found in one parcel, adjacent to the Primera Iglesia Bautista.

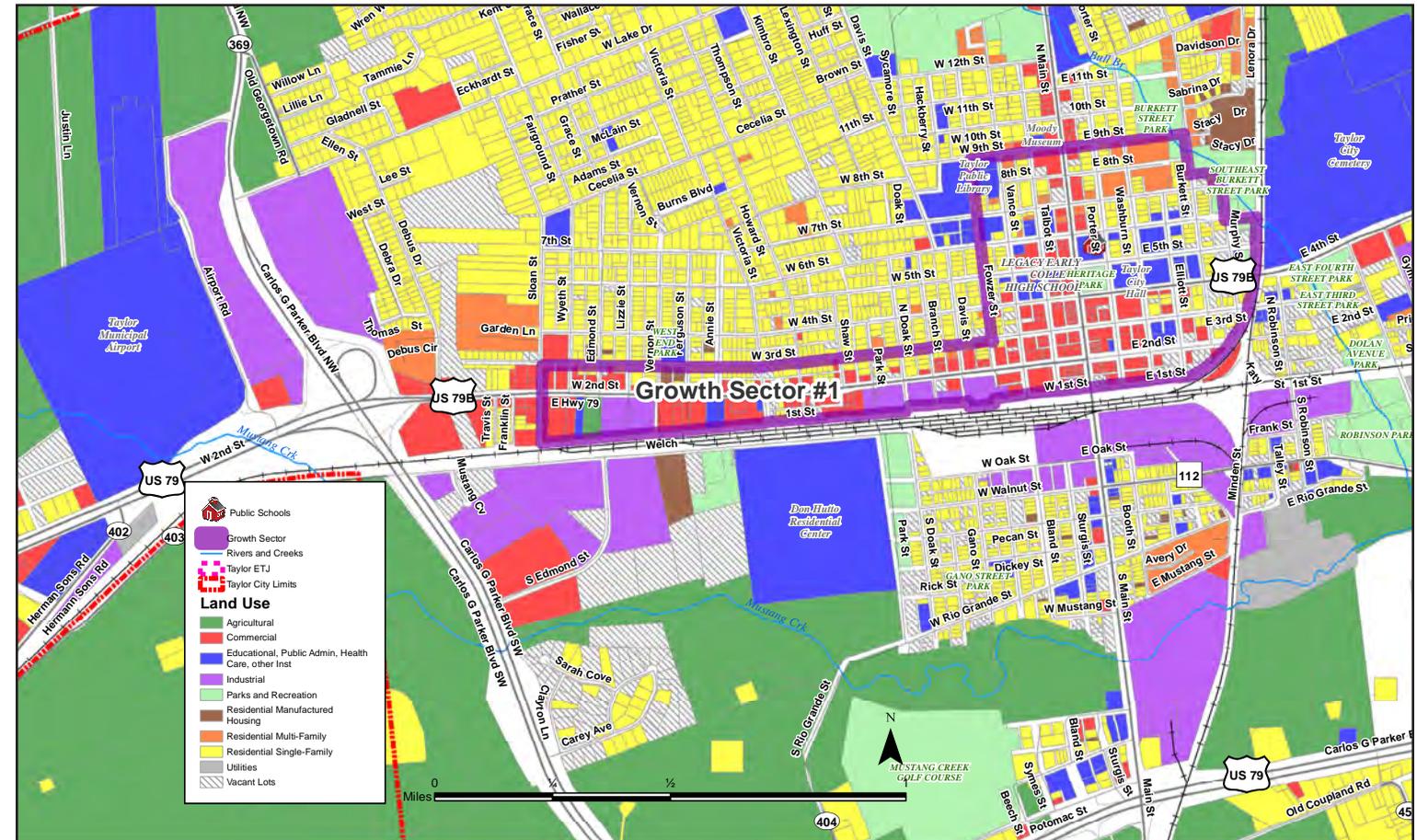


Figure 23: Land Use - Growth Sector #1

Source: CURPR, ESRI

## Zoning

The bulk of the land in this sector is zoned for Local Business. This can be found along the north side of 2nd Street, along Main Street in the north of the sector, and along 4th Street in the east side of the sector. A two isolated parcels in these areas are zoned for General Business, both of which are auto repair shops. Most of the blocks in the heart of the sector are zoned as Central Business.

The residential zoning in this sector takes the form of Multi-Family zoning only. These areas can be found in the west of the sector, between Fowler Street and Talbot Street, and in the northeast of the sector, between Porter Street and Burkett Street Park.

There is one parcel zoned for Institutional use, found at the corner of East 6th Street and Elliott Street, and it is currently vacant, although it is owned by the Allen Chapel Ame Church. Light Industrial is found only along the railroad, and almost all the land in this sector adjacent to the railroad is zoned for Light Industrial, except for a few blocks in the Central Business District and in the commercial area of the northeast.

Parks zoning is found in the current locations of Heritage Park and Burkett Street Park.

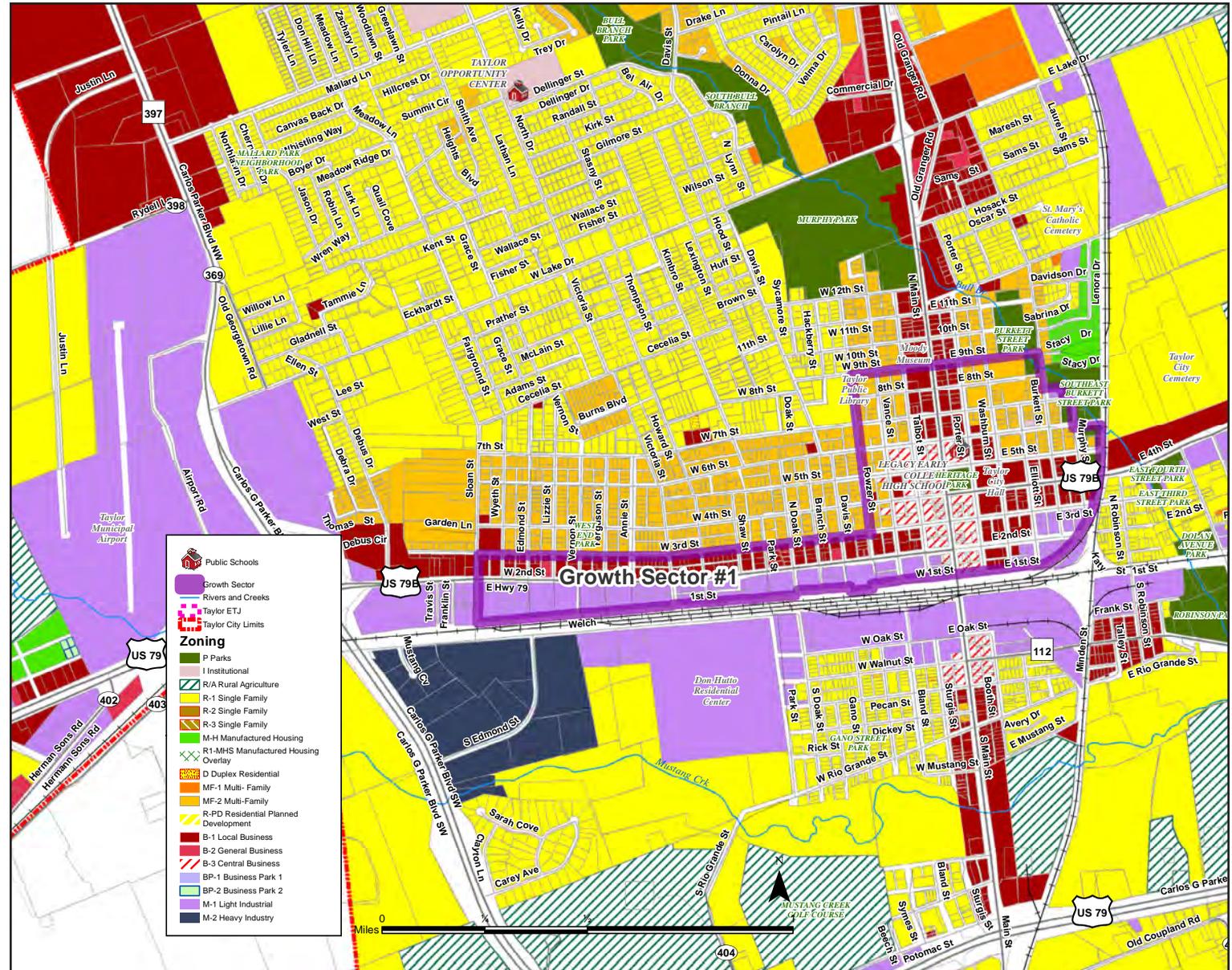


Figure 24: Zoning - Growth Sector #1

Source: CURPR, ESRI

## Utility Infrastructure

Growth Sector #1 is well-served by the City's utility infrastructure. Because of the established development and population density in Downtown, utility services cover the whole sector already. Both water lines and waste water lines have extensive coverage in this area. The nearest water tower is less than a quarter-mile from the sector, on the south edge of Murphy Park.



Figure 25: Store Front along Second Street

Source: CURPR

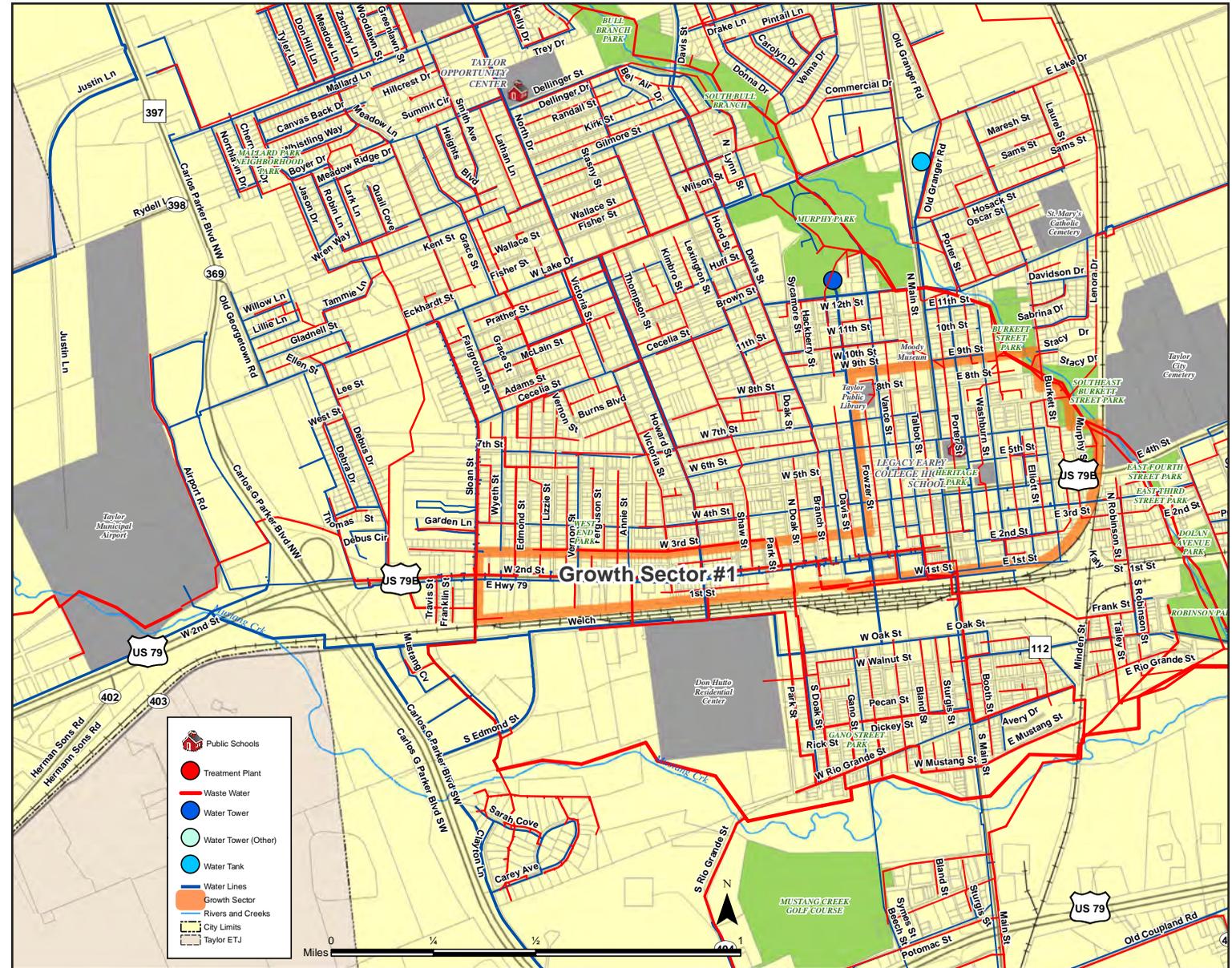


Figure 26: Utilities - Growth Sector #1

Source: CURPR, ESRI

## Circulation

Few road infrastructure changes are necessary in and around Growth Sector #1 as part of Taylor's thoroughfare plan. There are three minor arterials of sufficient width in the area (West 2nd Street, East 4th Street, and North Main Street) and two collectors of sufficient width (West 4th Street and West 7th Street).

Within the sector itself, no thoroughfares are slated to be acquired or widened. Within a quarter-mile of the sector's boundaries, three collectors have been chosen to be widened: East Walnut Street, South Edmond Street/Welch/South Doak Street, and East 11th Street/Old Thorndale Road.

There are four locations in this sector that have TxDOT Annual Average Daily Traffic counts available. The highest count is on Main Street, just north of 4th Street, with a 2015 count of 15,138. The second highest is also on Main Street, just south of 4th Street, with a 2015 count of 11,583. The third highest is, again, on Main Street, just south of 2nd Street, with a 2015 count of 9,132. Finally, the fourth highest is on 4th Street, just east of Main Street, with a 2015 count of 8,325.



Figure 27: Circulation - Growth Sector #1

Source: CURPR, ESRI

## Floodplain and Topography

This sector's topography can be described as very gradual incline towards the northwest. The highest elevation, found in the area in which the Taylor Public Library is located, is 580'. The lowest elevation, found near Burkett Street Park in the east, is 530'.

This sector has the least amount of land in a floodway – just 3 acres or less than 2% of its total land area – out of all the sectors. All of this land, which includes the 100-year and 500-year floodplains, is found in the linear park. Almost all the land is available for development which has contributed to this sector's existing land use and density.



Figure 28: Bull Branch Creek at Burkett Street

Source: CURPR

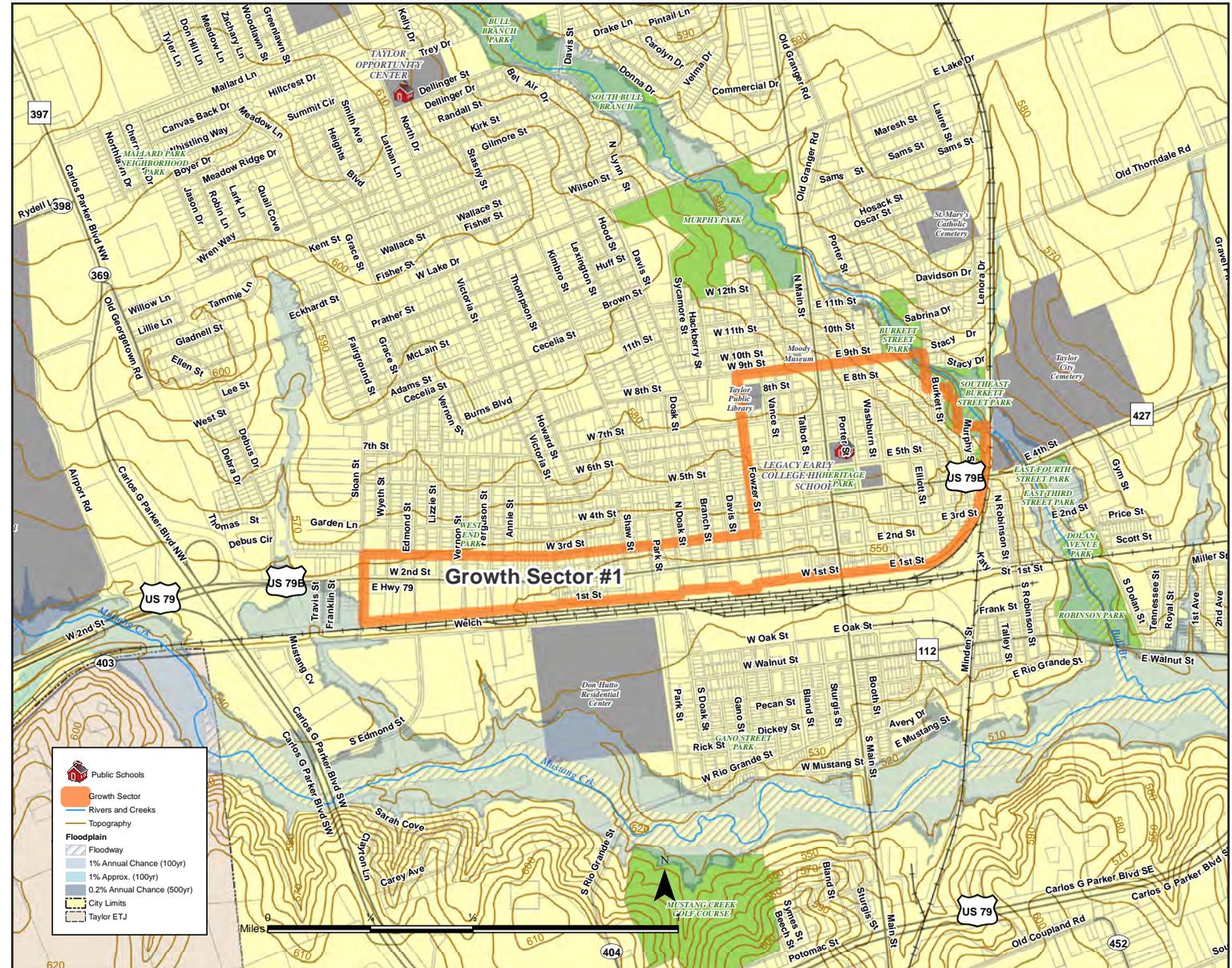


Figure 29: Floodplain and Topography - Growth Sector #1

Source: CURPR, ESRI

## Recommended Future Land Use

The future land use of Growth Sector #1 is dominated by mixed use in the Central Business District. This is found throughout the center of Downtown Taylor, leaving the City and property owners with flexibility on developing the core of the city. The only areas in the Central Business District that aren't mixed use are those areas that are currently public or park use. In the stretch of the sector to the west along Business-79, the land south of this road is predominantly industrial, and the land north is predominantly commercial, with the land north of the commercial use being residential. These patterns exist for the current land use, but the future land use makes clearer the distinctions in this part of the sector.



Figure 30: Amtrak Station

Source: CURPR

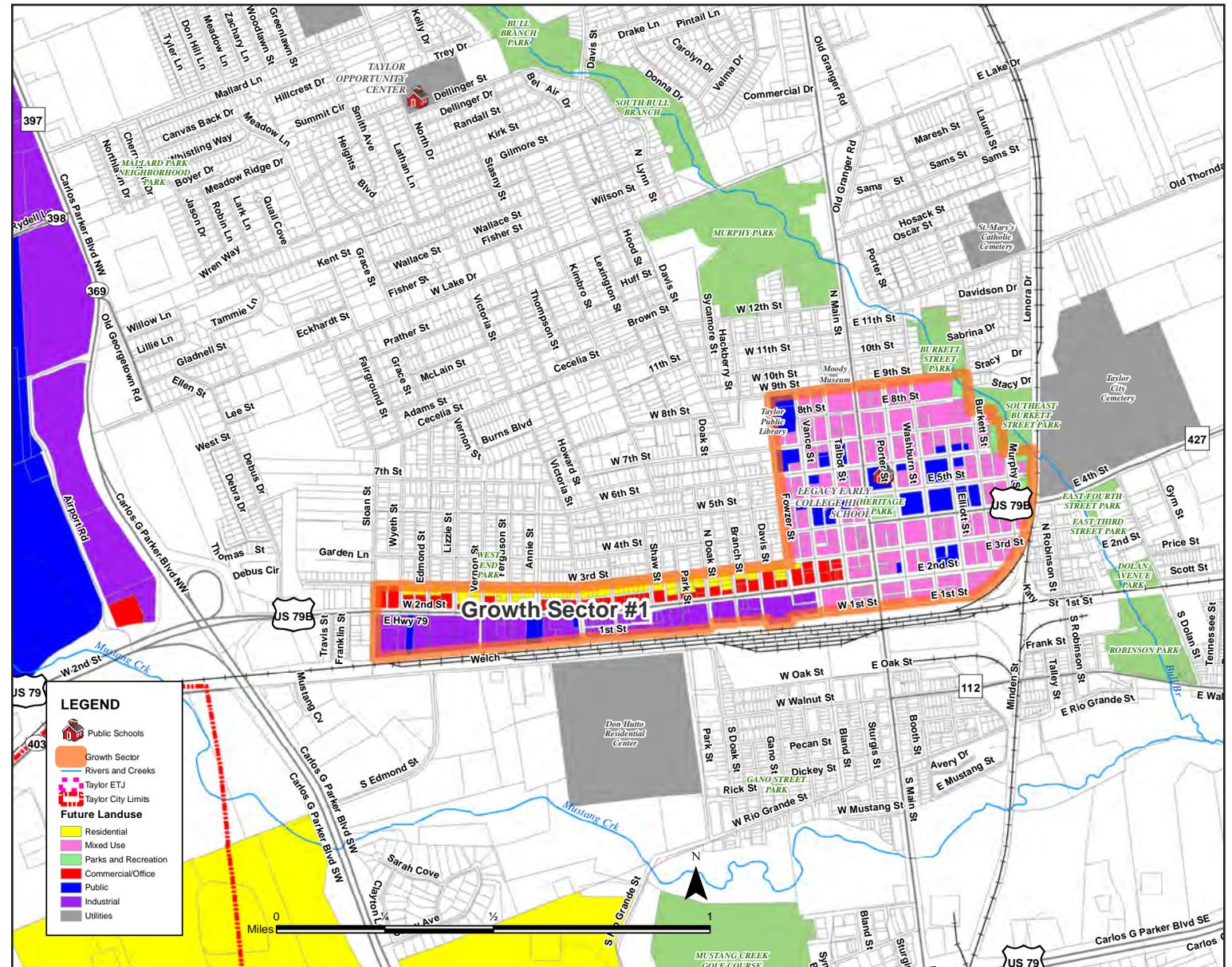


Figure 31: Recommended Future Land Use - Growth Sector #1

Source: CURPR, ESRI

## Growth Sector #2

Growth Sector #2 is bounded by Chandler Road to the north, North Main Street/Texas Highway 95 to the east, County Road 366/369 to the west, Carlos G. Parker Boulevard NW to the south, and North Bull Branch Creek to the southwest. The Taylor city limits extend to capture approximately the southern third of this sector, and some of the land north of the sector, but most of the northern part of the sector is not currently included within Taylor’s city limits.

This area has been marked as a growth sector for Taylor for a number of reasons. It’s located just 1.9 miles from the downtown district, as well as 3 miles from U.S. Highway 79, 8.3 miles to Texas Highway 130, and 14 miles from Interstate 35. It contains the city’s middle school, is half a mile from two elementary schools, and is just 3.3 miles from a high school. The Taylor Regional Park and Sports Complex, a vitally important recreational area for the City, is found in this sector. There are also two floodplains on either side of the sector that could easily be developed into linear parks, making this sector well-served for recreational areas.

The major thoroughfare plan for this area involves several expansions and acquisitions of arterials and collectors that are necessary for the growth of residential and commercial development in this sector. Currently, there is over 20,000’ of combined major and minor arterial frontage and proposed collector roads in this sector, with another 5,000’ expected to be added with the expansion and development of Old

Georgetown Road. Almost all of this land is underdeveloped rural agriculture, which would allow for expansion of commercial development along the highways. Utilities coverage is currently established in the southern part of the sector, with only some expansion needed to begin development, although the northern, unannexed part of the sector would need utilities access.

## Developmental Potential

The location and amenities of this sector make it one of the logical areas for Taylor to grow. There are 69 parcels ranging from 3/4 acre - 147 acres and a total of 1,241 acres that make up this sector. With access to schools, parks, major roads, and commercial centers, this sector of largely undeveloped land so close to the city center is likely to see major growth soon, and the City of Taylor must plan accordingly.



Figure 32: Growth Sector #2

Source: CURPR, ESRI

## Existing Land Use

The vast majority of the land in this sector is currently used for agriculture. The northern half is almost entirely agricultural, and the southern half, while containing more diversity in land use, is still over 50% agricultural.

Parks and recreation is another type of significant land use in this sector. The Taylor Regional Park and Sports Complex (75 Acres) is found here, in the southeast quadrant of the sector. This complex includes 5 youth baseball fields, 5 fast-pitch softball fields, 2 adult soccer fields, 1 football field, 2 basketball courts, 3 playgrounds, and a 6 acre lake and natural preserve.

Single-family residential use is found scattered around this sector. There's a small collection of approximately a dozen homes in the southwest corner, as well as individual residences, some of which are farmhouses, found around the sector.

In the southeast corner is an H-E-B and adjoining strip mall, which represents the current commercial land use in this sector.

There is a significant amount of institutional land use in this sector. The Crossroads Assembly of God Church is found in the southwest corner, and the East Williamson County Events Center is found adjacent to the Taylor Regional Park and Sports Complex. A branch of Bluebonnet Trails, a community health service organization, is found at the intersection of North Drive and Carlos G. Parker Boulevard NW. Taylor Middle School is located within the sector itself, and it is half a mile from the sector to both Naomi Pasemann Elementary

School and T.H. Johnson Elementary School, as well as 3.3 miles to Taylor High School.

There are a few small vacant parcels in the Taylor North Growth Sector; one is near the H-E-B, and another is adjacent to the Crossroads Assembly of God Church.

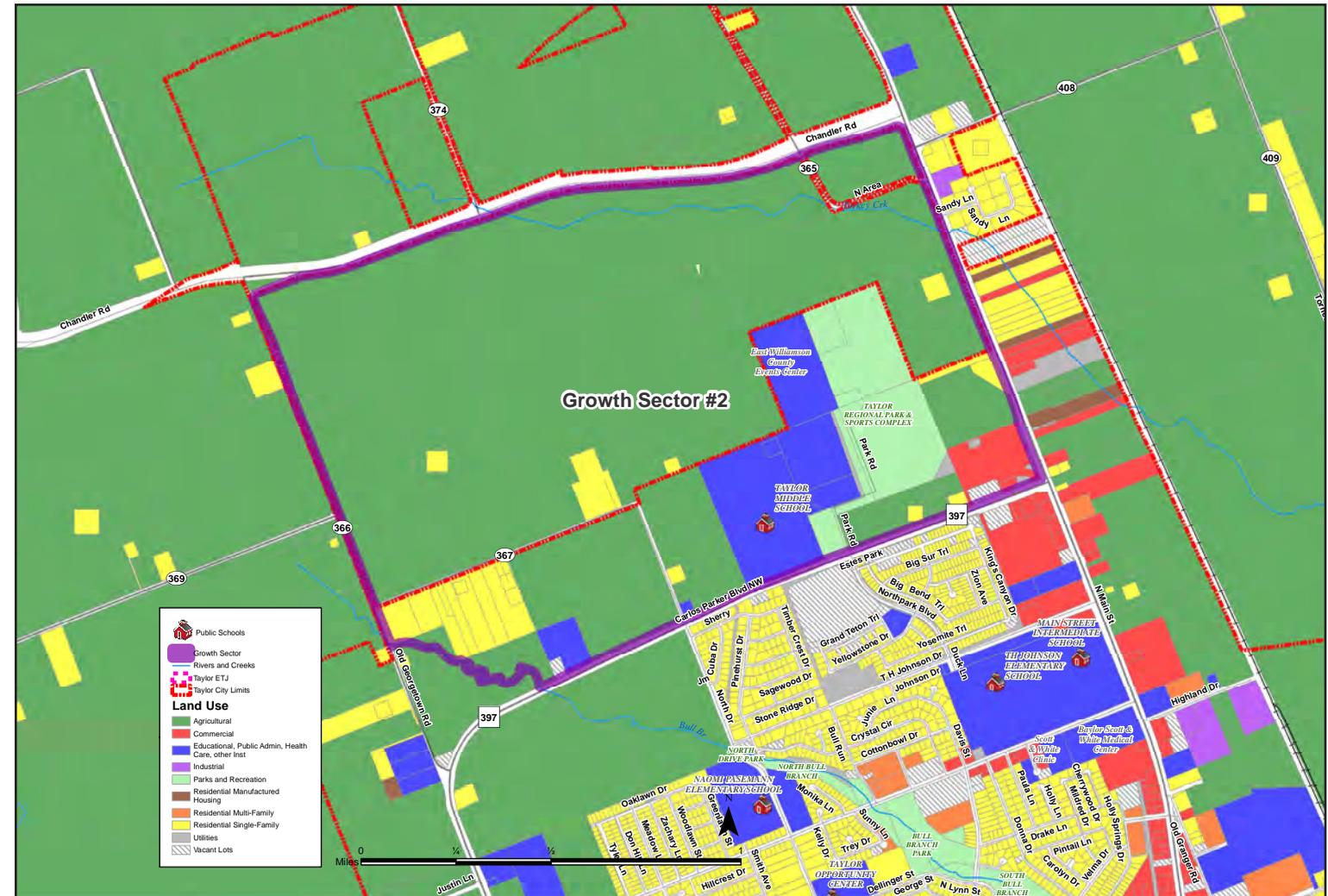


Figure 33: Land Use - Growth Sector #2

Source: CURPR, ESRI

## Zoning

The northern half of this growth sector is part of Taylor's ETJ, there is no current zoning for this part of the sector.

Parks zoning is represented in the parcels that currently house the Taylor Regional Park and Sports Complex, as well as the adjacent East Williamson County Events Center.

Taylor Middle School is zoned for institutional use, as is a small triangle of land to the southeast of the regional park.

Rural agricultural is zoned in a few locations in this sector. In terms of large areas of this zoning, in the east, a block of land is zoned for agriculture adjacent to Taylor Regional Park and north of the H-E-B. In the west, there is a large block of land to the northeast of the church that is zoned agricultural. There's another large parcel of agricultural zoning to the west of the church that straddles the creek that serves as a border to the sector. All of these areas are currently used for agriculture.

For single-family residential zoning, there are two significant areas within this growth sector. The first is a block of land west of the middle school. This land is currently agricultural, with just one residence on it. The other area is in the southwestern corner, which currently has a few single-family residences but is mostly undeveloped.

The commercial zoning in this sector takes the form of local business zoning. Right now, that includes the parcel H-E-B and the adjoining strip mall are located on, as well as two strips to the west and north of this area, running parallel to North

Main Street and Carlos G. Parker Boulevard NW. The small parcel that the Bluebonnet Trails location sits on is zoned local business, as is the parcel where the Crossroads church is found.

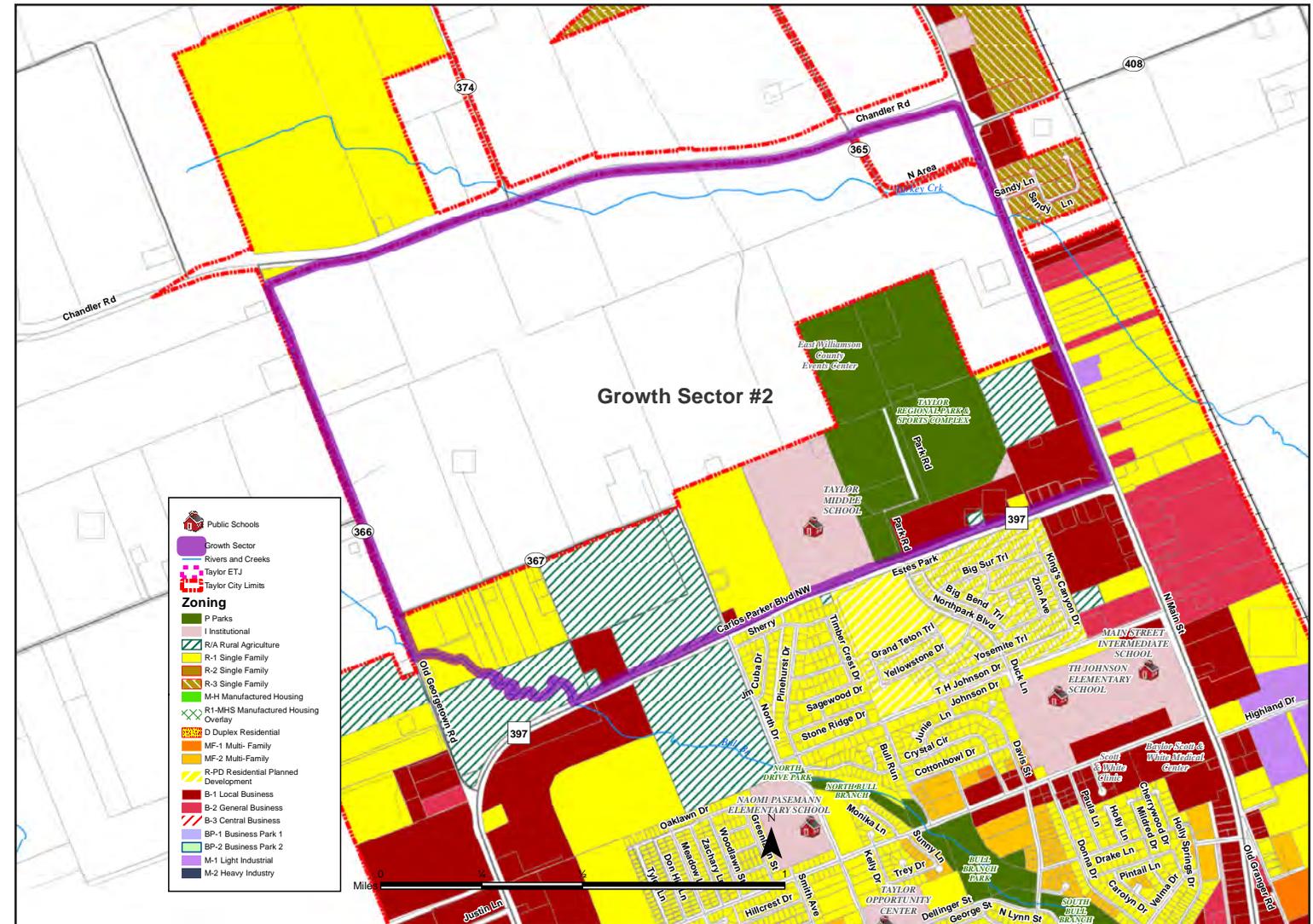


Figure 34: Zoning - Growth Sector #2

Source: CURPR, ESRI

## Utility Infrastructure

The north half of the sector lacks utility infrastructure from the City of Taylor, as it has not yet been annexed. In the southern half, the eastern side has relatively extensive coverage for both water lines and waste water lines. The western side, however only has water lines running briefly along the two main roads of the area, North Drive and County Road 367, and the only waste water line in the area stops on Carlos G. Parker Boulevard NW.

For this sector to meet its growth potential, the annexation of the northern half must be accompanied with access to water/waste water lines. Additionally, the network of utility lines in the southern portion, particular in the west, should be expanded to allow for higher density residential and commercial growth.



Figure 35: North Pump Station

Source: CURPR

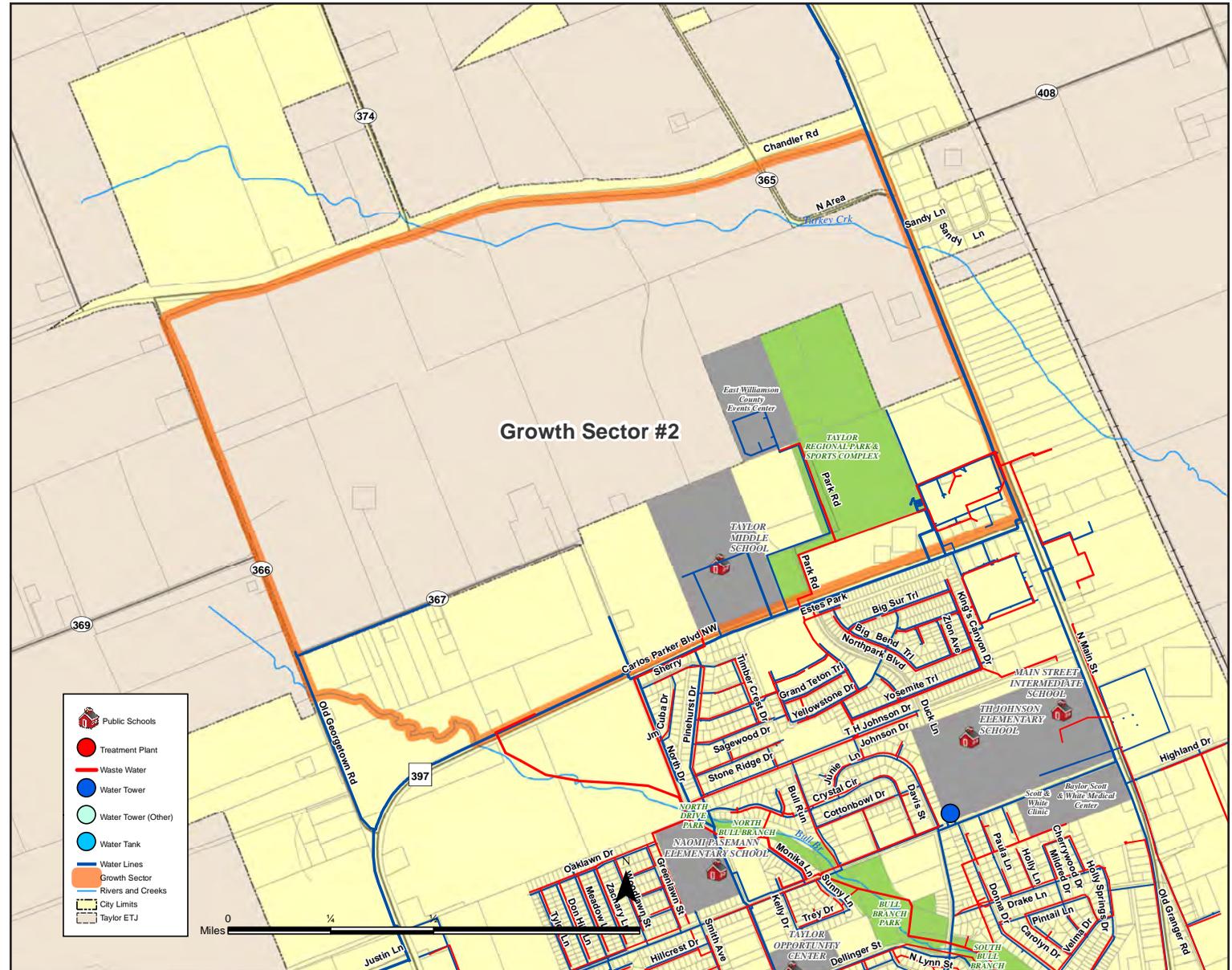


Figure 36: Utilities - Growth Sector #2

Source: CURPR, ESRI

## Circulation

Significant changes in the circulation network of this sector are proposed in order to allow it to meet its growth potential.

There are two proposed major arterials to be developed for this sector. The first will take the place of and improve upon Old Georgetown Road/County Road 366/369. It will stretch from its merging with Carlos G. Parker Boulevard NW south of the sector, north along the western boundary of the sector, until it hits Chandler Road, where it will veer northwest as a minor arterial. The other is an entirely new arterial, to run east-west just north of the sector, briefly merging with Chandler Road to form a part of the northern border. North Main Street/Texas Highway 95 north of Carlos G. Parker Boulevard NW is a major arterial currently, and is proposed to be widened to accommodate more traffic.

There are two minor arterials serving the sector that are proposed to be acquired. The first is the aforementioned northwestern extension of Old Georgetown Road. The other is the improvement of Carlos G. Parker Boulevard NW and the extension of it eastward past its current terminus at North Main Street. North Main Street, southward from its intersection with Carlos G. Parker Boulevard NW, is currently a minor arterial of sufficient width.

There are three collectors proposed for Growth Sector #2. The first is North Drive, which is at a sufficient width south of Carlos G. Parker Boulevard NW, is proposed to be widened in the stretch north of Parker and south of County Road 367, and extended northward past that point, continuing past

the northern edge of the sector. Park Road is proposed to be extended through the currently unannexed northern half of the sector, running parallel to the proposed North Drive extension. County Road 369, which currently ends at Old Georgetown Road, is proposed to be extended through the center of the sector. Northpark Boulevard is a collector of sufficient width that continues south from Park Road.

According to the Texas Department of Transportation three traffic count locations are found near this growth sector. Two are found on Carlos G. Parker Boulevard NW, and each had an annual average daily traffic (AADT) count in 2015 around 6,500 apiece. The third is south of the sector on North Main Street, with traffic counts around 17,000 (AADT).

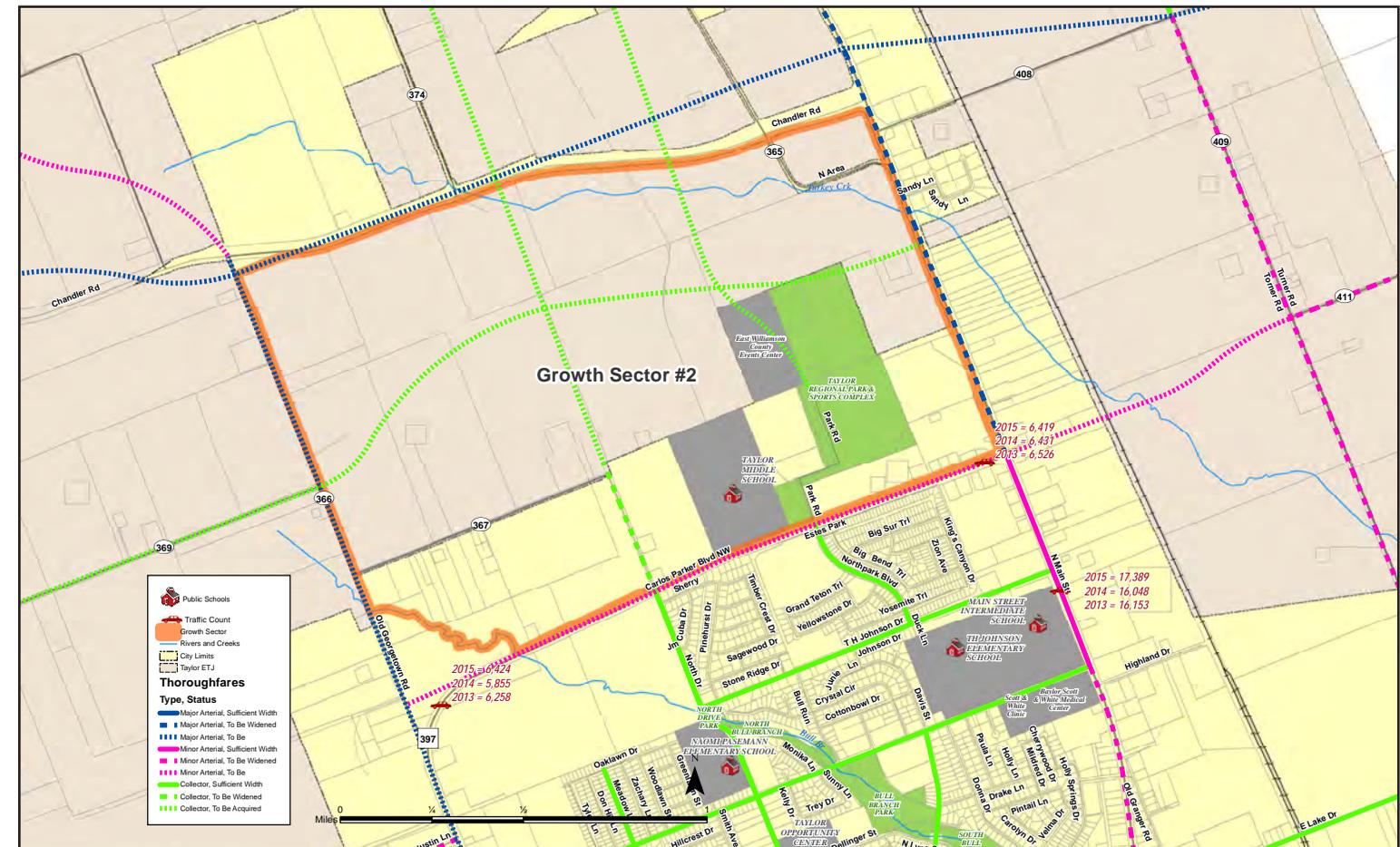


Figure 37: Circulation - Growth Sector #2

Source: CURPR, ESRI

## Floodplain and Topography

Taylor Growth Sector #2 lies at a slightly higher elevation than the rest of the city to the south. The center of the sector has an elevation of 620', which gradually declines to the south and east, and gradually increases west of the sector. Elevations within the sector range from 600' to 620', while the area of Taylor immediately to the south ranges from 570'-600'. Overall, the difference is minimal and largely imperceptible at a human scale.

The elevation is important, however, when considering the flood zones of this sector. Because of the peak in the center of the sector, there are two 100 year floodplains on either side of this peak: the first surrounds North Bull Branch Creek, which serves as the southwestern border of the sector, and the second surrounds Turkey Creek, which runs through the northeastern part of the sector. Taylor has already established a linear park along the North Bull Branch Creek further south, and would seem to intend to extend the creek further to northwest, making full use of the land in the floodplain. Turkey Creek also provides the possibility of a second linear park. This growth sector contains 126 acres of floodway or 10.1% of its total land area, which unfortunately lowers the amount of land suitable for development. However, this increases the area of land in sector suitable for park space, which Taylor should utilize to efficiently use this land.

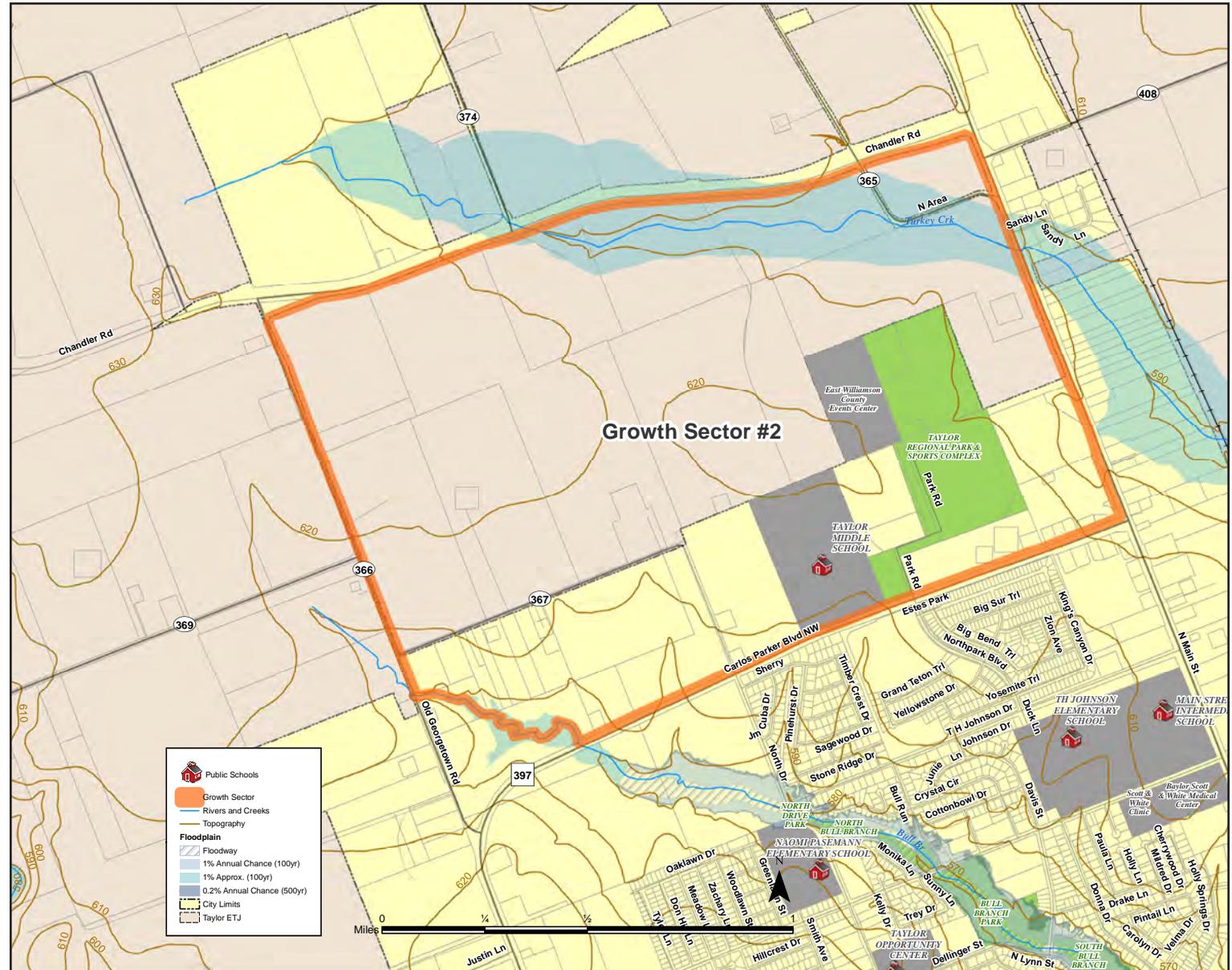


Figure 38: Floodplain and Topography - Growth Sector #2

Source: CURPR, ESRI

## Recommended Future Land Use

The future land use of Growth Sector #2 is predominantly residential, in contrast to its current dominant use of agriculture. The residential use can be found through the center and west of the sector, replacing the agricultural use that disappears in the future land use projections. Along the outer edges of the sector, and along major roads, can be found commercial/office use. This land use is at a much higher amount that can be currently found in this sector, concentrated in the southeast corner. The public land use, such as the middle school and event center, remain unchanged. The Taylor Regional Park and Sports Complex remains as park space, and additional park space is added in the form of a linear park in the northeast of the sector, along Turkey Creek's floodplain, which will be connected to the regional park. Additionally, another small linear park will be found along North Bull Branch Creek to the southwest.



Figure 39: Regional Park and Sports Complex

Source: CURPR

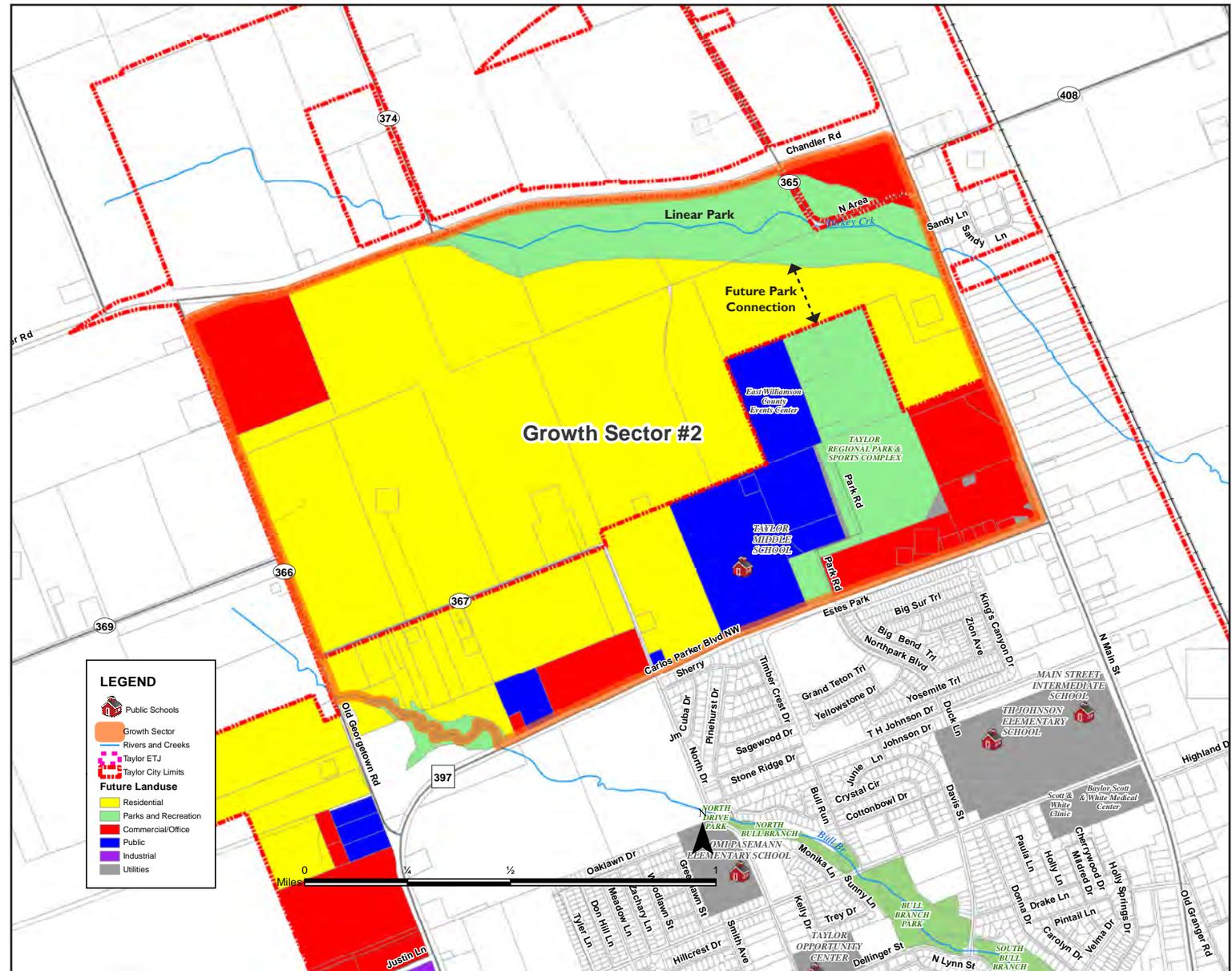


Figure 40: Recommended Future Land Use - Growth Sector #2

Source: CURPR, ESRI

## Growth Sector #3

Taylor's Growth Sector #3 is bounded by U.S. Highway 79 to the north, Mustang Creek to the west and agricultural parcels to the south and east. Roughly half of the proposed growth sector is within the city limits while the other half is part of the city's extraterritorial jurisdiction.

Growth Sector #3 presents a unique opportunity to support light industrial and heavy industrial developments. With access to both U.S. Highway 79 and the railroad this proposed growth sector is primed for distribution and manufacturing. It is also only 18.1 miles from Interstate 35, a major interstate corridor, and 11.3 miles from the Texas Highway 130.

The major thoroughfare plan illustrates expansions for a couple of existing roads which are to be widened and converted into arterials and collectors. There is approximately 7,000' of existing major arterial frontage and 12,000' of proposed minor arterial frontage along the existing FM 619. The majority of this proposed sector is currently used for agricultural purposes. The site has access to water with a supply line that runs along Walnut Street to FM 619 South. Although the site lacks access to the waste water network the City's treatment plant is found within the boundary of this growth sector.

### Development Potential

The existing assets on and adjacent to this growth sector encourages industrial development but also has opportunity for commercial and residential development. There are 46 parcels ranging from 1.75 acres - 204.38 acres and a total of 1,073 acres that make up this sector.



Figure 41: Growth Sector #3

Source: CURPR, ESRI

## Existing Land Use

Agricultural land use is currently the only land use in this sector north of Walnut Street, which bisects the sector, and the majority of the land use south of Walnut Street. Large agricultural tracts are attractive to developers because of the lack of restrictions created by existing developments adjacent or near the proposed sector.

South of Walnut Street there are approximately 10 parcels defined as single family residential. The existing single family residential structures are made up of farm houses and a few newly constructed homes.

There is a pocket of commercial parcels at the corner of Walnut Street and Carlos G Parker Blvd. This is also the current location of an Oncor Electric Delivery site.

The City's wastewater treatment plant is located on the southwest corner of Growth Sector #3.



Figure 42: Wastewater Facility

Source: CURPR

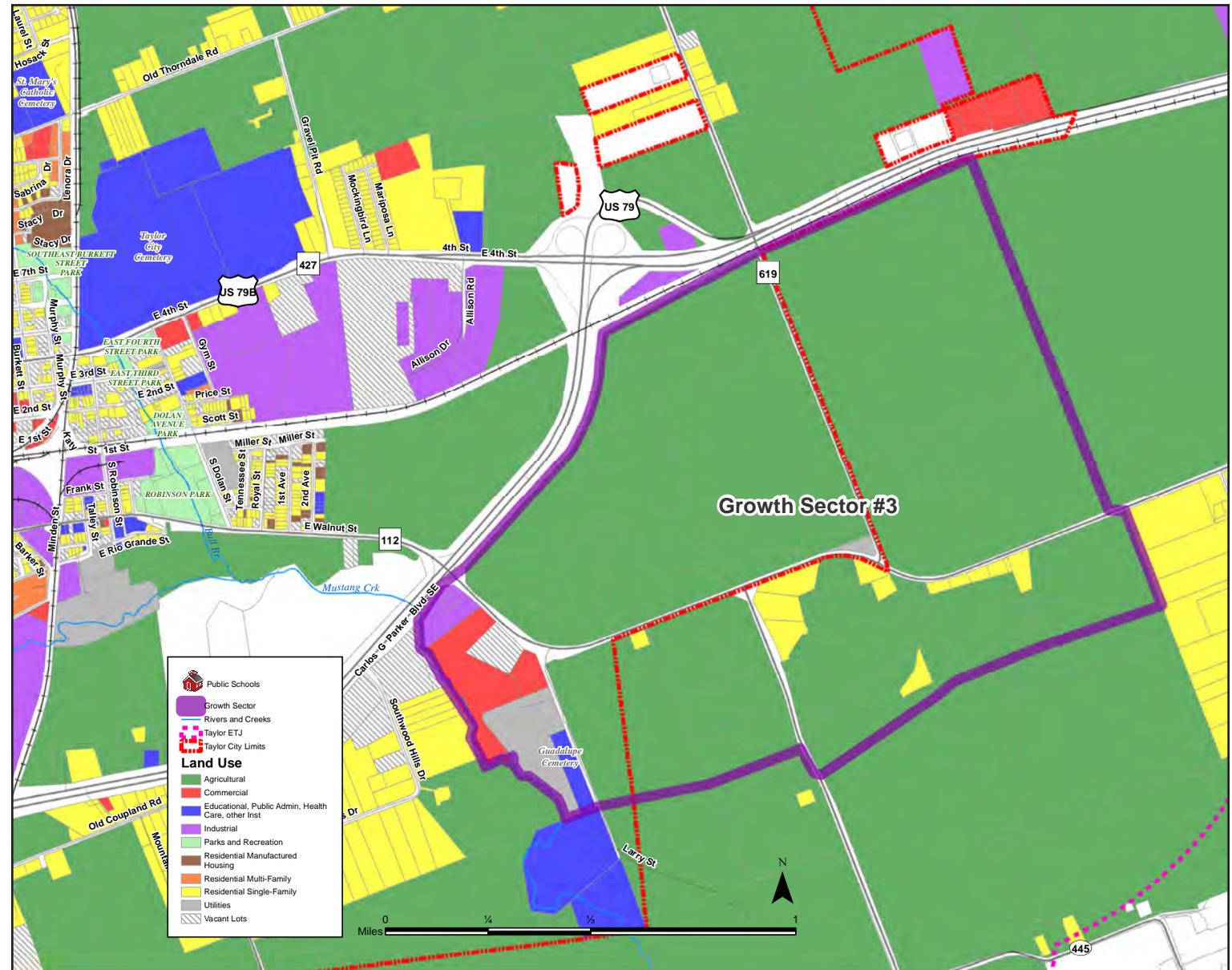


Figure 43: Land Use - Growth Sector #3

Source: CURPR, ESRI

## Zoning

Only half of Growth Sector #3 is within the city limits while the remaining half is part of Taylor's ETJ.

The majority of the northwest portion of the sector within the city limits is mostly heavy industrial with some parcels zoned as light industrial. Currently these parcels are agricultural land or open space. The heavy industrial parcels are north of Walnut Street while the light industrial parcels are south of Walnut Street.

There are four parcels zoned as single family residential south of Walnut Street on the west side of the sector. One of these parcels along Larry Street is the location of the city's water treatment plant and adjacent to the plant is the location of a cemetery.

There is one parcel zoned institutional at the northwest corner of FM 619 and Walnut Street. This is the location of a water tower.



Figure 44: Historical Marker within Sector #3

Source: CURPR

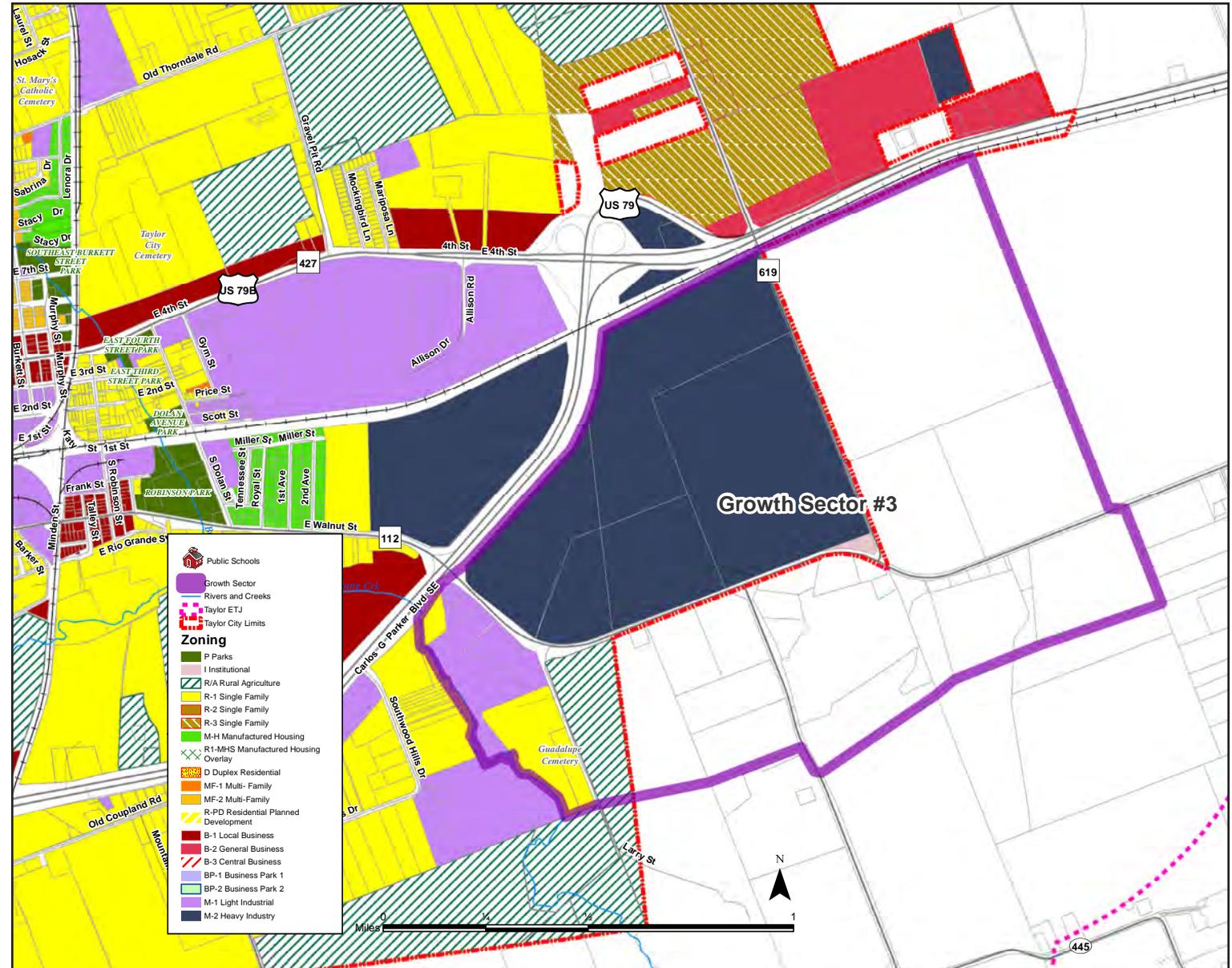


Figure 45: Zoning - Growth Sector #3

Source: CURPR, ESRI

## Utility Infrastructure

The utility infrastructure in Growth Sector #3 exists primarily on the west side. Currently there is a water supply line that runs parallel to Walnut Street from Carlos G Parker Blvd. to FM 619 South (See Figure 47).

The existing waste water lines in Growth Sector #3 run along the western boundary of the sector following Mustang Creek to the waste water treatment plant for the city.

There is a water tower at the northwest corner of FM 619 and Walnut Street that is owned and managed by NOACK water supply corporation. NOACK Water Supply provides water to Eastern Williamson County.



Figure 46: NOACK Water Supply Tower

Source: CURPR

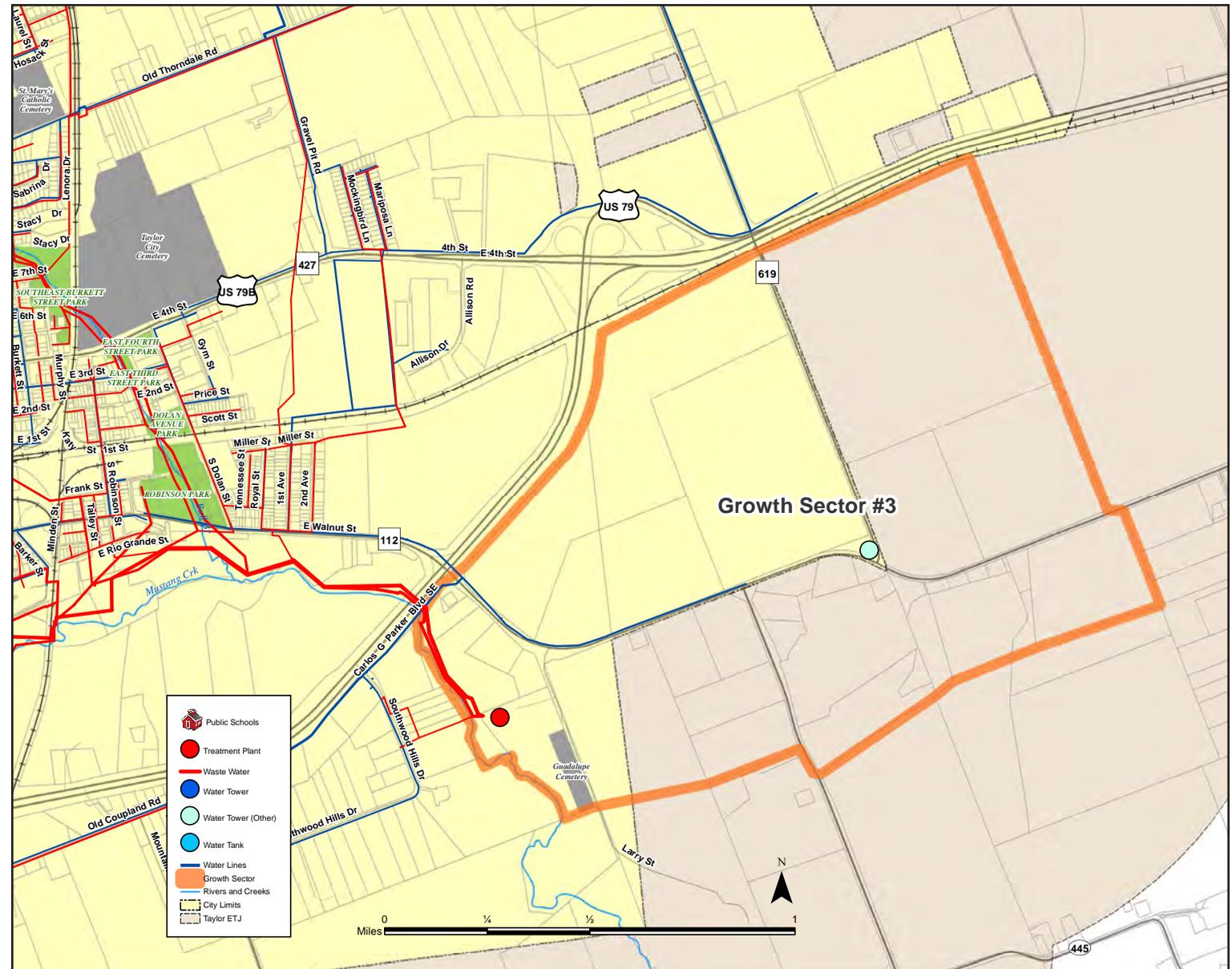


Figure 47: Utilities - Growth Sector #3

Source: CURPR, ESRI

## Circulation

There is one existing major arterial (U.S. Highway 79) in this sector illustrated in blue. The U.S. Highway 79 is the largest thoroughfare in Taylor, TX. It is an east/west highway that connects to Interstate 35 and SH 130 to the west and as far as Russelville, Kentucky to the east. It is a split highway with 2 lanes in each direction. The business section of U.S. Highway 79 directs traffic through the downtown district of Taylor, while the main route loops around the city on the south side.

There are also plans to widen FM 619 from U.S. Highway 79 to Walnut Street creating a minor arterial. It is proposed that land be acquired to extend this minor arterial creating a secondary loop around the city.

The existing Walnut Street will be widened from Main Street to FM 619. South of the growth sector FM 619 will also be widened.

There are 5 locations in and adjacent to this sector for which there are TxDOT Annual Average Daily Traffic (AADT) count data. The location along FM 619 illustrates a gradual increase from 373 (AADT) in 2013 to 528 in 2015. The location along Walnut Street decreased from 2,018 in 2013 to 1,649 in 2014 then rebounded to 1,759 in 2015.

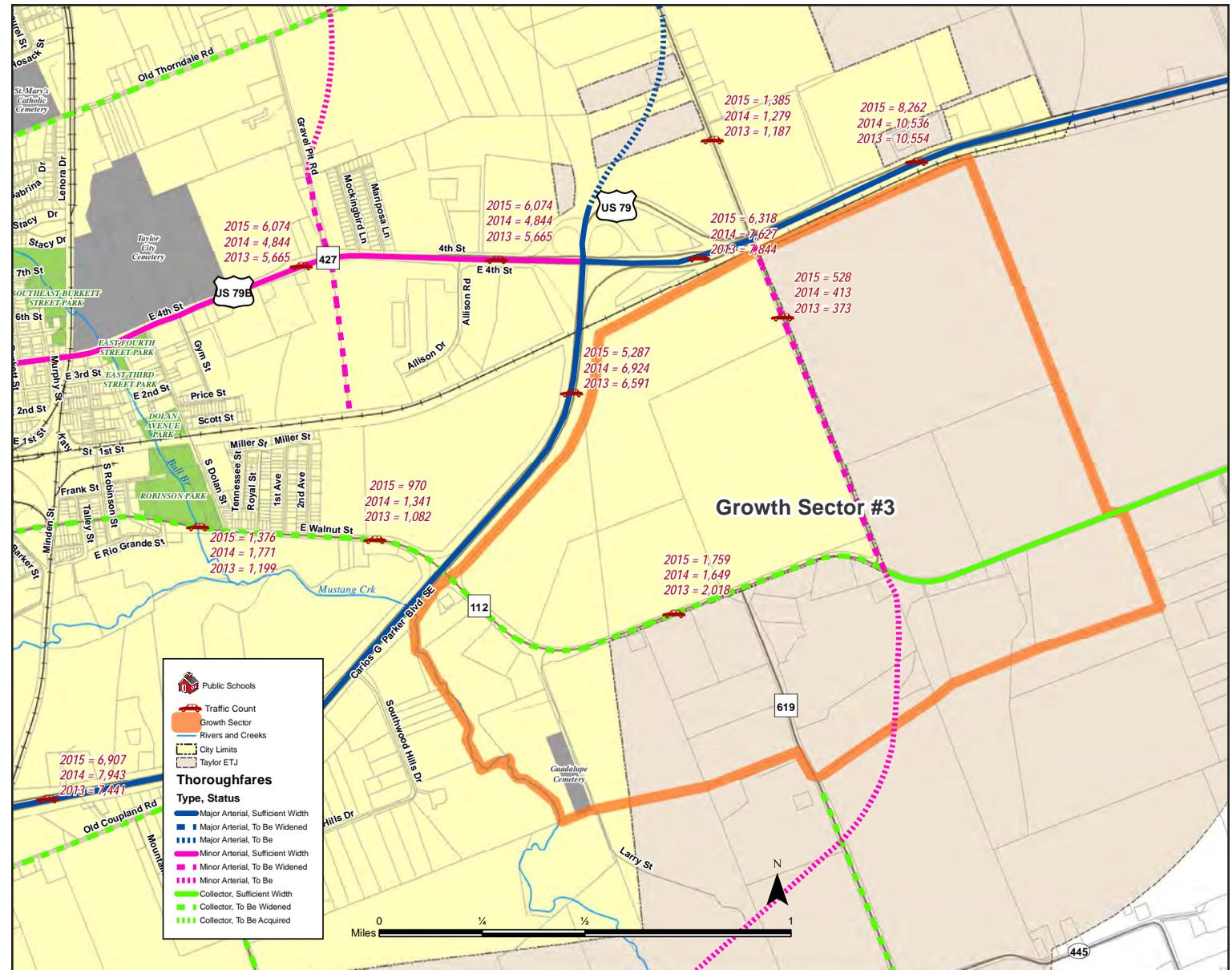


Figure 48: Circulation - Growth Sector #3

Source: CURPR, ESRI

## Flood Plain and Topography

Taylor Growth Sector #3 is at a lower elevation than most of the city and as mentioned before contains the waste water treatment plant. The highest elevation is in the northeast corner of the sector at 590' and decreases to 500' along the Mustang Creek on the southwest side of the sector.

The 100 year floodplain in this sector is along the Mustang Creek on the southwest corner near the waste water treatment plant. Out of the 1,073 acres in the sector only 44 acres or 4% of the total land area is not suitable for development due to the floodplain.

The flood plain and Mustang Creek in this sector allow for the potential to connect Growth Sector #3 with the existing park system in Taylor. Robinson Park is about a 1/2 mile upstream from this sector.



Figure 49: Mustang Creek at Highway 79

Source: CURPR

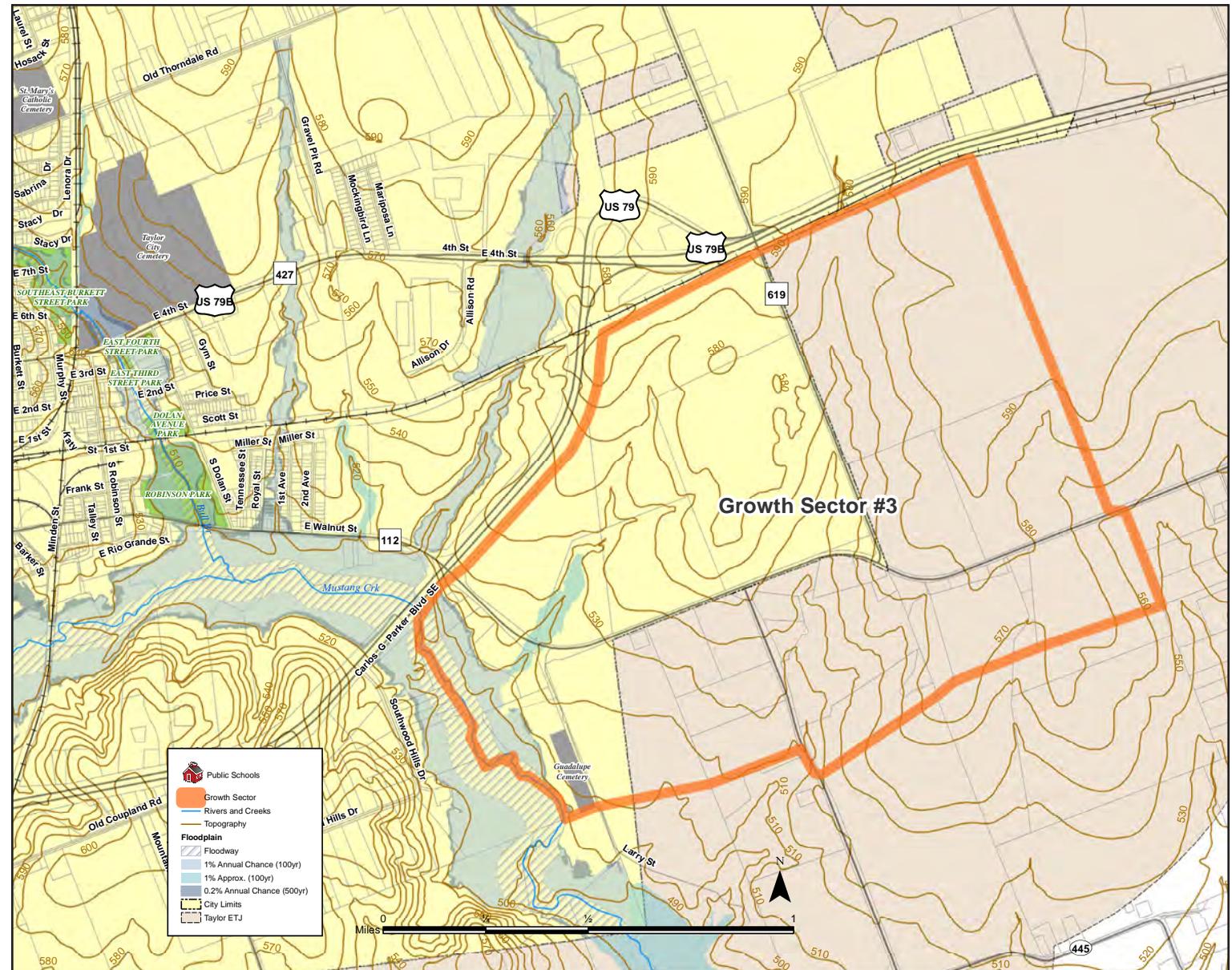


Figure 50: Floodplain and Topography - Growth Sector #3

Source: CURPR, ESRI

## Recommended Future Land Use

There is a stark difference between the current land use of Growth Sector #3 and its future land use. Like most of the growth sectors, it is currently predominantly agricultural, but that is not the case with the future land use, in which no agricultural land remains. The land north of East Walnut Street, which is virtually all agricultural currently, is projected to be industrial. South of Walnut Street will be largely residential, in contrast to its current use as agricultural with scattered residential. Additionally, two parcels of land at the intersection of Walnut and Farm-to-Market 619 will be commercial/office space, as are two parcels at the intersection of Walnut and Highway 79. The current location of the Guadalupe Cemetery is projected for utilities use. Finally, the area of this sector to the west that falls within Mustang Creek's floodplain will be park space, rather than its current commercial use.



Figure 51: Property For Sale Adjacent to Sector #3 Source: CURPR

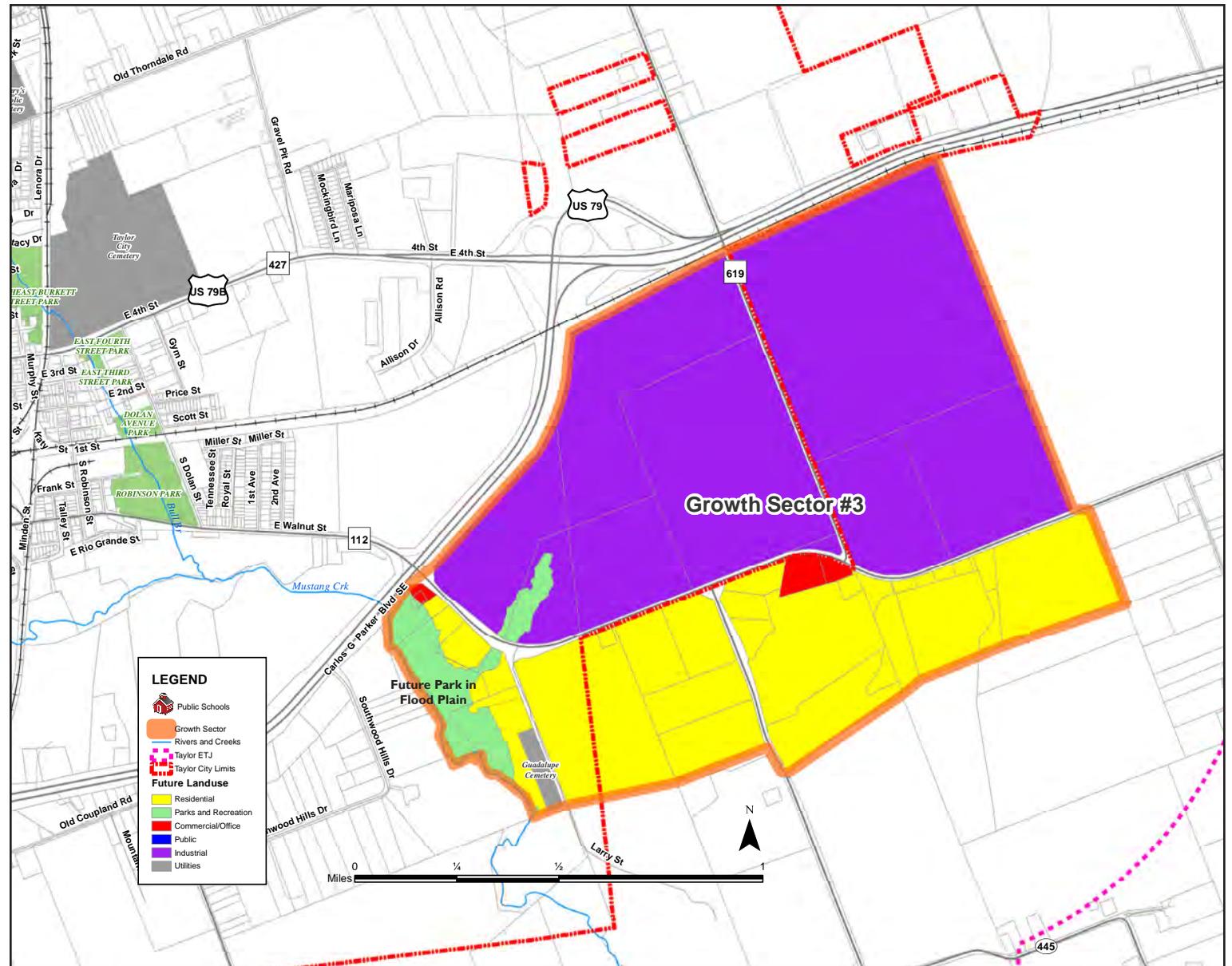


Figure 52: Recommended Future Land Use - Growth Sector #3

Source: CURPR, ESRI

## Growth Sector #4

Taylor’s Growth Sector #4 – found to the southwest of the city – is bounded on the west by a northward line extending from near Farm-to-Market 973 to a point extended from South Edmond Street; on the north by that Edmond Street extension, a line parallel to and southwest of Carlos G. Parker Boulevard/U.S. Highway 79, and a line running northwest from Carlos G. Parker Boulevard parallel with Carey Avenue; on the east by Rio Grande Street/Windy Ridge Road; and on the south by Buttercup Road and a line extending west from Buttercup Road.

This growth sector is very near to Downtown Taylor and is overall relatively accessible to many locations and services in Taylor. It is .4 miles to the downtown area, and U.S. Highway 79 passes through the sector. Because of this immediate connection to Highway 79 it is also just eight miles to State Highway 130 and 15 miles to Interstate 35. Taylor High School is located within the sector, and the area is 2.6 miles from the middle school as well as about two miles from each of the elementary schools. There are no parks within the sector currently, and Heritage Park is about a mile away, but it does have access to Mustang Creek which could be an expansion of the linear park system already in place. There is currently 16,000’ of highway frontage, all along Highway 79, and if Farm-to-Market Road 973 is expanded as planned that would add another 24,000’. Several other thoroughfare changes are planned in order to increase the accessibility of this area as it transitions from largely agricultural use to residential and eventually commercial use.

## Developmental Potential

This sector’s growth potential is based upon its amount of undeveloped land in such close proximity to Central Taylor, as well as its accessibility to major highways. There is over 1,100 acres of land in this sector, divided into just 47 parcels, almost all of which are agricultural in use. Very little development has occurred here, which makes development on land already cleared for use as cropland relatively easy. The presence of Taylor High School should make the land around it attractive

to families, and the proximity to Highway 79 would make this area suitable for those who seek to live in Taylor and commute the 30-40 minutes to work in Round Rock or Austin. Overall, the potential for development for this sector is based on the vast possibilities for what can be done with this land that’s very close to Downtown: though it lacks park space now, there are near endless ways that could be remedied with development. The same concept applies to commercial space and residential developments. For new residents of Taylor, this area of potential will be very attractive.



Figure 53: Growth Sector #4

Source: CURPR, ESRI

## Existing Land Use

The overwhelming majority of the land in Growth Sector #4 is agricultural in use. It can be found throughout the sector in the form of cropland. The entire southwest corner of the sector, with the exception of the road right-of-way, is agricultural.

Institutional use represents a large chunk of the land in this sector, entirely in the form of Taylor High School. The two parcels that comprise the high school are found in the middle of the sector, surrounded by agricultural land. This sector is also 2.6 miles to Taylor Middle School, 1.9 miles to Naomi Pasemann Elementary School, and 2.3 miles to T.H. Johnson Elementary School.

There are nine isolated areas of single-family residential use, all of which contain one household, and generally these lots are owned by the families who own the surrounding farmland. About half the land in this sector is currently outside the Taylor city limits. The land to the south and west fall outside the city boundary.

Because of the nature of the agricultural land use in this sector, most of the parcels are large in size: all but three are larger than an acre, with the majority being larger than 10 acres. The largest is 105 acres.

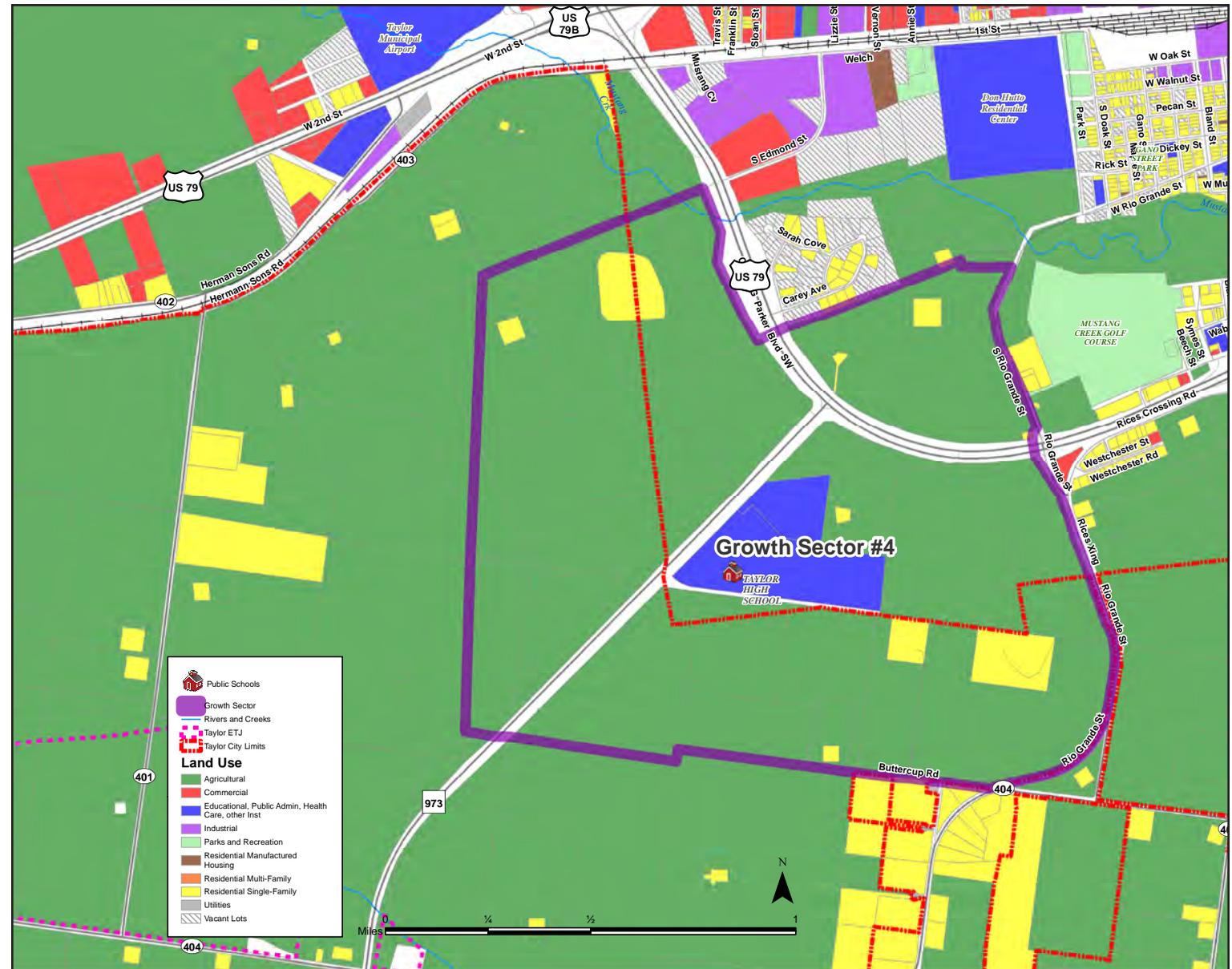


Figure 54: Land Use - Growth Sector #4

Source: CURPR, ESRI



## Utility Infrastructure

The utility infrastructure in this sector would need to be greatly expanded to accommodate the growth anticipated. Currently there are both water lines and waste water lines in this sector, but their coverage extends solely to the high school. The network would have to branch out from these initial lines to cover the entire sector, where the vast majority of the land does not currently have easy access to utility lines.

The land not currently within Taylor city limits, too, lacks city utilities coverage. To allow this sector to meet its growth potential, utility coverage would need to be massively expanded here.



Figure 56: Property For Sale - Growth Sector #4

Source: CURPR

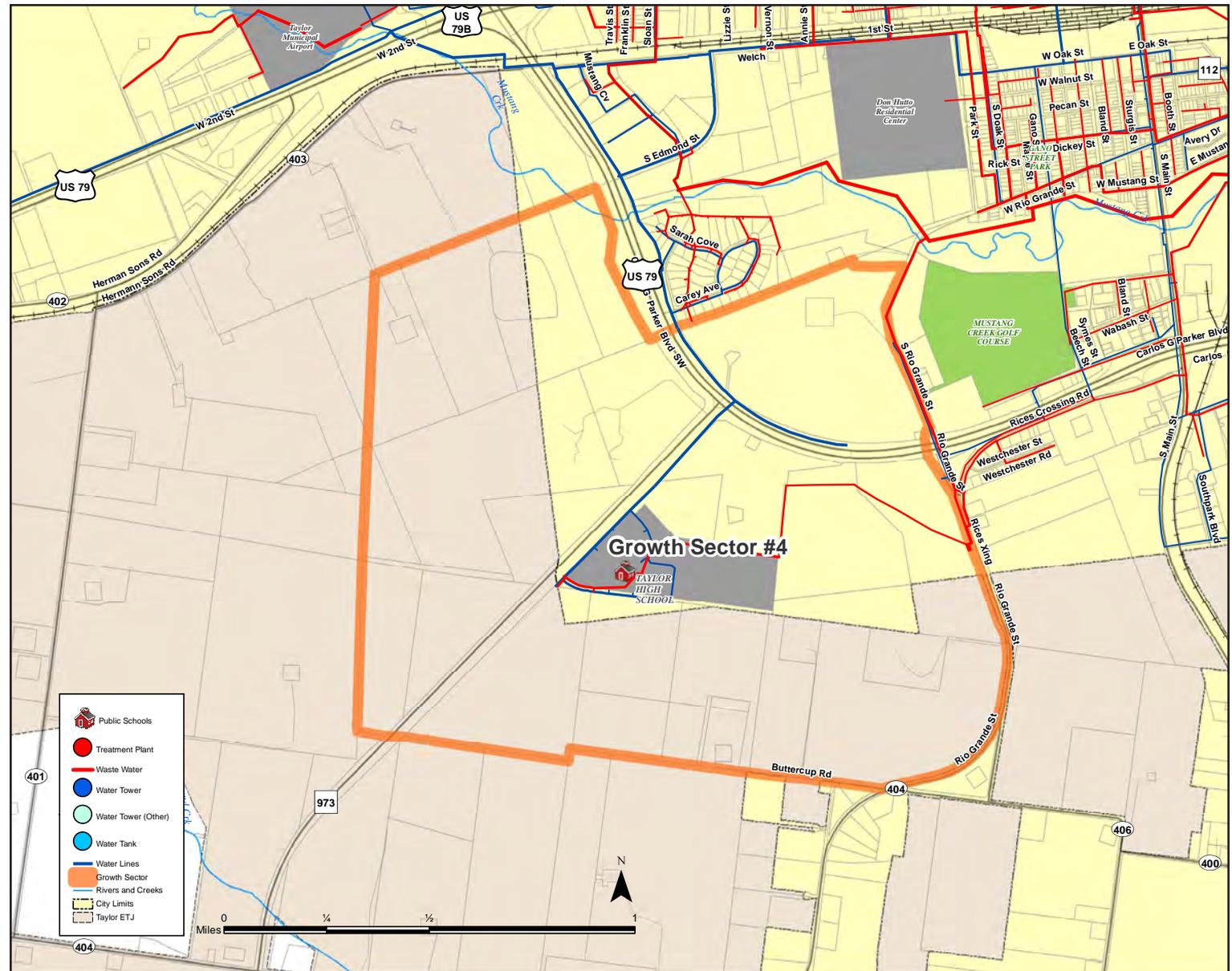


Figure 57: Utilities - Growth Sector #4

Source: CURPR, ESRI

## Circulation

This sector is slated for significant changes under Taylor's thoroughfare plan, as clearly this area needs greater accessibility to meet its growth potential.

There is one major arterial of sufficient width in Growth Sector #4: Carlos G. Parker Boulevard/U.S. Highway 79, which runs through the northeast of the sector. Farm-to-Market Road 973, which runs southwest from Carlos G. Parker Boulevard adjacent to the high school, is a major arterial to be widened. There are no minor arterials of sufficient width within this sector. Rio Grande Street/Windy Ridge Street, in the stretch that forms the edge of the sector between Carlos G. Parker Boulevard and Buttercup Road, is a minor arterial to be widened. A minor arterial to be acquired is an east-west road that would replace Buttercup Road and County Road 406 in parts and extend past both ends of the sector.

No collectors of sufficient width can be found in Growth Sector #4 at the moment. Rio Grande Street, in the stretch of the road that continues north from Carlos G. Parker Boulevard and acts as the boundary of the sector before extending to the northeast, is a collector to be widened. There are three collectors to be acquired in this sector: an entirely new road running southwest from Carlos G. Parker Boulevard across the northwest part of the sector before continuing past the edge of the area; another new road extending from Carlos G. Parker Boulevard stretching south past the eastern edge of Taylor High School and past the edge of the sector; and another new road running east-west for about half-a-mile connecting the prior new collector and Rio Grande Street/Windy Ridge Road.

There is one location in this sector for which there is TxDOT Annual Average Daily Traffic count data: on Farm-to-Market Road 973, just off Carlos G. Parker Boulevard. This spot had an AADT count of 6,039 in 2015. Two spots on Carlos G. Parker

Boulevard just outside the sector's boundary have AADT counts: south of Edmond Street, and west of Main Street. The 2015 counts for these locations were, respectively, 8,964 and 9,151.

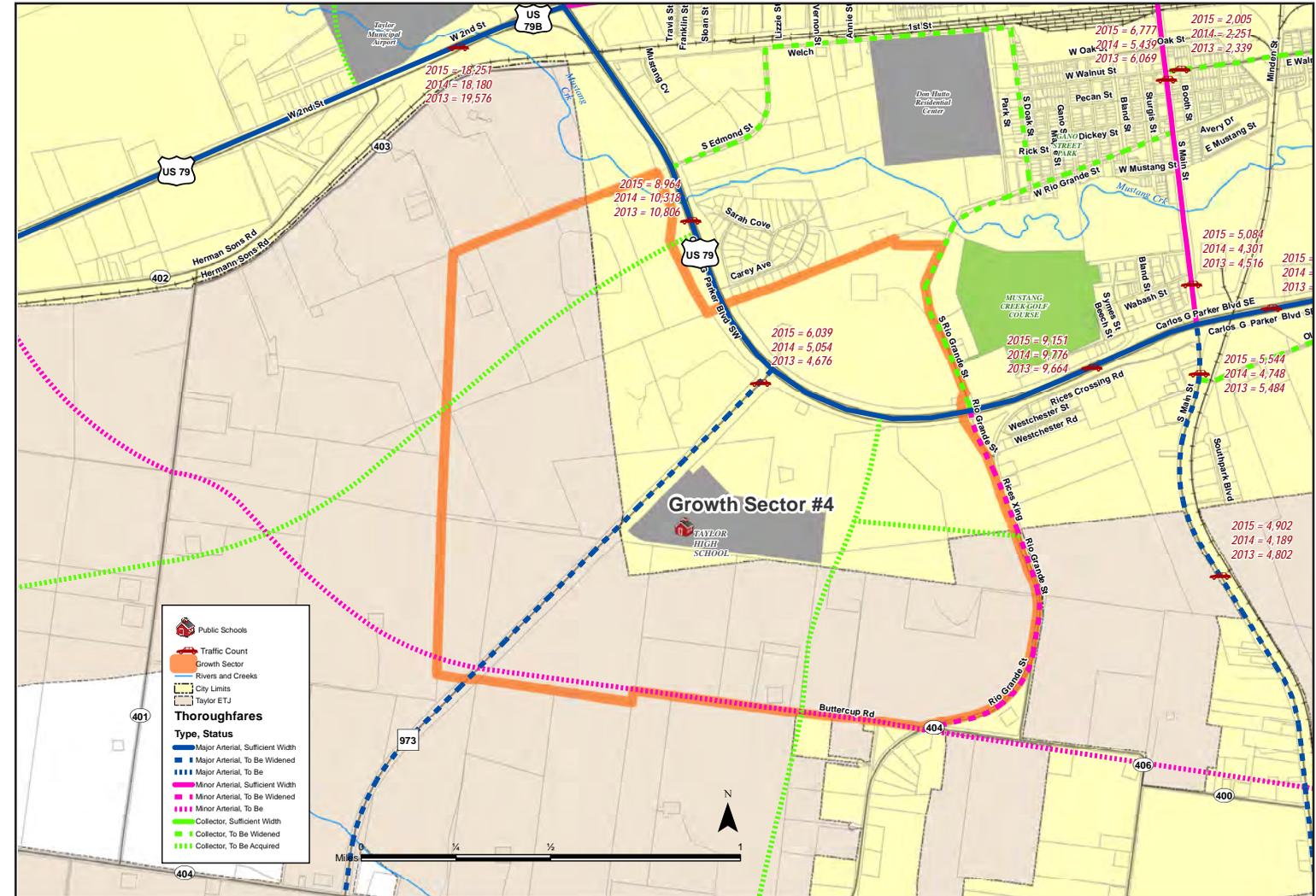


Figure 58: Circulation - Growth Sector #4

Source: CURPR, ESRI

## Floodplain and Topography

The topography of this sector is more varied when compared to the other sectors of Taylor. The highest elevation is 620', to the southwest of the sector, while the lowest elevation is 540', to the northwest of the sector, near Mustang Creek. Though this is a relatively wide range of elevations for this part of Taylor, the vast majority of the sector is in the 600' - 620' range that stretches through the center of the sector. There is a dramatic dip in elevation near Mustang Creek that accounts for the wide range of elevations.

Growth Sector #4 has the second-fewest acres of floodway among Taylor's growth sectors – just under 20 acres or less than 2% of the total land area. This allows for a very high percentage of the land to be available for development without significant risk of flooding. The floodway that does exist in the area can be found in the northwest along Mustang Creek, and in the east in a small valley that starts around Carlos G. Parker Boulevard/U.S. Highway 79 and continues to the southeast. These areas, especially the Mustang Creek area, have the potential to be linear parks. Should Mustang Creek be turned into a linear park, it could connect with the existing linear park that runs through the heart of Taylor. This could be important land use for Taylor, as this sector lacks parkspace of any kind currently.

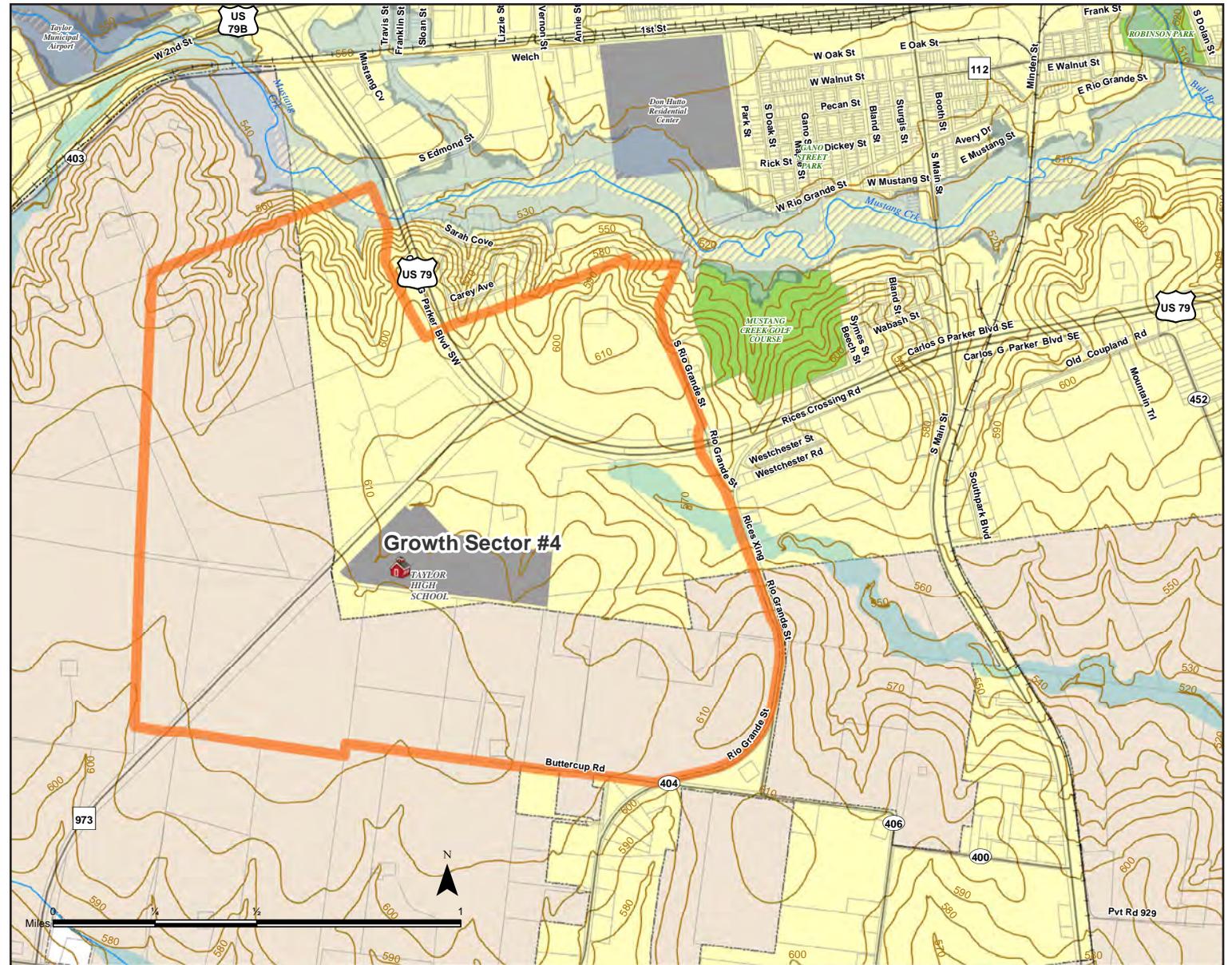


Figure 59: Floodplain and Topography - Growth Sector #4

Source: CURPR, ESRI

## Recommended Future Land Use

The future land use of Growth Sector #4 differs significantly from its current land use. While the majority of land is currently used for agriculture, the future land use is predominantly residential; indeed, no agricultural use remains at all. The high school's land remains as public use, and two areas on either side of the school that are currently agricultural will be commercial – one at the intersection of Highway 79 and Farm-to-Market 973, and the other further south on 973. A short stretch of floodplain in the east of the sector is projected to become parkland. The remainder of the land is residential, indicating the City's intention to turn this sector into a neighborhood centered on the high school, which would appeal to families.



Figure 60: Taylor High School

Source: CURPR

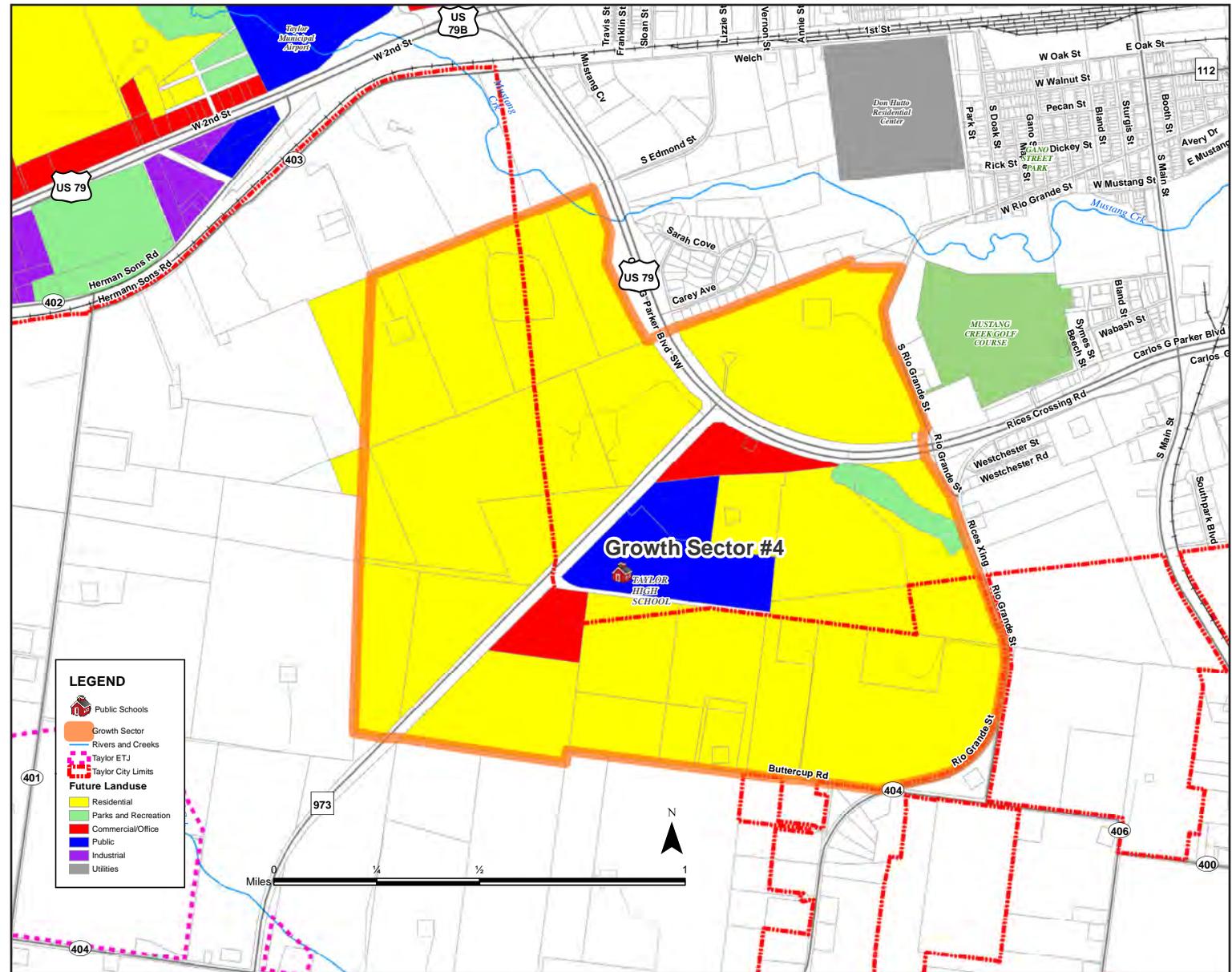


Figure 61: Recommended Future Land Use - Growth Sector #4

Source: CURPR, ESRI

## Growth Sector #5

This sector is bounded by Mustang Creek on the east, a small creek to the south, County Road 101 to the west, and a series of parcel boundaries that run near Little Mustang Creek in the north. The southern 3/4ths of the sector fall within Taylor’s city limits, with the exception of a narrow strip of land south of the railroad, and the upper 1/4th also falls outside of the city limits. This sector is located with reasonably easy access to most locations in Taylor. It is less than a mile to the Downtown District, and is accessible to it by highway. Though it contains no schools, it is just 1.75 miles to Naomi Pasemann Elementary, 2.45 miles to T.H. Johnson Elementary, 2.23 miles to Taylor Middle School, and 1.43 miles to Taylor High School. It has direct access to U.S. Highway 79, and is just 13 miles to Interstate 35, along with 6 miles to State Highway 130. While it is the furthest sector from any park, its high amount of floodway would allow for that to be remedied easily.

Because of this sector’s highway access, circulation should not be a major problem, and several collectors are slated for widening into minor arterials. There is currently 43,000’ of highway frontage in the sector, and, with proposed changes, that number would rise to nearly 100,000’ of highway frontage. Currently most of the land is agricultural, and is zoned for Single-Family Residential. It is also the largest of the sectors, with the second highest number of parcels, which range in size from 2 acres to 220 acres.

### Developmental Potential

This sector’s potential for development is based on its

accessibility and the many options available for development. The current highway frontage alone is enticing to commercial developers, and with the proposed thoroughfare changes this land’s value should go even further up. It is easy to access just

about any area of Taylor from this sector, quickly, thanks to its connection to Highway 79. The vast amounts of agricultural land, as well as considerable vacant land, makes development of this area low-cost and efficient.



Figure 62: Growth Sector #5

Source: CURPR, ESRI

## Existing Land Use

Land use in this sector is currently dominated by agricultural use. It can be found throughout the sector and makes up the vast majority of the land.

Commercial use is the next most common land use in the sector, and is found exclusively along U.S. Highway 79, in three clusters separated by agricultural use. It takes the form of generally large retailers, such as car dealerships, storage space and warehouses, and home/garden equipment retailers, among many others.

There is a decent amount of single-family residential use in this sector, found scattered throughout but for the most part away from Highway 79 and closer to Hermann Sons Road in the south and County Road 395 in the north. It takes the form of individual homes on relatively large lots, without the presence of subdivisions or neighborhoods.

There is significant vacant land in this sector. Most of it is found along Highway 79, although there is a large chunk in the center of the sector, adjacent to County Road 373. The vacant land here is in the form of larger lots that at one time were likely used for agriculture.

There are two parcels of institutional use in this sector, both found in the east of the area. One is a part of the large Taylor Municipal Airport parcel that extends beyond the boundary of the sector to the northeast. The other is the location of a branch of the Texas Department of Transportation. There are no schools within the sector, which is an obstacle for its growth,

but the sector is relatively close to all the schools located in other areas of Taylor.

There is one parcel of light industrial use: it is occupied by Taylor Auto Parts and is found near the southeast boundary of the sector.

Finally, there are two parcels used for utilities. The first is a water tower found just south of the vacant area in the center of the sector. The second is a parcel owned by the City of Taylor adjacent to the TxDOT building.

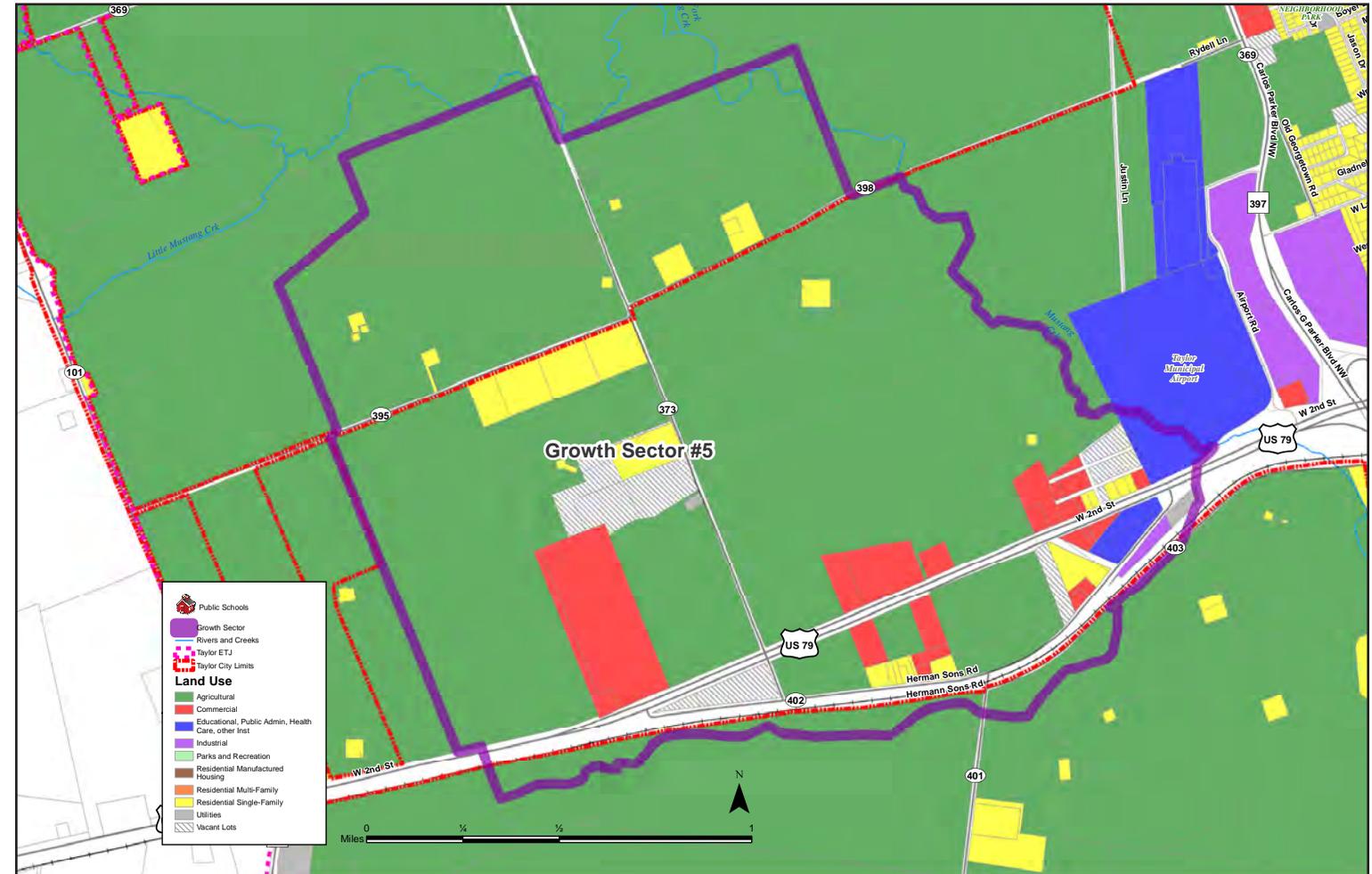


Figure 63: Land Use - Growth Sector #5

Source: CURPR, ESRI

## Zoning

Zoning in Growth Sector #5 is significantly different from the current land use of the sector, indicating that Taylor envisions this area transitioning away from its current form.

The northern quarter of the sector that does not yet fall within Taylor’s city limits is obviously not zoned currently, as is the narrow stretch outside of city limits in the south. Of the area that is, the vast majority of it is zoned Single-Family. Clearly the City of Taylor sees this area developing as a residential area to replace the current agricultural use. Essentially the entire western half of the sector is zoned Single-Family, as is the northern section of the eastern half.

Agricultural zoning persists in the center of the sector, likely due to the presence of a creek bed and floodplain that makes development difficult.

Most of the land currently used for commercial space is zoned as General Business, while the land along the highway that is vacant or agricultural is zoned Local Business. Two areas along U.S. Highway 79 are zoned Business Park 2.

Light Industrial zoning increases upon the use of light industrial land, and can be exclusively found in the east of the sector. The parcel that is the TxDOT location is now zoned light industrial, as is the airport. Additionally, a few small parcels in the area that is currently commercial are zoned Light Industrial.

There’s a significant amount of land zoned for Manufactured Housing. One area of this is much of the vacant land adjacent

to the airport, as is a large chunk of currently agricultural land in the south of the sector.

There is one parcel of Institutional zoning, which currently houses the water tower. There is no zoning for Parks or Multi-Family.

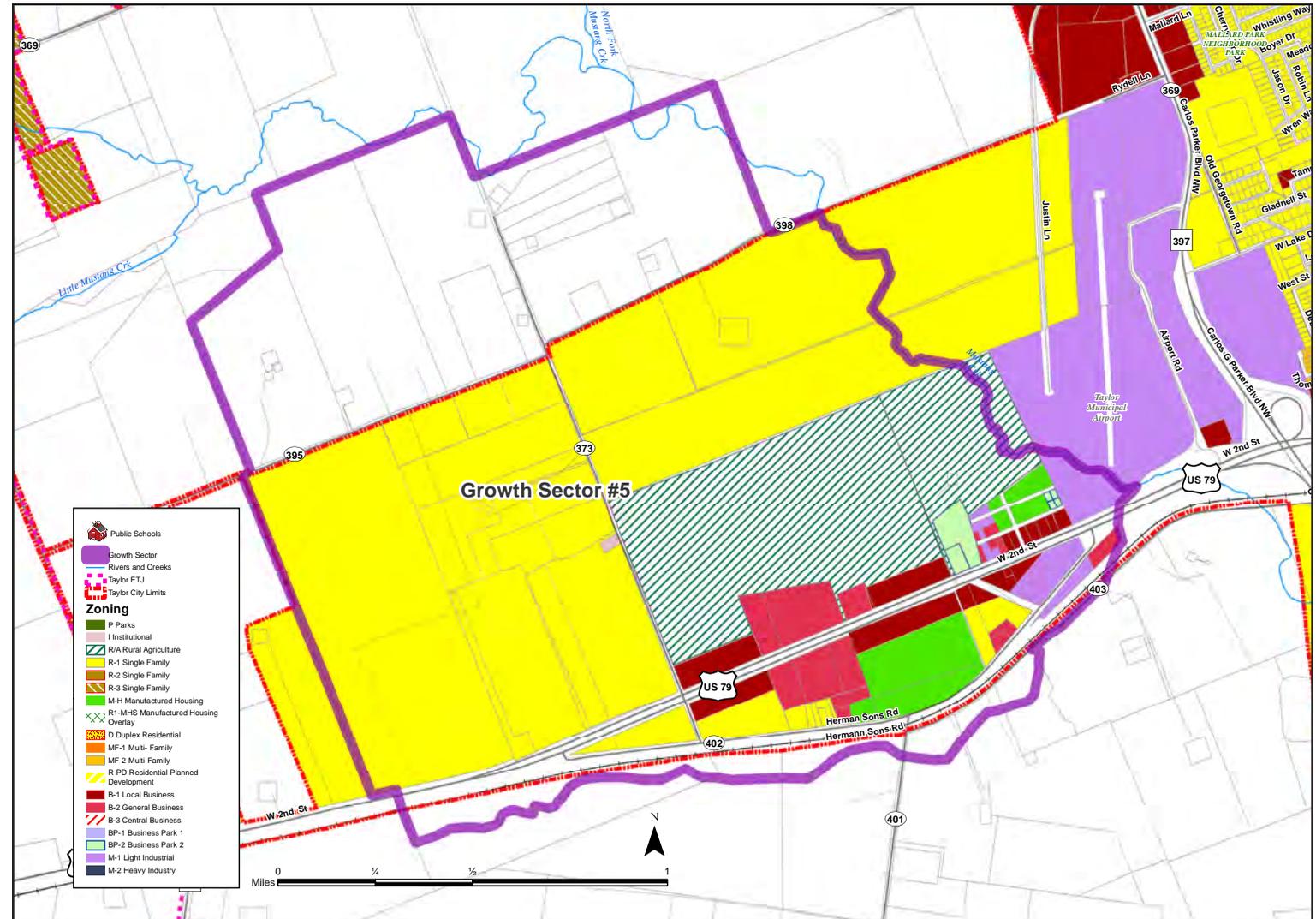


Figure 64: Zoning - Growth Sector #5

Source: CURPR, ESRI

## Utility Infrastructure

Utility infrastructure would need to be greatly expanded for allow this sector to grow in the ways it is projected to do so. The presence of the water tower should allow for relatively easy access to water, although water lines currently only run near the major thoroughfares of Highway 79 and County Road 373 and 398. Waste water lines have even less coverage, barely extending into the sector from the east. Both of these networks would require large expansions to cover the entire sector, including the land to the north that is currently outside Taylor city limits.



Figure 65: Existing Water Tower in Sector #5

Source: CURPR

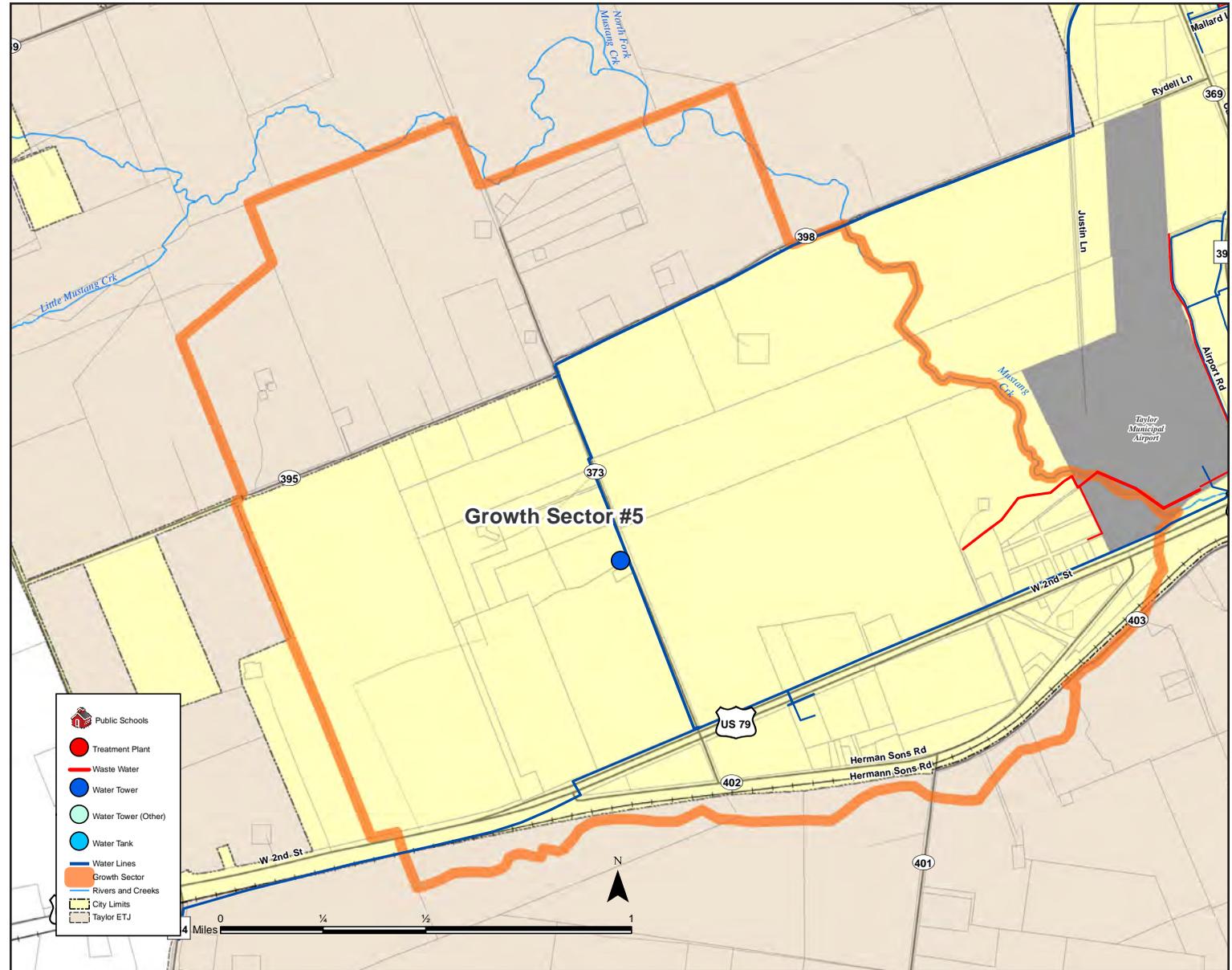


Figure 66: Utilities - Growth Sector #5

Source: CURPR, ESRI

## Circulation

The thoroughfare network in Growth Sector #5 is largely developed already, although there are some changes necessary as part of Taylor’s Thoroughfare Plan. Highway 79 is a major arterial of sufficient width, and there are no major arterials to be widened or acquired.

County Roads 373, 398, and 395 are all minor arterials to be widened. Additionally, County Road 373, which begins and ends all within the sector, is slated for extension beginning at the edge of the sector. In the north, it would extend over Mustang Creek and continue northward, and, in the south, it would continue over the railroad to the southeast.

A collector to be acquired exists in the form of an extension of Justin Lane, which currently ends and becomes a private road running over airport land. The public road would be extended to connect with Highway 79.

There are no locations within the sector that have TxDOT Average Annual Daily Traffic counts. However, two locations, both on Highway 79 just outside the boundary of the sector, have traffic counts. The first is less than a quarter-mile to the west of the sector, and had a traffic count of 15,519 in 2015. The other is less than a quarter-mile to the east of the sector, and had a count of 18,251 in 2015.

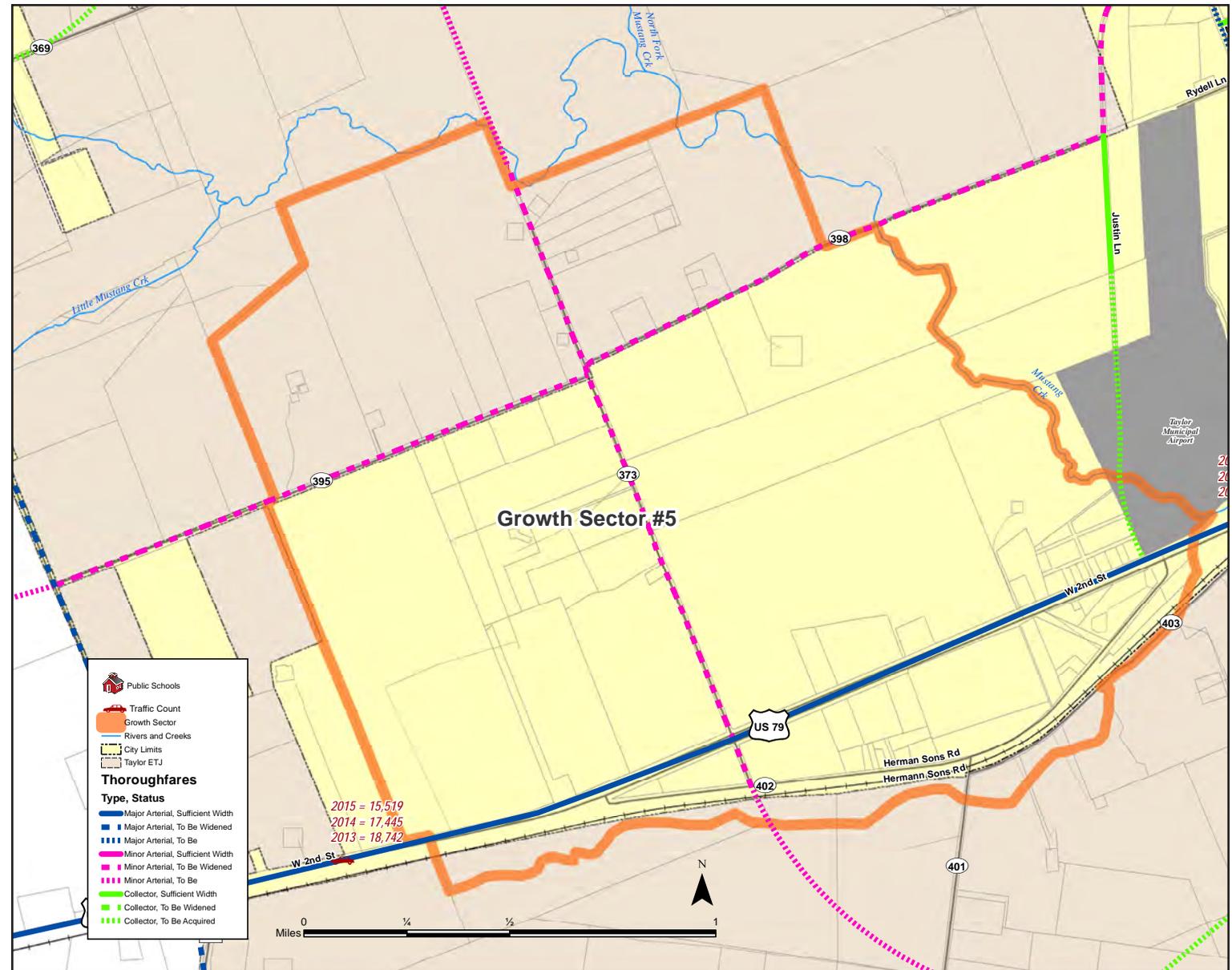


Figure 67: Circulation - Growth Sector #5

Source: CURPR, ESRI

## Floodplain and Topography

The topography of Growth Sector #5 ranges from an elevation of 550' to an elevation of 640'. The highest elevations can be found in the west of the sector, while the lowest can be found in the east, north, south, and center of the sector, where creeks abound.

This sector has the highest acreage of floodway among all of Taylor's growth sectors: 181 acres about 9.5% of the total land area. These can be found all along the several creeks that bound and run through the sector, all branching off of Mustang Creek. This could be an obstacle for development, but could also help remedy the lack of parkland in the sector. Taylor already has an established linear park, and it would be relatively simple to expand the network to this sector.



Figure 68: Flood Plain at County Road 373 (tree line)

Source: CURPR

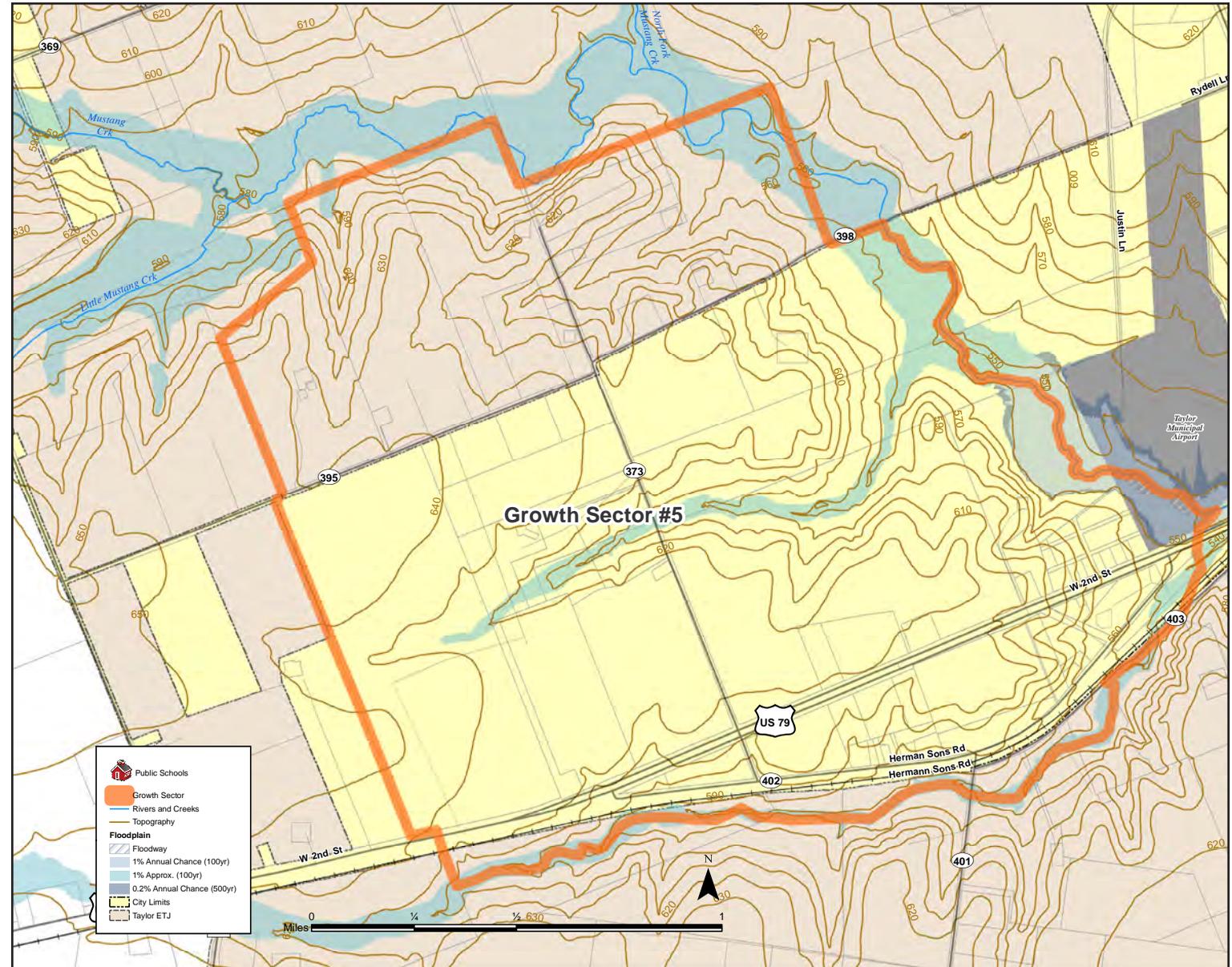


Figure 69: Floodplain and Topography - Growth Sector #5

Source: CURPR, ESRI

## Recommended Future Land Use

Similar to the other growth sectors in Taylor, Growth Sector #5 is currently used for agriculture more than anything, but the future land use discards all agricultural use. The majority of the future land use is residential, all found north of Highway 79. Just north of the highway, the future land expands on the current commercial use to create a line of commercial/office use stretching from County Road 373 to the airport. South of the highway to the edge of the sector is projected to be largely industrial, with the use of a large area of current agriculture as park space. An area to the east will remain public use. Finally, the floodplains of Mustang Creek to the east and running through the center of the sector will become linear parks.



Figure 70: Property For Sale - Growth Sector #5

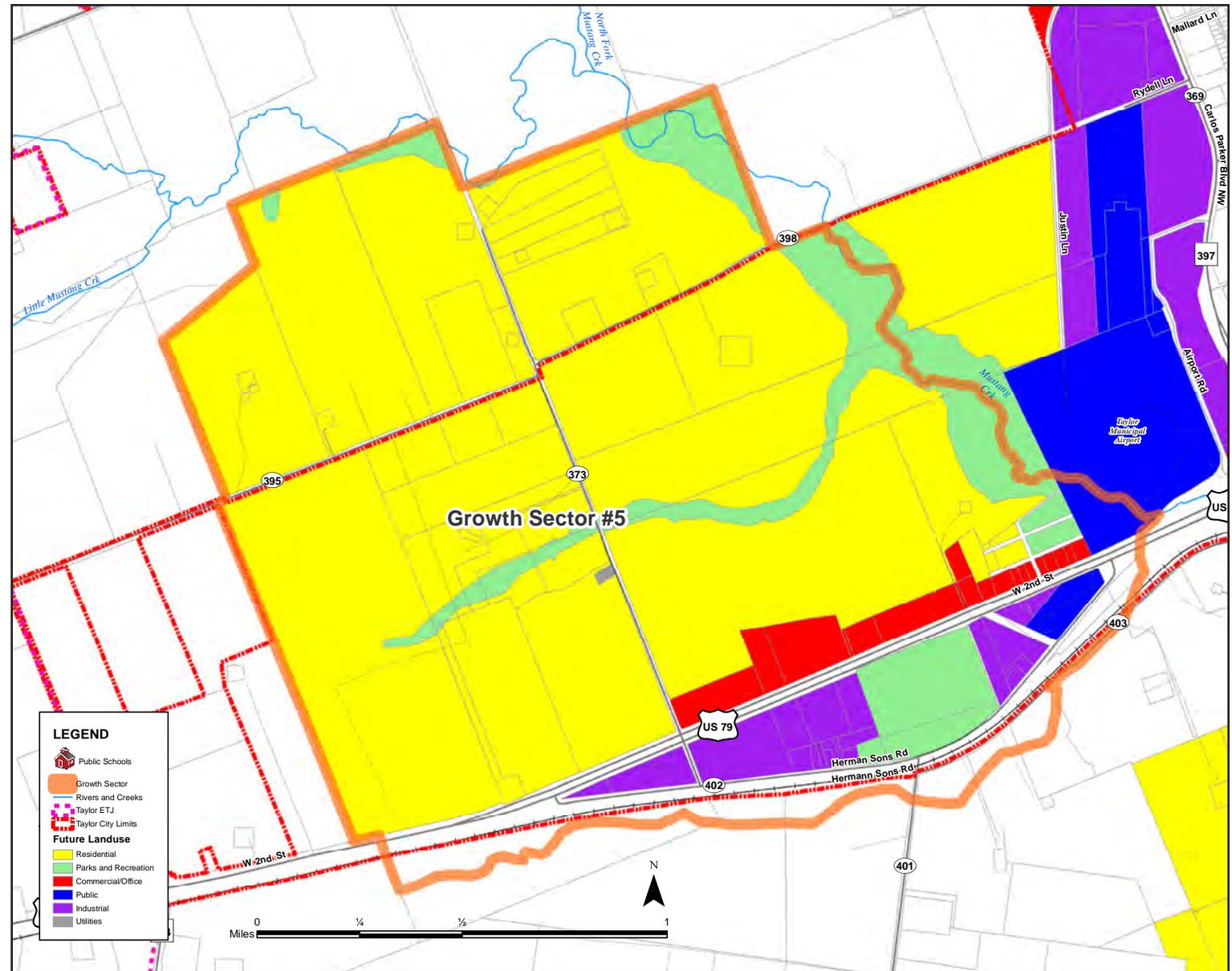


Figure 71: Circulation - Growth Sector #5

Source: CURPR, ESRI

# Growth Sector #6

Taylor's Growth Sector #6 is bounded by Carlos G. Parker Blvd. to the east, Mustang Creek and farm land to the west, farm land to the north and U.S. Highway 79 to the south. This growth sector is entirely within the City Limits of Taylor.

This growth sector is a 1/2 mile from the downtown district, adjacent to U.S. Highway 79, 15.1 miles from Interstate 35, 8.3 miles from Texas Highway 130. It is only .77 miles from Naomi Passemann Elementary and 1.46 miles from T.H. Johnson Elementary. The middle school is 1.04 miles away and 1.54 miles from the high school. The flood plain is on the west side of the sector along Mustang Creek and accounts for 55 of the 618 acres that make up this sector.

The major thoroughfare plan for this area includes widening County Road 398, extending Justin Lane and widening Carlos G. Parker Boulevard. There is currently approximately 11,400 linear feet of frontage with an additional 7,900 linear feet proposed in the major thoroughfare plan.

## Development Potential

There are 38 parcels ranging from 1.89 acres - 96.76 acres that make up the 618.57 acres in this sector. The majority of this sector is undeveloped but has great potential given its location on the west side of Taylor and access to U.S. Highway 79.



Figure 72: Growth Sector #6

Source: CURPR, ESRI



## Zoning

The current zoning in this sector is light industrial, local business, general business, single family residential and rural agriculture.

The Taylor Municipal Airport is in the southern portion of the Growth Sector #6 and is zoned light industrial with several adjacent parcels also zoned for light industrial.

There are several parcels to the west of the airport that are zoned for single family residential. These parcels are bounded by County Road 398 to the north and Mustang Creek to the west. There are also some parcels zoned single family residential in the northern portion of this sector with some of the parcels having frontage along Old Georgetown Road.

The most northern parcel is zoned rural agriculture and there is one parcel adjacent to the airport, along Mustang Creek, that is also rural agriculture.

Along Carlos G. Parker boulevard there is one parcel that is zoned general business and several that are zoned as local business. There is also one parcel that houses a Best Western Inn along U.S. Highway 79 next to the airport that is zoned for local business.

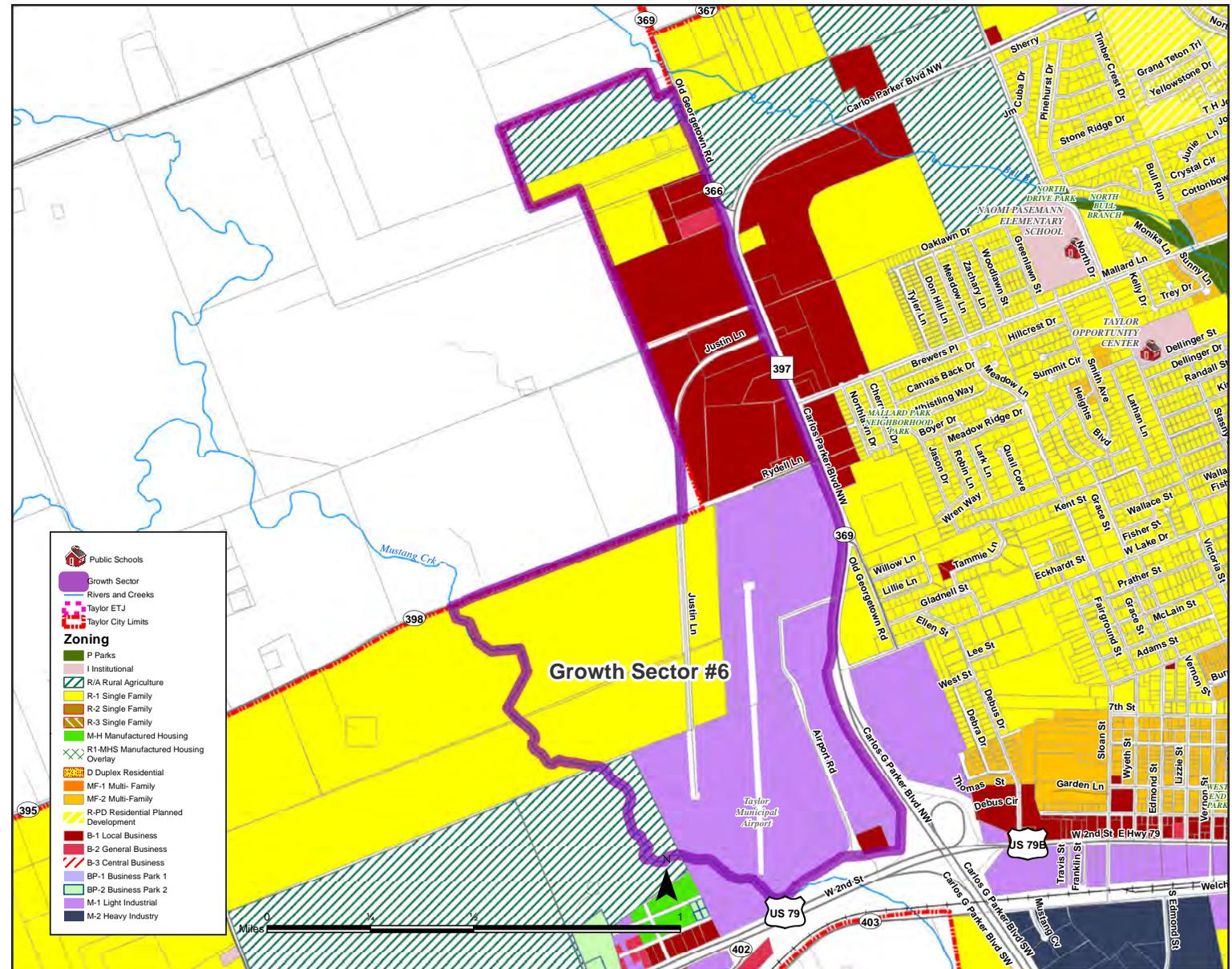


Figure 75: Zoning - Growth Sector #6

Source: CURPR, ESRI

## Utility Infrastructure

Growth Sector #6 has both water and waste water on site but will need some extensions to the infrastructure in order to fully serve the entire sector. Currently there is water available along Carlos G. Parker Boulevard from Mallard Lane to Justin Lane and from Airport Road to U.S. Highway 79. The water line will need to be extended from Airport Road to Justin Lane. There is also a water line that runs along County Road 398. There is a water tower west of the airport about one mile from Growth Sector #6 on County Road 373.

The majority of the waste water infrastructure in this sector is around the airport and east of Carlos G. Parker Boulevard.



Figure 76: Georgetown Instrument Services at Airport

Source: CURPR

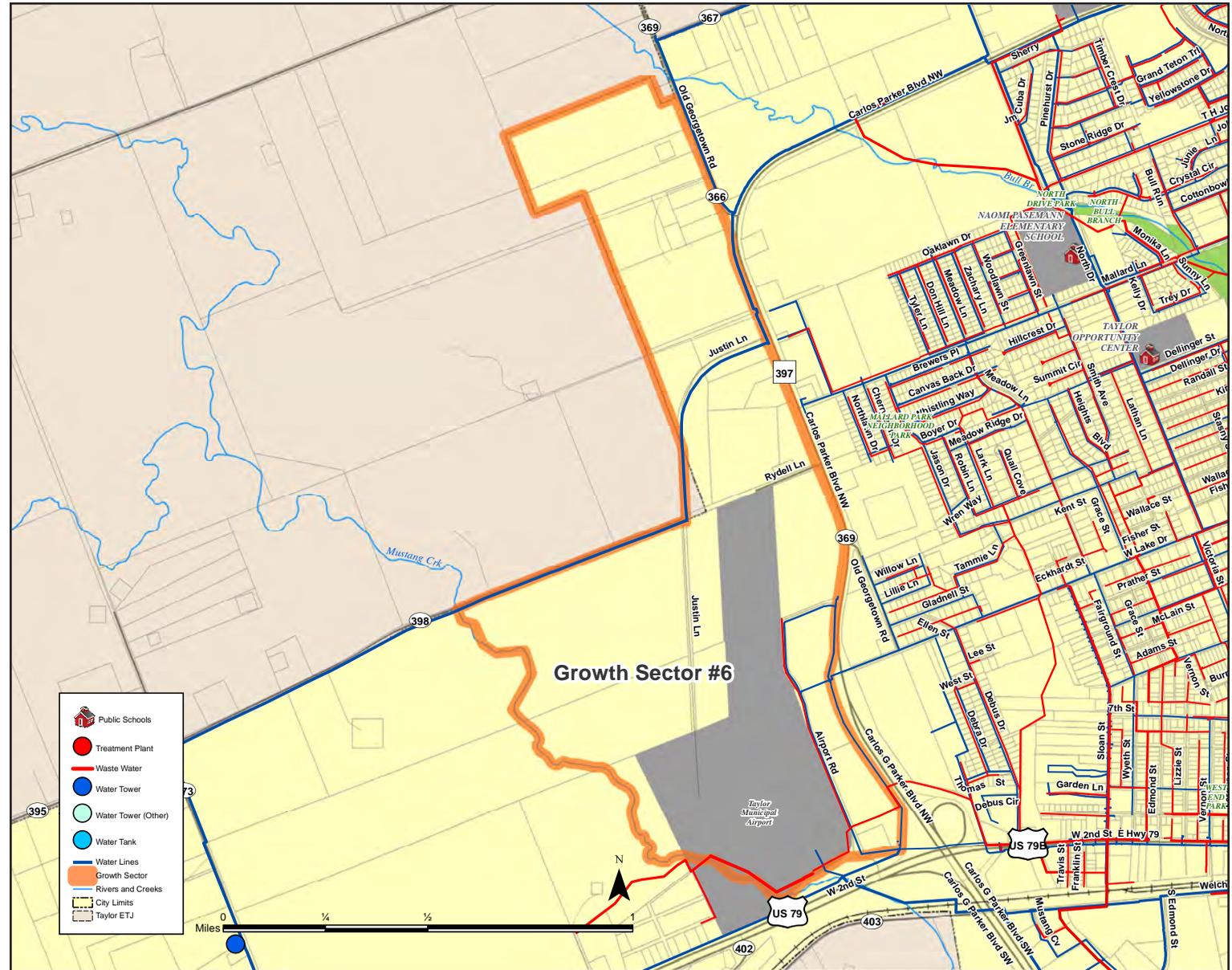


Figure 77: Utilities - Growth Sector #6

Source: CURPR, ESRI

## Circulation

Growth Sector #6 is set to undergo a few changes to its vehicular circulation network. According to the major thoroughfare plan Carlos G. Parker Boulevard a major arterial, on the east side of the sector, will be enhanced. County Road 398 and 373 will be widened to become a minor arterial. There is one collector street, Justin Lane, in the major thoroughfare plan that is to be extended. The extension will require land to be acquired but once complete will connect to U.S. Highway 79.

There are three locations near this sector that have TxDOT Annual Average Daily Traffic counts available. Each location experienced a decrease from 2013-2014 but increased from 2014-2015. The highest count is on U.S. Highway 79 south of the growth sector.



Figure 78: Justin Lane at Airport

Source: CURPR

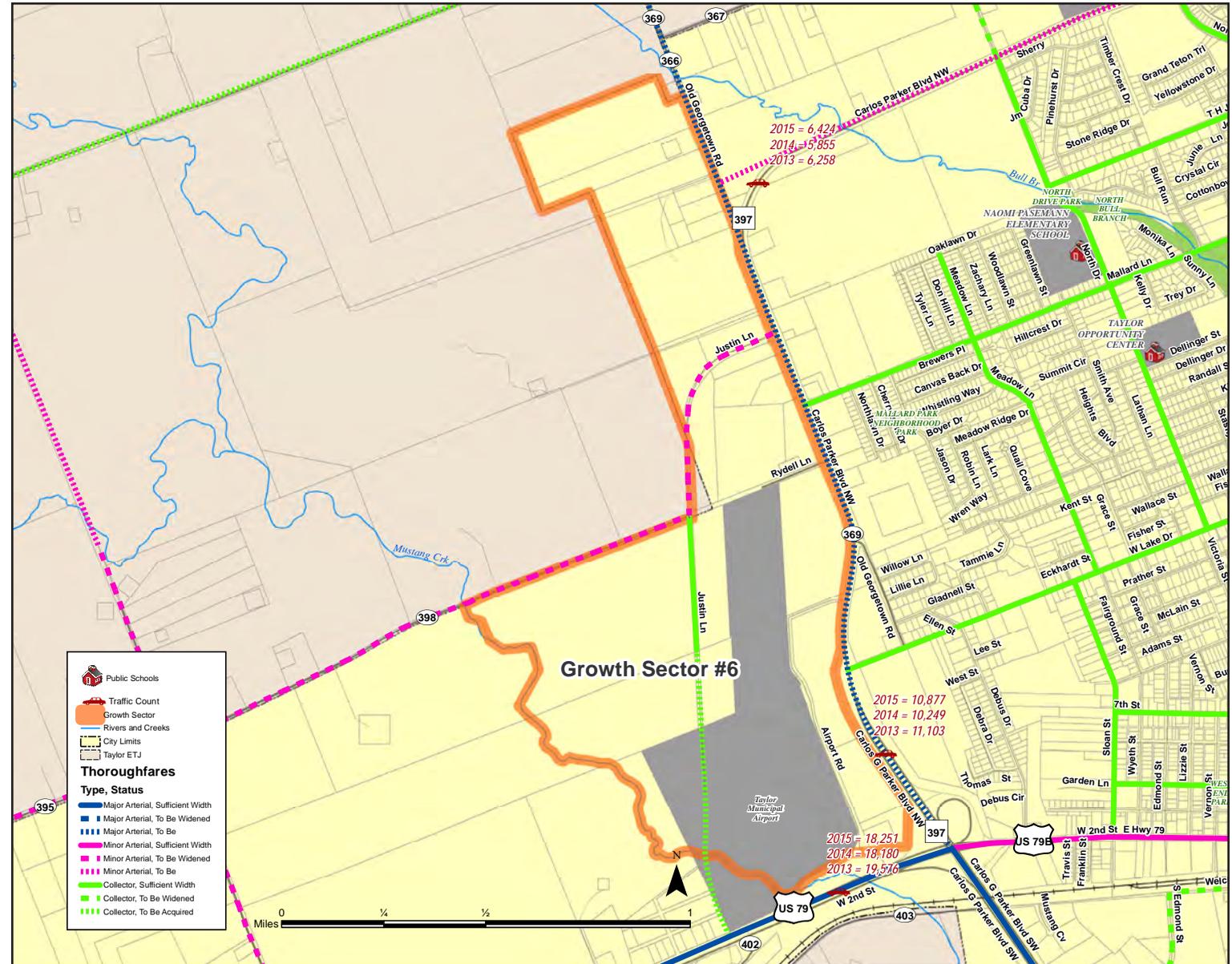


Figure 79: Circulation - Growth Sector #6

Source: CURPR, ESRI

## Floodplain and Topography

The topography of this sector sheds water in two different directions. The highest elevation is a peak of 620' that is centered on the intersection of Justin Lane and Carlos Parker Boulevard. At this intersection water sheds to the south towards Mustang Creek or Bull Branch Creek to the north. The lowest elevation is 550' along Mustang Creek. The majority of this sector is in the range of 590'-620' which stretches from about 1/3 of a mile north of the intersection of Old Georgetown Road and Carlos G. Parker Boulevard to 1/4 of a mile north of Mustang Creek.

Growth Sector #6 has just under 9% or 54.38 acres of its land area within the floodplain. The floodplain for this sector begins on Mustang Creek at County Road 398. It continues along the sectors west side boundary heading south and across U.S. Highway 79.



Figure 80: Mustang Creek at County Road 398

Source: CURPR

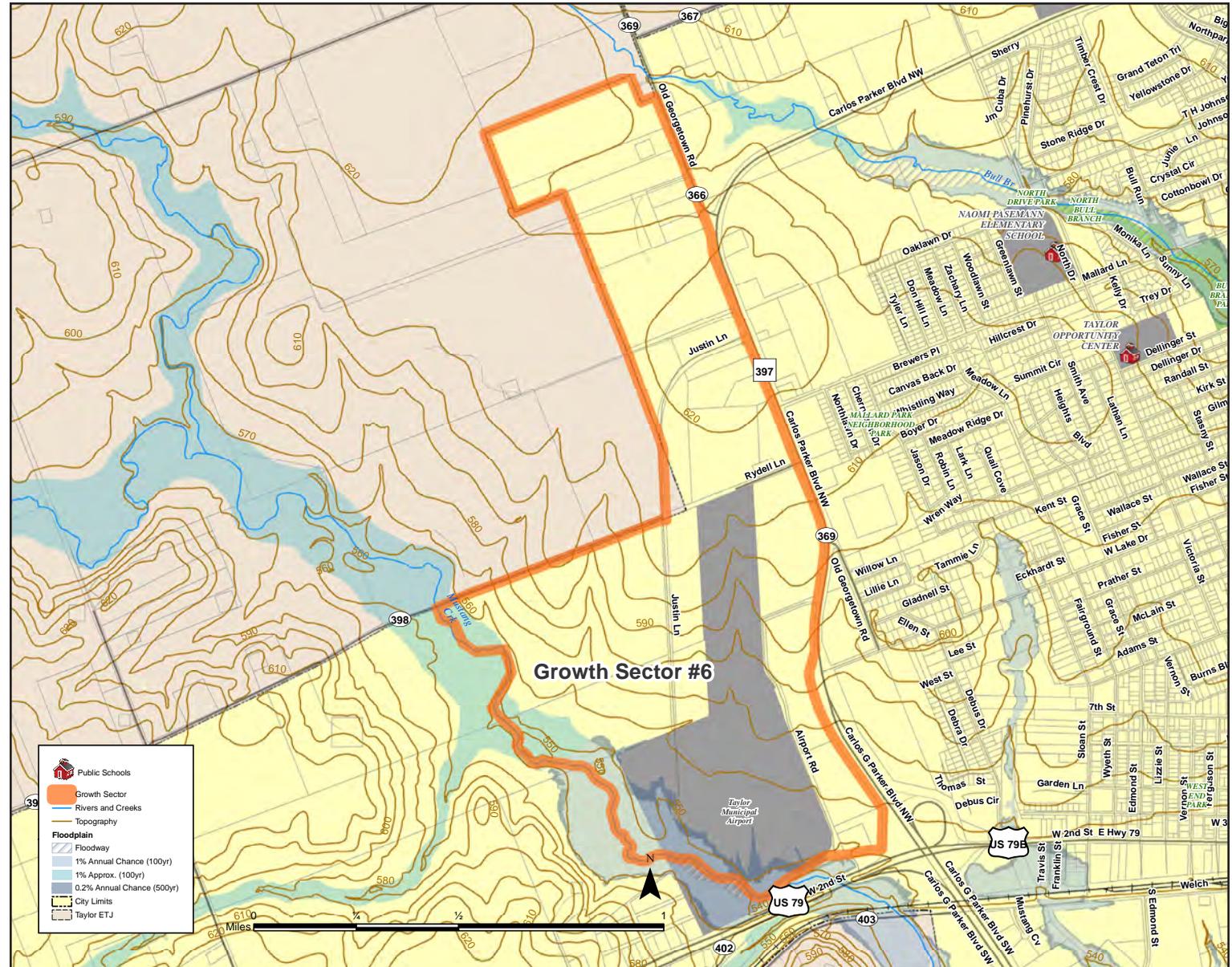


Figure 81: Floodplain and Topography - Growth Sector #6

Source: CURPR, ESRI

## Recommended Future Land Use

The future land use of Growth Sector #6 is focused around the airport. The public land use of the airport and the church in the north of the sector remain as such. The agricultural land surrounding the airport's runway is slated to become industrial, joining the existing industrial stretch to the immediate east of the airport. Two areas of the sector that are currently mostly agricultural will become residential: one west of Justin Lane, and the other in the north of the sector. Commercial/office use will replace the agriculture use between Justin Lane and the residential area in the north. Finally, a linear park in the floodplain of Mustang Creek will come about in the west of the sector.



Figure 82: Taylor Municipal Airport

Source: CURPR

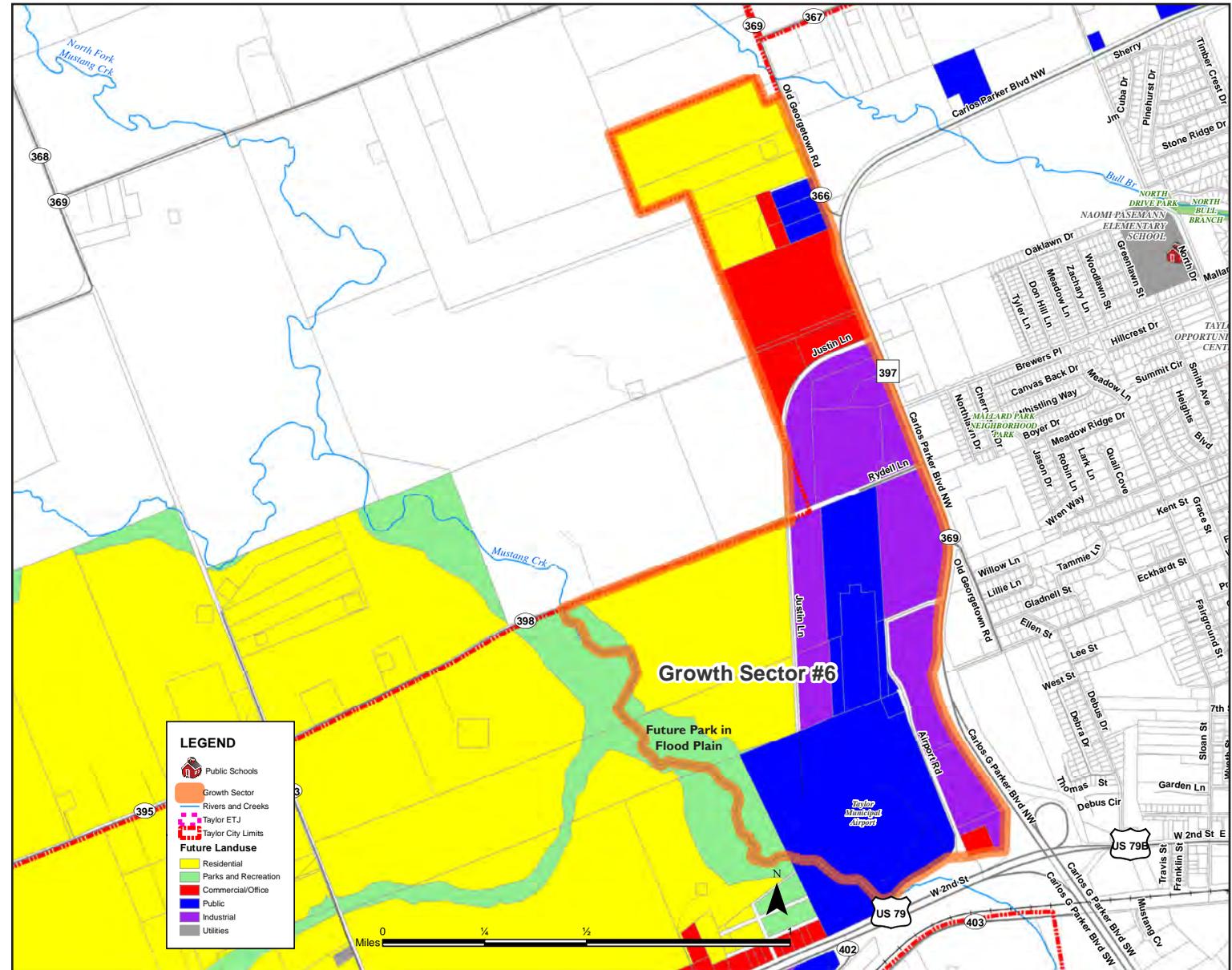


Figure 83: Recommended Future Land Use - Growth Sector #6

Source: CURPR, ESRI

## What's Next

This study examines six existing and emerging growth sectors in the City of Taylor, Texas. Equally important it seeks to enhance the community's local economy while maintaining its unique ambience. It also identifies and analyzes a number of infrastructure factors that must be taken into account if Taylor is to grow its economy, create new job opportunities and attract additional investment. A key point in devising any long-term strategy is the need to put in place a plan of action that takes full advantage of the community's civic and economic assets.

While this preliminary study examines the potential of six growth sectors that are both existing and emerging, the next step along this path is to define a workable course of action. This section describes an implementation strategy to assist Taylor in redeveloping its downtown district, and establishing the foundation for its long-term growth.

### Putting in Place a Planning and Development Strategy

It is important to keep in mind that the analysis and land use recommendations included in this study are only a start. The next step is to discuss carefully the proposed recommendations and make adjustments as needed. Once this is done it will then be important to establish priorities for development. These priorities will always be governed by the availability of resources, and their relationship to other pressing needs the community has to address. Once priorities are decided upon the next step is to put together an implementation strategy and plan. As this is done elements of the proposed

plan can be implemented. It is also useful to acknowledge that adjustments and changes in the plan are likely to be made as the community moves forward with its implementation. This means that whatever plan is ultimately decided upon, steps will have to be taken to carefully monitor and evaluate it over time to ensure that it remains relevant to the community. However, the ultimate success of this plan will depend, in large part, on the kinds of leadership that is provided over the course of its implementation. In the end, leadership more than any other factor will drive this effort.

## Major Recommendations

Planning and policy areas to consider as part of the City's growth strategy should include:

- An impact fee study to determine cost implications of new growth.
- A planning/economic analysis to develop ratios for residential vs commercial development which is important for balanced and sustainable development for the future of Taylor.
- An analysis of appropriate development tools/mechanisms (i.e., PID, TIRZ, MUD, Development Agreements, etc.) for areas in ETJ outside of growth sectors.
- A planning study to develop commercial corridor standards for significant corridors in Taylor. Overlay districts can then be applied to implement the standards for development.

- An analysis of the alignment of the future land use plan with the Water and Wastewater Masterplan to promote sustainable growth.
- An expansion of CNN service areas to support future development in outer growth sectors
- Major components of the Taylor Comprehensive Plan should be updated every five to eight years. These include the major thoroughfare plan, the existing and future land use plan, the park master plan and community facilities master plan.

It is also strongly recommended that a high priority be given to the redevelopment of Taylor's historic Downtown District to create a unique environment that attracts tourists and continues to build pride in the community.

## Implementation Strategy

To carry out the recommendations and the action steps discussed below it will be necessary to bring the community together to address matters of common concern and to develop an overall implementation strategy. The implementing entity for this task will be the City of Taylor. It will, in turn, draw heavily from local citizens, business and civic leaders, and public officials as it moves forward with the implementation of a plan. The primary driver of an implementation effort should be the community's leadership.

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***City Council Meeting***  
***January 12, 2017***  
***Agenda Item Transmittal***

**Agenda Item #:** 7

**Agenda Title:** Consider disposition of contract mowing services.

**Council Action to be taken:** Approve staff recommendation.

**Initiating Department:** City Administration

**Staff Contact:** Isaac Turner, City Manager &  
Noel Bernal, Assistant City Manager

<b>1. INTRODUCTION/PURPOSE</b>
--------------------------------

This item was presented to Council for consideration at their September 8<sup>th</sup> meeting. A vote was taken and the vote was 2 AYE and 2 NO. Council Member Lopez recused herself prior to the discussion and vote on this item. Questions were raised regarding whether or not a conflict of interest issue existed as per wording in the city charter and related ordinances. Staff was directed to seek additional information and opinions regarding conflict of interest requirements. Information regarding conflict of interest has since been provided to the City Council including a presentation at the November 10<sup>th</sup> Council meeting.

The city is still in need of outside mowing services and this item is to again consider awarding the mowing services contract for City-owned properties.

<b>2. DESCRIPTION/ JUSTIFICATION</b>
--------------------------------------

**Background**

City Staff committed to identifying \$30,000 to \$50,000 to contribute toward increasing street improvement efforts during the Transportation User Fee discussions. Additionally, the Public Works and Parks Department have frequently requested staffing to replace positions not filled since the economic downturn (2007-2008).

The Public Works and Parks Departments have reviewed work assignments, equipment and staffing to determine if better use of contracts for right-of-way mowing, and other selected areas, would allow for resources to be redirected and added to skill-intensive areas such as streets and parks maintenance.

## **Objective**

The objective is to incrementally utilize a more cost-effective method of mowing City-owned areas to create staff capacity for additional street maintenance and repair and enhanced parks maintenance in the Parks and Public Works Departments.

## **Alternative Service Delivery**

City staff bid approximately seventy-five percent (75% equal to 400 acres) of City-owned properties for subcontracting as part of the ongoing efforts to enhance departmental operations via service delivery improvements. Pricing was submitted for an estimated forty-two percent (42% equal to 188 acres) of the total bided areas. The staff proposal is to award the most competitively priced areas which equates to approximately thirty-four percent (34% equal to 151 acres) of the total mowing bid.

Based on the mowing bid outcome, staff projects a 900 man-hour reduction allowing for the reallocation of resources for street maintenance and repair. The time equivalency is 1/2 of a full time equivalent (F.T.E.).

Staff will seek to continue enhancing the level of service by expanding the mowing bid into additional areas of benefit to the City. Additional savings from fuel and equipment costs will be tracked and quantified after the first year implementation.

## **Finance**

The mowing budget is composed of revenues from maintenance under seasonal/temporary positions and the existing mowing contract, for a total of \$133,000.

## **Timeline**

On June 27<sup>th</sup>, staff hosted a meeting with local vendors to encourage participation in the City's bid.

The bid was advertised in the Taylor Press on July 20<sup>th</sup> and July 27<sup>th</sup> and was posted to the Texas Purchasing Group BidNet Direct (formally Texas Bid System). Over sixty (60) vendors were notified, eleven (11) downloaded the RFP packet, and four (4) vendors attended the pre-bid conference held on August 3<sup>rd</sup>.

The responses to the bid questions were provided to all interested vendors on August 4<sup>th</sup>. Two (2) bids were received, but only one (1) met the RFP requirements.

At the September 8<sup>th</sup> City Council meeting, staff received questions regarding the applicability of conflict of interest requirements. Information regarding conflict of

interest requirement has since been provided to the City Council including a presentation at the November 10<sup>th</sup> Council meeting.

### **3. FINANCIAL/BUDGET**

The mowing budget is \$133,000.

### **4. TIMELINE CONSIDERATIONS**

The proposed contract timeline would be effective no later than February 1, 2017 with a 1-year term and up to four (4) annual renewal periods.

### **5. RECOMMENDATION**

Staff recommends award of mowing services contract to Black Stallion as presented.

### **6. REFERENCE FILES**

7a. [Lopez affidavit](#)

7b. [Presentation Sept 8, 2016](#)

7c. [RFP Request with locations](#)





# MOWING SERVICES BID

Isaac Turner, City Manager

Noel Bernal, Asst. City Manager

# BACKGROUND

- 2007-2008 reductions in staff, continued limited resources
  - In-house staff is challenged with sustaining the mowing cycles of the City-maintained areas
  - Other fundamental services such as street repair and parks maintenance have suffered
- 
- A decorative horizontal bar at the bottom of the slide, consisting of two overlapping rectangular sections. The top section is a light green gradient, and the bottom section is a darker green gradient, both fading out towards the left.

# BACKGROUND CONTINUED...

- Service area has expanded over time
- Mowing services provided on a contract basis has increased over the years (Tall Grass Guy & Black Stallion)



# ALTERNATIVE SERVICE DELIVERY

- City is constantly reviewing departmental operations to identify service delivery improvements (i.e. Enterprise Program, Energy-Savings Performance Contract)
- In some cases the private sector can provide these services at an overall cost savings when compared to current operations



# OBJECTIVE

- To reduce costs when in the best financial and operational interest of the City
  - To maximize use of resources (i.e. existing mowing contracts, seasonal/temporary staffing, fuel & equipment maintenance cost)
  - To create staff capacity to shift resources for improved street maintenance and repair (skill-intensive areas)
- 

# MOWING AREAS

- Mowing groups included Parks, Public Works, Vacant Trust lots, Airport and Cemetery
- Approximately 75% of mowing areas were bided



# BID PROCESS

- Advertised- Taylor Press on July 20<sup>th</sup> and July 27<sup>th</sup>.  
BidNet Direct (formally Texas Bid System)
- Over 60 vendors notified, 11 downloaded
- 4 vendors at pre-bid meeting on August 3<sup>rd</sup>
- Answers provided on August 4<sup>th</sup>

\*Information provided by Texas Purchasing Group-BidNet Direct



# BID RESULTS

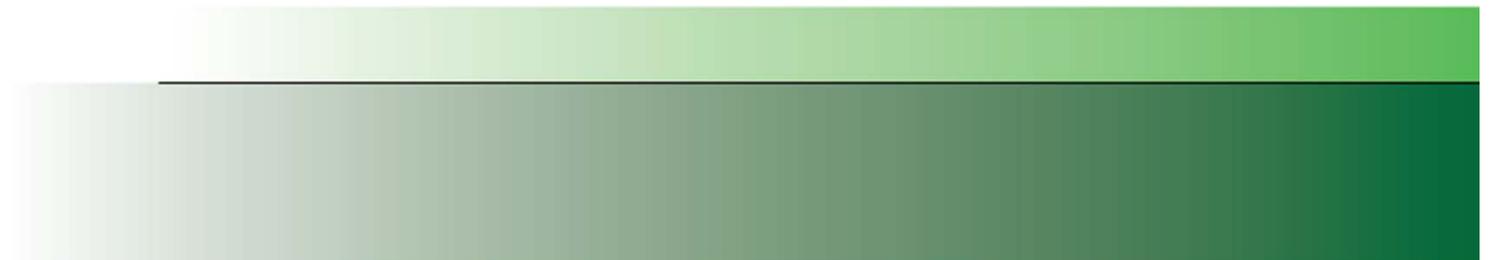
- 2 bids received. Only 1 qualified bid
  - Bid responses were not submitted for the number and variety of groups
  - Pricing represents an opportunity for savings, but optimal level savings have not been achieved (i.e. 900 man hour net reduction)
- 

# RECOMMENDATION

- Leverage \$133,000 mowing budget by awarding competitively-priced groups
  - Incrementally begin to provide more cost-effective mowing services
  - Staff will assess re-bidding the remaining groups
- 
- A decorative horizontal bar at the bottom of the slide, consisting of two stacked rectangular sections. The top section is a light green gradient, and the bottom section is a darker green gradient.

# TIMELINE

- Contract timeline of Oct. 1<sup>st</sup> – Sept. 30<sup>th</sup>



**QUESTIONS?**



**CITY OF TAYLOR**

**STATE OF TEXAS**

**REQUEST FOR  
PROPOSAL**

**RFP NO. 2016-563-01**



## **MOWING SERVICES RFP FOR THE CITY OF TAYLOR**

**ALL RESPONSES ARE DUE NO LATER THAN 4:00 p.m. MONDAY, August 8<sup>st</sup> 2016  
BY MAIL OR IN PERSON.**

**A Pre-bid meeting will be held at 2 pm August 3 2016 at Taylor City Hall**

### **Instructions:**

- Questions regarding the RFP may be sent to Noel Bernal, Assistant City Manager [noel.bernal@taylortx.gov](mailto:noel.bernal@taylortx.gov) no later than July 27, 2016.**
- The questions and responses will be sent to all bidders via e-mail no later than August 5, 2016**
- Responses must include Appendices B – G and a Bid Bond, Certified or Cashier's Check in the amount of 100% of the bid amount (one cycle) to the City of Taylor to serve as a guarantee that the bidders shall enter into a contract with the Municipality to perform the work identified herein, at the price bid. See Section IV, Item X, "Security Guarantee".**

### **Contact**

#### **Information:**

#### **Address**

**City of Taylor  
400 Porter ST.  
Taylor, TX 76574**

#### **Email**

**Assistant City Manager  
[noel.bernal@taylortx.gov](mailto:noel.bernal@taylortx.gov)**

#### **Phone**

**512-352-6475 Ex: 34**

#### **Office**

**512-352-6475**

I. **SUMMARY** **Request for Proposals**  
**Mowing Services 2016**

---

The City of Taylor is requesting proposals for Mowing Services for municipal properties and Right-of-Ways throughout the City. The mowing areas are distributed among 77 areas that total approximately 502 acres. The contract will be for a period beginning October 1, 2016 through September 30, 2017, with four (4) possible one (1) year extensions.

II. **GENERAL OVERVIEW**

The City of Taylor, population 17,450, is a growing community located approximately 29 miles Northeast of Austin, Texas.

III. **SCOPE OF SERVICES**

1. The approximate mowing season runs from October 1st through September 30<sup>th</sup>. Mowing services shall be performed roughly between the hours of 7:00 a.m. and 6:00 p.m. Monday through Friday. Special permission will be required for the Contractor to work on weekends.
2. The Contractor shall cut lawn on an as-needed basis using the appropriate labor, equipment, and materials required to maintain the appropriate height during the growing season. The City reserves the right to curtail the mowing during extended drought conditions without penalty (notice to be provided on Friday by 3:00 PM for the following week).
3. Lawns bordering foundations, structures, fences, trees, utility poles, etc., shall be string trimmed to match mowed lawn. Sidewalks, curbs, and other paved areas shall be edged as necessary (minimum of monthly) to maintain a neat and landscaped appearance.
4. Prior to mowing, grounds shall be policed for trash and debris. Any debris not picked up but mowed, shall be immediately cleared when noticed by the City.
5. After mowing, trimming and edging all walks, stoops, driveways, and other pavements shall be blown or swept and grass clippings removed. The contractor shall not blow the clippings into drainage inlets, pipes or the street. Contractor shall rake and remove clumped grass clippings as necessary to maintain groomed appearance and promote a healthy turf. Driving the lawn mower over sidewalk or road does not constitute "blowing or sweeping".
7. The Contractor shall perform all work in a timely, orderly and efficient manner satisfactory to the City. To ensure quality and thoroughness of work, the Contractor shall provide a signed and dated activity receipt with each invoice detailing the work completed at each site as specified herein. It shall be understood that the Contractor and staff could be seen by the public

as part of the Public Works staff, and not independent contractors of the City, and therefore shall always be approachable and friendly to the residents of the City of Taylor.

8. Each mowing area is defined by the approximant acreage to be maintained. However, the mowing areas were calculated by the City's GIS system. Therefore any discrepancies in size shall be measured in the field and the payment for the location shall be modified to reflect the measured amount as completed by the contractor and the City, approved by the City
9. The contract has several types of mowing areas each requiring a different type of equipment which groups are identified in the attachments in appendix A "Group"). It is the intent of the City to let each Group of land type to the lowest responsible bidder. More than one Group may be awarded to the same firm.

#### IV. TERMS AND CONDITION

##### A. Examination of Site

Bidders shall inform themselves of all the conditions under which the work is to be performed concerning the site of the work, the obstacles which may be encountered, and all other relevant matters concerning the work to be performed under this contract.

The Contractor to whom a contract is awarded will not be allowed any extra compensation by reason of any such matters of things concerning which the Contractor did not inform himself prior to bidding. The successful Contractor must employ, so far as reasonably possible as determined by the City, such methods and means in the carrying out of the work which will not cause any interruption or interference with any other contractor.

##### B. Meeting Before Work Begins

It is mandatory that the Contractor meets with the City Manager or his designee(s) prior to the start of work in order to review the contract specifications, project limits, designate the appropriate project contacts, and the manner in which work will be proceeding, among other items.

##### C. Damage to Public or Private Property

The Contractor shall assume full responsibility for the actions of its employees or agents and shall repair or replace any damaged item or area of the City properties caused by the actions of its employees or agents unless said damage occurred under circumstances beyond their reasonable control as determined by the City.

Any damage of public or private property caused by the Contractor's operations shall be resolved with the property owner within ten (10) days after damage occurs to the satisfaction of the City. The Contractor shall inform the City of any damage caused by the Contractor's operation on the day such damage occurs. Should the damage not be rectified within the time frame agreed upon or to the satisfaction of the City, the City reserves the right to repair or replace that which was damaged or assess the

Contractor such cost as may be reasonable and related to damaged caused by the Contractor, and deduct these costs from any payment due the Contractor.

**D. Subletting Contract**

It is mutually understood and agreed that the Contractor shall not assign, transfer, convey, sublet, or otherwise dispose of this contract or his right, title, or interest therein, or his power to execute such contract, to any other person, firm, or corporation, without the previous written consent of the City Manager, or his designee, of the City of Taylor; but in no case shall consent relieve the Contractor from his obligations or change the terms of the contract. With the approval of the City Manager, the prime Contractor may have specialty subcontractors do portions of the work such as planting, mulching, tree trimming, fertilizing and herbicide applications.

**E. Default**

The contract may be canceled or annulled by the City in whole or in part by written notice of default to the Contractor upon nonperformance or violation of contract terms. The City of Taylor reserves the right to terminate the service, with or without cause, at any time during the term of the contract upon thirty (30) days written notice to the Contractor. Failure of the Contractor to deliver services within the time stipulated, unless extended in writing by the City of Taylor, shall constitute contract default.

**F. Competency of Bidder**

No proposal will be accepted from or contract awarded to any person, firm or corporation that appears to be in default, or in any debt of any contract. The Bidder, if requested, must present evidence to the City Manager, or his designee, of ability and possession of necessary staff, facilities, equipment and financial resources to comply with the terms of the attached specifications and proposals.

**G. Safety/Security**

The Contractor shall insure that all its employees or agents shall abide by all safety rules or regulations set by the City of Taylor as well as by general regulations and standards of the industry and in accordance with all applicable federal, state, and local regulations.

The Contractor shall comply with all federal, state and local laws with regards to the background checks.

For security purposes, all staff assigned to City of Taylor premises must be bonded and insured. All staff shall wear a work uniform that clearly displays the company and worker's name.

Any parked vehicle will have a traffic cone set to the side for protection of passing vehicles.

**H. Workmanship**

Workmanship shall be of the highest caliber in every respect. Workers must take care to insure the least amount of disturbance to the sites, City staff members, and the

general public. Rutting is not permitted. Contractor shall mow properties when the conditions warrant (i.e., weather permitting). Any rutting shall be repaired after the mowing cycle.

#### **I. Supervision and Training**

The Contractor shall properly schedule and train all of its personnel for operation and safety of the appropriate equipment and working in traffic. It is required that the supervisor visit the facilities being mowed on a weekly basis to be sure that it has been completed in a satisfactory manner. The City reserves the right to have the contractor assign a new contact, supervisor, and/or staff, for the City's account if the current representative(s) are deemed unacceptable.

#### **J. Trespass on Land**

The Contractor shall confine his operations and storage of materials and equipment to the job site, public right-of-way or easements and not on private property. The Contractor shall exercise extreme caution so as not to trespass upon property of third parties not involved in the contract. In the event that the Contractor is to enter upon the property of third parties in the execution of the work, the Contractor shall obtain written permission prior to doing so and submit evidence of said written permission to the City.

#### **K. Costs**

The undersigned hereby affirms and states that the prices quoted herein constitute the total cost to the City for all work involved in the respective items. This cost also includes all proposal preparation costs, insurance, royalties, transportation charges, use of all tools, materials and equipment, superintendent, overhead expense, inspection costs, all profits and all other work services and conditions necessarily involved in the work to be done in accordance with the requirements of the contract documents considered collectively.

Since not all mowing areas have the same conditions and each may require different labor, materials, and equipment, the contract is broken down into several location types. Refer to Appendix A for a complete listing of each mowing area "Groups". The Contractor is required to complete the Bid Proposal, specifying the cost per cycle of each mowing area.

#### **L. Traffic Control and Compliance**

The Contractor shall provide adequate traffic control for work area protection in compliance with the Texas Manual on Uniform Traffic Control Devices for Streets and Highways, the State of Texas Vehicle Code, the Texas Department of Transportation Highway Standards, and the Texas Department of Transportation Handbook of Traffic Engineering Practice for Small Cities.

#### **M. Protection of Existing Facilities**

Existing facilities, including grounds, structures, landscaping and so forth shall be protected by the Contractor. Any damage to existing facilities shall be reported to the City and shall be repaired promptly by the Contractor when ordered to do so by the City at no cost to the City. All repairs of damage to existing facilities shall be made to the satisfaction of the City. Failure to repair damage shall be just cause for withholding payment for work, which becomes due without penalty.

#### **N. Accessibility of Contractor**

Contractor shall supply cell phone numbers, daytime office numbers, and email addresses of all supervisors handling this contract. The Contractor shall return all calls within one hour of the City placing the call. On-site response time for complaints must be made within 24 hours of the initial call being made by the City. The Contractor must assign an English speaking crew leader to monitor all work being performed within the City. Failure to comply with the accessibility requirements shall be deemed as substandard work and will be subject to the same penalties.

#### **O. References**

A reference list (Appendix C) must also be submitted with the bid documents. The references must be accounts similar in size, and within the past five (5) years.

#### **P. Billing, Payment**

Payment shall be made monthly, once all work has been completed in a satisfactory manner and the specifications stated herein have been met. Payment shall be made based on the number of locations mowed or maintained each month. The contractor shall submit invoicing according to the standards in place for the City of Taylor Finance Department.

The following information is desired in an invoice by vendors to the City.

- The word "**Invoice**". This is placed at the top of the page as the title of the document.
- An **invoice number**.
- **Details of the product or service provided**.
- The **date the invoice was sent** *and* the **date the service was completed**.
- The **name and contact information of the service provider**.
- The **name and contact information who is being invoiced (city)**.
- A **breakdown of costs**.
- The **total amount due**.
- A **due date for payment**, and details of late payment fees.

#### **Q. Renewal & Extension**

This Contract shall be in full force and effect beginning October 1, 2016 and shall terminate September 30, 2017. With a mutual agreement by the successful bidder, at the sole discretion of the City, this contract may be extended for not more than four (4) additional twelve (12) month

periods under the same terms and conditions. At each annual contract renewal option the City may elect to modify the contract based on the change in the Consumer price index

#### **R. Administrative Provisions**

The City reserves the right to reject any and/or all proposals, to waive minor informalities, or to make an award other than to the low bidder according to his own judgment which is in the best interest of the City of Taylor. The City reserves the right to add and or remove specific areas of the winning proposal based on available funding (see attached map for detailed locations and descriptions.) At any point during the length of this contract, if the City removes one of these specified areas from the contract, the appropriate reduction in costs will be reflected on future invoices. No proposals will be accepted from any person or firm that is in arrears or is in default to the City of Taylor, or that has failed to perform faithfully on any previous contract with the City.

#### **S. Hold Harmless**

Bidder agrees to indemnify, save harmless and defend the City of Taylor , its agents, servants and employees, and each of them against and hold it and them harmless from any and all claims, actions, causes of action, demands, rights, damages, costs, loss of service expenses, compensation, court costs and attorney's fees which the undersigned now has/have or which may hereafter accrue, directly or indirectly, for or on account of any and all known and unknown, foreseen and unforeseen, bodily and personal injuries to any person, or any death at any time resulting from such injury, or any damage to any property and the consequences thereof, which may arise or which may be alleged to have arisen out of or in connection with the work covered by this contract.

#### **T. Insurance Protection**

The Contractor shall maintain general liability and automobile liability insurance in the amount of no less than one million dollars (\$1,000,000) combining single limit (CSL) per occurrence and general liability of one million dollars (\$1,000,000) CSL per occurrence and two million dollars (\$2,000,000) aggregate. An excess umbrella liability shall be provided with minimum limits of five million (\$5,000,000) per occurrence. The Contractor shall cause the City of Taylor to be named as an additional insured under the policies.

Proof by means of a Certificate of Insurance shall be filed with the City at least two (2) weeks prior to the commencement of the services under this contract. Such policy shall not permit termination or modification without at least thirty (30) days prior written notice to the City. A new Certificate of Insurance shall be filed with the City of Taylor Clerk at least thirty (30) days prior to the expiration or termination of an existing policy of insurance.

The Contractor shall also provide Workman's Compensation Insurance for all of its employees in the amounts required by statue. Any outstanding lawsuits due to mowing services must be made known in the proposal.

The Contractor shall conduct operations under this agreement in compliance with all applicable federal, state, and local laws, ordinances, rules, and regulations.

No assignment in whole or part of this agreement shall be made by the Contractor without the express written consent of the City. In the event of any accident the Assignee shall assume the

liability of the Contractor and the Contractor shall not be relieved from accountability without the City's consent.

It is agreed that if the Contractor is declared bankrupt, either voluntarily or involuntarily, then this agreement shall terminate effective on the day and at the time the bankruptcy petition is filed, subject however, to the City's rights to recover for any breach under such Contract.

The Contractor shall obtain, at his own expense, all permits and licenses required by Federal, State, or local law or ordinance, rule or regulation and maintain same in full force and effect.

If the Contractor fails to meet the terms outlined in this agreement, the City may, but need not be required to, take the following actions:

- i. Notify the Contractor in writing of its default under the agreement and that this agreement will be terminated unless the Contractor shall perform to the satisfaction of the City within five (5) days of the date of the aforesaid notice was mailed by the City. In the event the default is not cured within the five (5) day cure period, the City may terminate this agreement and the City's obligation and the Contractor's rights hereunder shall cease and be of further force and effect.
- ii. The City shall have the right to contract with another party to provide such services should the Contractor not perform as specified in this agreement, and any expenses incurred in excess of the existing rates herein specified shall be assessed to and paid by the Contractor. In addition, the Contractor shall pay to the City all its expenses including, but not limited to, attorney's fees arising out of or in connection with or otherwise resulting from such failure of performance on the part of the Contractor. Any and all rights of the City shall be cumulative.

The terms and provisions of this bid shall be incorporated by reference in to the contract which is made a part of this bid form. No amendment, modification or alteration shall occur to the contract with the successful bidder unless made in writing and signed by the required parties to the contract. .

The Contractor shall comply with all applicable federal, state, and local regulations and ordinances including but not limited to Equal Opportunity Employment and Sexual Harassment laws.

#### **U. Progress Updates.**

The successful contractor will provide the Publics Works Director, or his designee, weekly updates the City on the areas to be mowed or maintained and verify the completion of the areas mowed or maintained.

#### **V. Additional Mowing**

The City, on occasion, shall request the additional mowing of properties that have been determined to be unkempt by the City Code Enforcement personnel. The successful contractor shall provide an estimate within two (2) working days of contact, based on the average cost of similar properties, and shall provide service within three (3) working days upon acceptance of estimate.

## **W. Substance Abuse Prevention on Public Work Project Act**

Contractor shall comply with the provisions of 820 ILCS 265/1, et seq., which include prior to commencement of work on a municipal project, having in place a written substance abuse program for the prevention of substance abuse among its employees which meets or exceeds the program requirements identified in this Act. The substance abuse policy shall be submitted in writing to the municipality and shall be made available to the general public.

## **X. Security Guarantee**

Each bidder shall submit a Bid Bond, Certified or Cashier's Check in the amount of 100% of the bid amount (one cycle) Cycle has not been defined previously. to the City of Taylor to serve as a guarantee that the bidders shall enter into a contract with the Municipality to perform the work identified herein, at the price bid. As soon as the bid prices have been compared, the City of Taylor will return the bonds of all except the three lowest responsible bidders. When the Agreement is executed the bonds of the remaining unsuccessful bidders will be returned. The bid bond of the successful bidder will be retained until a contract is approved, after which it will be returned.

## **Y. SUBMISSION OF BIDS**

Completed bids, including Appendices B – G, with Bid Bond, Certified or Cashier's Check must be delivered or mailed to the City of Taylor **NO LATER** than **4:00 PM, Monday, August 8, 2016**. Bids must be **sealed and labeled "Mowing Contract"**. All bids will be publicly opened at 4:01 PM on Monday August 8th, 2016. Bids should be addressed to Noel Bernal, Assistant City Manager.

Questions regarding this proposal may be directed to Noel Bernal, Assistant City Manager. The contact information for this proposal is as follows:

Contact: Noel Bernal, Assistant City Manager  
Address: 400 Porter ST Taylor, TX 76574  
Phone: 512-352-6475 ext. 34  
Email: [noel.bernal@taylortx.gov](mailto:noel.bernal@taylortx.gov)  
Office: 512-352-6475

## **v. Description of Work Required**

### **1. Work Required**

- a. The contractor shall furnish all labor, tools, materials, equipment and supervision necessary for the performance of all operations incidental to mowing, hedging, edging, leaf collection, debris and trash removal, and sidewalk clearing to keep the improved areas of the City's property in a neat and orderly appearance. The frequency and performance of the work will be in accordance with the detailed specifications as set forth in this bid package. Trash and debris needs to be removed before mowing and any spraying needs to occur (48) hours before mowing.
- b. Grass is to be maintained with a "cut and trimmed" appearance during the entire growing season. "Cut and trimmed" is considered to be a maximum

length of two (2) inches on Bermuda grass and three (3) inches on all other grasses.

- c. Bunches and rows resulting from mowing will be removed or raked out. Discharge from mowers does not need to be collected. Discharge may be left on lawn, but it must be evenly distributed (i.e. no clumping or rows left by mowers).
- d. After mowing and pruning, grass clippings and other litter or debris shall be swept off sidewalks and other paved areas; however, under no circumstances can the debris be swept or blown into any street or storm drain structure. Any safety hazards on sidewalk or areas should be reported to the City of Taylor Public Works Department.
- e. Contractor will be responsible for any damage sustained by plantings, markers, structures or to irrigation as a result of mowing.
- f. Contractor will be responsible for any damage sustained to private or public property (i.e. glass breaks, playground equipment damage, automobiles, etc.)
- g. Loose debris will be removed from the path of mowers prior to cutting.
- h. Contractor shall confer with the City of Taylor Department of Public Works regarding the mowing schedule. Green areas should not be mowed more than the scheduled frequency without prior approval.
- i. Caution shall be exercised when mowing in a park or area where pedestrians/patrons are using the area' Contractor must assess the risk at which it is placing park patrons and make a decision whether to mow or not to mow. Contractor shall be liable for any injury to park patrons.
- j. Contractor is responsible for growth in sidewalk expansion joints, Type 16 inlets, on concrete medians, growth hanging over curb or in gutter, pedestrian horizontal clearances, and vertical clearances 9' minimum.
- k. In the fall leaves shall be mulched as in regular mowing schedule.

## **2. Mowing Period**

- a. It is expected that mowing will take place year round. It is recognized that the exact number of each location mowed is highly dependent on weather, season and location.

## **3. Mowing Frequency at each Site**

- a. The contract will be awarded on the basis of a single complete mowing of each site, as set out in Appendix A. It is expected that this number of cuts will be sufficient to keep these properties maintained and neat.

## **4. Extra Cuts**

- a. It is understood that, depending on weather, more cuts may be required. Extra cuts will be compensated at the Per Cut rates set out in the contract: (See Attachment A – Proposal Form)
- b. Any additional cuts must be approved in writing by the City of Taylor Department of Public Works before the work is done. The City of Taylor is not obliged to pay for any extra work that has not been approved in advance.

## **5. Special Event Mowing**

- a. Should the City of Taylor hold a special event on a listed property, the City of Taylor may request facilities to be mowed in preparation for the special event.
- b. The special mowing should be included in the total number of cuts per contract period.
- c. If the special event cutting increases the total number of cuts per year for that property exceeding the “frequency per year” outlined in the chart below, then

the City shall pay for the additional cuts when the established frequency per contract period is exceeded. This must have pre-approval before contractor proceeds with the work.

**6. Shrub Pruning Requirements**

- a. Pruning on all city shrubs in the listed below properties will be performed as needed to further enhance the appearance on the properties.
- b. The City of Taylor will prune all trees in the ROW, including ornamental trees.

**7. Equipment Requirements**

- a. Contractor shall provide all equipment, materials and labor necessary to meet the terms of the contract.
- b. Contractor shall maintain all equipment required to fulfill contract in a safe and operable condition.

vi. Description of Sites to be maintained are described in Appendix A

## CONTRACTOR AGREEMENT

THIS AGREEMENT is made this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ between the City of Taylor, Texas, a municipal corporation situated in Williamson County, 400 Porter St, Taylor, Texas

76574, hereinafter called "CITY" and \_\_\_\_\_, whose address is \_\_\_\_\_,

hereinafter called "CONTRACTOR", for the purpose of setting forth the intention of the parties regarding the capacity in which CITY will retain the services of CONTRACTOR.

1. It is the intention of the CITY and CONTRACTOR that CITY shall utilize the services of CONTRACTOR in the capacity of an independent contractor rather than an employee of the CITY. CONTRACTOR is permitted to provide its services to the public and to other companies so long as CONTRACTOR is able to fulfill its obligations to CITY. CITY may engage other independent contractors to perform the same services CONTRACTOR is to provide. CONTRACTOR will have no right or authority to act for CITY, shall not enter into any commitment or agreement, incur any liability in the name of or on behalf of CITY or attempt to bind CITY in any manner, nor shall CONTRACTOR hold itself out as an employee, representative or agent of CITY. CONTRACTOR understands that it will not be entitled to receive any employment benefits from CITY, including but not limited to health, life or disability insurance, retirement or pension plans, paid vacation or sick leave, unemployment compensation or worker's compensation insurance.
2. CONTRACTOR hereby agrees to mow weeds and remove trash, debris and other nuisance prior to mowing. CITY is not obligated and does not guarantee to provide any set or certain number of cycle assignments to CONTRACTOR under this Agreement. CONTRACTOR agrees to commence works within five (5) days after receipt of a Cycle assignment and to complete same within ten (10) days of the assignment date. Upon completion of a project,

CONTRACTOR shall submit a monthly invoice to CITY for payment after completion of the work. Should CONTRACTOR be unable to complete a project within the designated time, CONTRACTOR shall immediately report to CITY the reasons for his failure to complete the work authorized. CITY at its discretion may or may not authorize said CONTRACTOR to complete the work. If authorization is not approved for continuation of the work, payment shall be made to CONTRACTOR for only the portion of the work completed.

3. This Contract shall be in full force and effect beginning October 1, 2016 and shall terminate September 30, 2017. With a mutual agreement by the successful bidder, at the sole discretion of the City, this contract may be extended for not more than four (4) additional twelve (12) month periods under the same terms and conditions. At each annual contract renewal option the City may elect to modify the contract based on the change in the Consumer price index
4. CONTRACTOR will comply with the Bid proposal for the payments for each Cycle. All bid documents are incorporated into this CONTRACT with the provision the CITY may resolve all Conflicts. The CITY will inspect the property prior to payment to verify that the work was completed.
5. CONTRACTOR understands that CITY agrees that it will report to federal, state and local government agencies, as required by law that it has paid CONTRACTOR certain sums for personal services rendered by CONTRACTOR to CITY, including but not limited to the annual filing of I.R.S. Form 1099 MISC. CONTRACTOR agrees that it will report to federal, state and local government agencies, as required by law that it has been paid by CITY certain sums for personal services rendered by CONTRACTOR to CITY. CONTRACTOR understands that CITY will not contribute to Medicare, Social Security or any other required employment taxes, nor will CITY withhold income taxes from compensation paid to CONTRACTOR. CONTRACTOR understands that it will be responsible for paying 100% of all applicable employment and income taxes.

6. CONTRACTOR shall be responsible for obtaining whatever licenses or certifications that may be necessary under applicable law to fulfill the responsibilities of the services.
7. CITY may cancel this Agreement at any time, with or without cause, by giving CONTRACTOR thirty (30) days prior written notice.

Upon the receipt of notice, the CONTRACTOR shall cease all services; cancel any outstanding project assignments chargeable to this Agreement and; submit an itemized statement for services rendered to date of cancellation.

8. CONTRACTOR is responsible for providing its own equipment necessary to fulfill its obligations to CITY, including but not limited to equipment capable of:
  - a. Mowing weeds, grass and other uncultivated vegetation of any height which has grown on both developed and undeveloped tracts of land of any surface area in the City;
  - b. Hauling the material to an authorized disposal area.
  - c. Fertilization, weed and insect control.
9. In performing mowing, CONTRACTOR hereby agrees to conform to the following minimum standards:
  - a. Cut or mow all weeds, grass and other uncultivated vegetation as assigned. All such vegetation shall be cut or mowed to the proper height of the ground. Cultivated vegetation such as crops, trees, bushes, and vines, shall be left undisturbed.
  - b. Remove discarded or abandoned trash, debris, and other solid material, from properties.
  - c. Deposit clippings, trash, limbs, debris and other matter in facilities authorized by the CITY. Vehicles used to transport materials to disposal sites shall be covered to prevent the material from being blown off the vehicle while being transported.
10. CONTRACTOR shall provide and maintain insurance coverage in accordance with the Certificate of Insurance Requirements. A certificate of insurance must be provided and approved by the City prior to authorization to perform works under this Agreement. Said certificate of insurance shall be renewed annually. CONTRACTOR shall provide to CITY a

copy of all complaints or claims on CONTRACTOR'S insurance. CITY reserves the right to withhold issuance of any project assignments during any periods of unresolved complaints or claims.

11. CONTRACTOR shall not assign or subcontract any portion of the services called for in this Agreement without prior written approval from the CITY
12. IT IS EXPRESSLY STIPULATED AND AGREED THAT CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGES OR INJURIES OCCASIONED BY CONTRACTOR'S NEGLIGENCE IN PERFORMING SERVICES. CITY HAS NO RIGHT TO CONTROL THE MANNER IN WHICH THE SERVICES ARE PROVIDED AND SHALL NOT BE CHARGED WITH THE RESPONSIBILITY OF INSURING THE SAFETY OF THE CONTRACTOR'S SERVICES. ALL WORK SHALL BE DONE AT CONTRACTOR'S RISK. CONTRACTOR SHALL INDEMNIFY AND HOLD CITY, ITS OFFICERS, AGENTS AND EMPLOYEES HARMLESS AGAINST ANY AND ALL CLAIMS OF LOSS, DAMAGE, INJURY LIABILITIES, INCLUDING COURT COSTS AND ATTORNEY'S FEES, WHICH ARE CAUSED IN WHOLE OR IN PART BY CONTRACTOR'S ACTIVITIES IN FURTHERANCE OF THIS AGREEMENT, INCLUDING WITHOUT LIMITATION CLAIMS, DAMAGES, COSTS, EXPENSES AND LIABILITIES FOR LOSS OR DAMAGE TO PROPERTY OR FOR DEATH OR INJURY TO ANY PERSON OR PERSONS.
13. CONTRACTOR agrees that CITY or its duly authorized representative shall, until the expiration of three (3) years after final payment under this Agreement, have access to and the right to examine, audit, and copy CONTRACTOR's invoices and other documents related to work under this Agreement, which invoices and documents CONTRACTOR agrees to retain for a period of three (3) years after expiration of this Agreement.
14. Any notice, requests, or other communications required or permitted to be given hereunder, will be in writing and will be delivered by hand or courier, or mailed by United States

certified mail, return receipt requested, postage prepaid, and addressed to each party at their respective addresses as shown above. Any such notice, request, or other communication will be considered to have been given or delivered when received. Rejection or other refusal to accept, or inability to deliver, because of changed address of which no notice was given, will be deemed to be receipt of the notice, request, or other communication. By giving at least fifteen (15) days prior written notice thereof, either party may, from time to time, change its mailing address hereunder.

15. CONTRACTOR will at its expense, comply with all Federal, State and Local laws, rules, regulations and codes. Any Conflicts shall be resolved in Williamson County, Texas.
16. Waiver, alteration, or modification of any of the provisions of this Agreement shall not be binding unless such waiver, alteration, modification is in writing and signed by the parties. Failure by either party to enforce a breach of this Agreement on one or more occasions shall not constitute a waiver of further breaches or estop enforcement on the subsequent occasions.
17. If either party brings an action to enforce the terms of this Agreement, the prevailing party shall be entitled to reasonable attorney's fees to be paid by the losing party as determined by the court unless prevented by some provision of law which has not been waived.
18. This Agreement represents the entire agreement between CITY and CONTRACTOR and superseded all prior negotiations, representations or agreements either written or oral.

CITY OF TAYLOR

BY:

\_\_\_\_\_  
CITY MANAGER

ATTEST:

\_\_\_\_\_

DATE:

\_\_\_\_\_

\_\_\_\_\_  
CONTRACTOR SIGNATURE

Printed Name: \_\_\_\_\_

Company Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone: \_\_\_\_\_

Cell \_\_\_\_\_

Fax \_\_\_\_\_

Email \_\_\_\_\_

## BID PROPOSAL

PROJECT NAME: MOWING in the City of Taylor  
 PROJECT LOCATION: TAYLOR, TEXAS  
 OWNER: CITY OF TAYLOR, TEXAS  
 DATE: AUGUST, 2016

Gentlemen:

Pursuant to the foregoing Notice to Bidders and Instructions to Bidders, the undersigned bidder hereby proposes to do all the Work, to furnish all necessary superintendence, labor, machinery, equipment, tools, materials, insurance and miscellaneous items, to complete all the Work on which he bids as provided by the attached Bid Documents for the Mowing in the City of Taylor, Texas and binds himself on acceptance of this bid to execute the Agreement and bond for completing said Work within the time stated, for the following prices, to wit:

**Bidding is for each cycle. ( A cycle is a complete cutting, trimming, etc. of each group). Bidders may bid on any or all the Groups. The award will be based on the lowest responsible bid for each cycle for each Group. The City will recognize the local Bidders principal place of business allowed under the local government code.**

Project Solicitations will close at August 8, 2016 at 4:00 PM. Prior to submitting a bid, the bidder is responsible for determining if any addenda have been issued and for following any instructions in any addenda issued.

Bidder acknowledges receipt of the following Addenda by listing Addendum "number" and "date".

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

<u>Group 1</u>			<u>Cemetery</u>				
<u>Bid</u>	<u>Approx.</u>		<u>Item Description</u>				
<u>Item</u>	<u>Quantity</u>	<u>Unit</u>	<u>and Written Unit Price</u>		<u>Unit Price</u>	<u>Subtotal</u>	
						<u>per cycle</u>	
Ia. Mowing	<u>93</u>	Acre	for _____ dollars				
			and _____ cents.		\$ _____	\$ _____	
Ib. Trim	<u>93</u>	Acre	for _____ dollars				
Shrubs, Trees			and _____ cents.		\$ _____	\$ _____	
Ic. Pre&Post	<u>93</u>	Acre	for _____ dollars				
Emergent			and _____ cents.		\$ _____	\$ _____	
Id. Fire Ant	<u>93</u>	Acre	for _____ dollars				
Control			and _____ cents.		\$ _____	\$ _____	

**TOTAL Amount Group 1 Cemetery per cycle** \$ \_\_\_\_\_

<b>Group 2</b>			<b>Airport</b>		
<b>Bid</b>	<b>Approx.</b>		<b>Item Description</b>		
<b>Item</b>	<b>Quantity</b>	<b>Unit</b>	<b>and Written Unit Price</b>	<b>Unit Price</b>	<b>Subtotal</b>
					<b>per cycle</b>

2a. Mowing	<u>144</u>	Acre	for _____ dollars		
			and _____ cents.	\$ _____	\$ _____

**TOTAL Amount Group 2 Airport per cycle** \$ \_\_\_\_\_

<b>Group 3</b>			<b>Parks</b>		
<b>Bid</b>	<b>Approx.</b>		<b>Item Description</b>		
<b>Item</b>	<b>Quantity</b>	<b>Unit</b>	<b>and Written Unit Price</b>	<b>Unit Price</b>	<b>Subtotal</b>
					<b>per cycle</b>

3a. Mowing	<u>103</u>	Acre	for _____ dollars		
			and _____ cents.	\$ _____	\$ _____

3b. Trim	<u>103</u>	Acre	for _____ dollars		
Shrubs, Trees			and _____ cents.	\$ _____	\$ _____

3c. Fertilization	<u>103</u>	Acre	for _____ dollars		
			and _____ cents.	\$ _____	\$ _____

3d. Mulch	<u>.75</u>	Acre	for _____ dollars		
			and _____ cents.	\$ _____	\$ _____

**3A. Trails**

3A-3a. Mowing	<u>41.4</u>	Acre	for _____ dollars		
			and _____ cents.	\$ _____	\$ _____

**3B. Pocket Parks**

3B-3a. Mowing	<u>.83</u>	Acre	for _____ dollars		
			and _____ cents.	\$ _____	\$ _____

3B-3b. Trim	<u>.83</u>	Acre	for _____ dollars		
Trees, Shrubs			and _____ cents.	\$ _____	\$ _____

for \_\_\_\_\_ dollars  
 and \_\_\_\_\_ cents. \$ \_\_\_\_\_ \$ \_\_\_\_\_

3B-3c. Fire Ant Control .83 Acre

for \_\_\_\_\_ dollars  
 and \_\_\_\_\_ cents. \$ \_\_\_\_\_ \$ \_\_\_\_\_

3B-3d. Mulch .83 Acre

for \_\_\_\_\_ dollars  
 and \_\_\_\_\_ cents. \$ \_\_\_\_\_ \$ \_\_\_\_\_

**3C. Specialty Parks**

3C-3a. Mowing 1.85 Acre

for \_\_\_\_\_ dollars  
 and \_\_\_\_\_ cents. \$ \_\_\_\_\_ \$ \_\_\_\_\_

3C-3b. Trim Trees, Shrubs 1.85 Acre

for \_\_\_\_\_ dollars  
 and \_\_\_\_\_ cents. \$ \_\_\_\_\_ \$ \_\_\_\_\_

3C-3c. Fertilization Weed Control 1.85 Acre

for \_\_\_\_\_ dollars  
 and \_\_\_\_\_ cents. \$ \_\_\_\_\_ \$ \_\_\_\_\_

3C-3d. Mulch 1.85 Acre

for \_\_\_\_\_ dollars  
 and \_\_\_\_\_ cents. \$ \_\_\_\_\_ \$ \_\_\_\_\_

**TOTAL Amount Group 3 Parks per cycle** \$ \_\_\_\_\_

**Group 4 Miscellaneous Locations**

**4A. Community Gardens**

<u>Bid Item</u>	<u>Approx. Quantity</u>	<u>Unit</u>	<u>Item Description and Written Unit Price</u>	<u>Unit Price</u>	<u>Subtotal per cycle</u>
-----------------	-------------------------	-------------	--	-------------------	---------------------------

4A-4a. Mowing .64 Acre

for \_\_\_\_\_ dollars  
 and \_\_\_\_\_ cents. \$ \_\_\_\_\_ \$ \_\_\_\_\_

**4B. Welcome to Taylor Entrance Signs**

4B-4a. Mowing .08 Acre

for \_\_\_\_\_ dollars  
 and \_\_\_\_\_ cents. \$ \_\_\_\_\_ \$ \_\_\_\_\_

**4C. Tree Planter West Hwy 79**

4C-4a. Mowing 37 Acre  
for \_\_\_\_\_ dollars  
and \_\_\_\_\_ cents. \$ \_\_\_\_\_ \$ \_\_\_\_\_

4C-4b. Trim 37 Acre  
Shrubs, Trees  
for \_\_\_\_\_ dollars  
and \_\_\_\_\_ cents. \$ \_\_\_\_\_ \$ \_\_\_\_\_

4C-4c. Irrigation 37 Acre  
System  
for \_\_\_\_\_ dollars  
and \_\_\_\_\_ cents. \$ \_\_\_\_\_ \$ \_\_\_\_\_

**4D. Streetscapes**

4D-4a. Weed .17 Acre  
Pulling  
for \_\_\_\_\_ dollars  
and \_\_\_\_\_ cents. \$ \_\_\_\_\_ \$ \_\_\_\_\_

4D-4b. Trim .17 Acre  
Shrubs, Trees  
for \_\_\_\_\_ dollars  
and \_\_\_\_\_ cents. \$ \_\_\_\_\_ \$ \_\_\_\_\_

4D-4c. Pre&Post .17 Acre  
Emergent  
for \_\_\_\_\_ dollars  
and \_\_\_\_\_ cents. \$ \_\_\_\_\_ \$ \_\_\_\_\_

4D-4d. Fire Ant .17 Acre  
Control  
for \_\_\_\_\_ dollars  
and \_\_\_\_\_ cents. \$ \_\_\_\_\_ \$ \_\_\_\_\_

4D-4e. Irrig .17 Acre  
Checks  
for \_\_\_\_\_ dollars  
and \_\_\_\_\_ cents. \$ \_\_\_\_\_ \$ \_\_\_\_\_

4D-4f. Mulch .17 Acre  
for \_\_\_\_\_ dollars  
and \_\_\_\_\_ cents. \$ \_\_\_\_\_ \$ \_\_\_\_\_

**4E. 2<sup>nd</sup> Street**

4E-4a. Mowing 1.30 Acre  
for \_\_\_\_\_ dollars  
and \_\_\_\_\_ cents. \$ \_\_\_\_\_ \$ \_\_\_\_\_

4E-4b. Pre&Post 1.30 Acre  
Emergent  
for \_\_\_\_\_ dollars  
and \_\_\_\_\_ cents. \$ \_\_\_\_\_ \$ \_\_\_\_\_

**4F. City Properties**

4F-4a. Mowing 3.09 Acre  
for \_\_\_\_\_ dollars  
and \_\_\_\_\_ cents. \$ \_\_\_\_\_ \$ \_\_\_\_\_

4F-4b Trim 3.09 Acre

Shrubs, Trees			for _____ dollars		
			and _____ cents.	\$ _____	\$ _____
4F-4c. General Clean Up	<u>3.09</u>	Acre			
			for _____ dollars		
			and _____ cents.	\$ _____	\$ _____
4F-4d. Pre&Post Emergent	<u>3.09</u>	Acre			
			for _____ dollars		
			and _____ cents.	\$ _____	\$ _____
4F-4e. Fire Ant Control	<u>3.09</u>	Acre			
			for _____ dollars		
			and _____ cents.	\$ _____	\$ _____
4F-4f. Fert Shrubs Trees	<u>3.09</u>	Acre			
			for _____ dollars		
			and _____ cents.	\$ _____	\$ _____
4F-4g. Mulch	<u>.25</u>	Acre			
			for _____ dollars		
			and _____ cents.	\$ _____	\$ _____
4F-4h. Seasonal Color	<u>.25</u>	Acre			
			for _____ dollars		
			and _____ cents.	\$ _____	\$ _____
4F-4i. Leaf Removal	<u>3.09</u>	Acre			
			for _____ dollars		
			and _____ cents.	\$ _____	\$ _____

**TOTAL Amount Group 4 Miscellaneous Locations per cycle** \$ \_\_\_\_\_

<b>Group 5</b>		<b>Trustee Properties</b>			
<b>Bid</b>	<b>Approx.</b>		<b>Item Description</b>		
<b>Item</b>	<b>Quantity</b>	<b>Unit</b>	<b>and Written Unit Price</b>	<b>Unit Price</b>	<b>Subtotal</b>
					<b>per cycle</b>
5a. Mowing	<u>3.28</u>	Acre			
			for _____ dollars		
			and _____ cents.	\$ _____	\$ _____

**TOTAL Amount Group 5 Trustee Properties per cycle** \$ \_\_\_\_\_

<b>Group 6</b>		<b>Creek ROW's &amp; Retention Ponds</b>			
<b>Bid</b>	<b>Approx.</b>		<b>Item Description</b>		
<b>Item</b>	<b>Quantity</b>	<b>Unit</b>	<b>and Written Unit Price</b>	<b>Unit Price</b>	<b>Subtotal</b>
					<b>per cycle</b>
6a. Mowing	15.5	Acre			
			for _____ dollars		
			and _____ cents.	\$ _____	\$ _____
6b. Pre&Post	15.5	Acre			

Emergent

for \_\_\_\_\_ dollars  
and \_\_\_\_\_ cents. \$ \_\_\_\_\_ \$ \_\_\_\_\_

**TOTAL Amount Group 6 Creek ROW's & Retention Ponds per cycle** \$ \_\_\_\_\_

Group 7

**Barricades at Dead End Streets ROW**

<u>Bid Item</u>	<u>Approx. Quantity</u>	<u>Unit</u>	<u>Item Description and Written Unit Price</u>	<u>Unit Price</u>	<u>Subtotal per cycle</u>
-----------------	-------------------------	-------------	--	-------------------	---------------------------

7a Mowing	.082	Acre	for _____ dollars and _____ cents.	\$ _____	\$ _____
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**TOTAL Amount Group 7 Barricades at Dead End Streets ROW per cycle** \$ \_\_\_\_\_

Bid Group 1 \$ \_\_\_\_\_  
 Bid Group 2 \$ \_\_\_\_\_  
 Bid Group 3 \$ \_\_\_\_\_  
 Bid Group 4 \$ \_\_\_\_\_  
 Bid Group 5 \$ \_\_\_\_\_  
 Bid Group 6 \$ \_\_\_\_\_  
 Bid Group 7 \$ \_\_\_\_\_

TOTAL BID \$ \_\_\_\_\_  
 100% of Total Bid \$ \_\_\_\_\_

**\*Note: Bidder must include a cashier Check or Bid Bond, in the amount of 100% of the total bid.**

If this bid is accepted, the undersigned agrees to execute the Agreement and provide necessary bonds and insurance certification as per the Instructions to Bidders.

The undersigned certifies that the bid prices contained in the bid have been carefully checked and are submitted as correct and final. The Owner reserves the right not to award any or all groups. The Owner reserves the right to reject any or all bids and may waive any informalities or technicalities.

Respectfully Submitted,

\_\_\_\_\_  
Signature of Bidder

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Address

---

Title

---

Telephone

---

Name of Firm

---

Date

## Appendix A

## Anticipated Maintenance Schedule

### Group #1 Cemetery

1101 E 4th Street

Acreage: 93

*approximate number of cycles each month*

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
<b>1a. Mowing Maintenance</b>												
Mowing, Edging, Trimming		1	1	2	2	1	1	1	1	1	1	
<b>1b. Tree &amp; Shrub Maintenance</b>												
Trim Limbs, Shrubs, Groundcover, Crepe Myrtles											1	
<b>1c. Fertilization Maintenance</b>												
Pre and post Emergent Weed Control					1					1		
<b>1 d. Herbicide and Insecticide</b>												
Fire Ant Control				1				1				

*Debris Cleanup will be expected before mowing or trimming*

#### Maintenance Levels

This is an estimated occurrence of the number of annual occurrences of each maintenance cycle for mowing, trees and shrub pruning, fire ant control and pre and post emergent weed application.

- 1 a. The anticipated cutting height is 3". The mowing should not leave any wind rows. The grass should be cut in a neat & uniform manner with proper edging around concrete structures, headstones and monuments. All stones and monuments shall be free of grass clippings and debris. Contractor will not be permitted to mow within 12" of headstones, monuments and trees to avoid damages. Contractor shall be responsible for any damages done to headstones, memorials, plant material and other property during the maintenance operation. Contractor shall be responsible for replacement of all stones, memorial, plant material and other property destroyed by contractor. Red flagged areas are maintained by lot owners and are not to be serviced by contractor.
- 1 b. Tree and shrub maintenance - the contractor shall remove all the clippings from the trees & shrubs and dispose of them properly.
- 1 c. The pre and post emergent weed control shall be applied at the manufacture recommended rates.
- 1 d. The fire ant maintenance shall be applied at the manufacture recommended rates.

## City Of Taylor



City Cemetery

1101 East 4<sup>th</sup> St

Acres 93

### Anticipated Maintenance Schedule

**Group #2 Airport**

**303 Airport Road**

Acreage: 144

*approximate number of cycles each month*

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
<b>2a. Mowing Maintenance</b>												
Mowing, Edging, Trimming		1	1	1	1	1	1	1	1		1	

*Debris Cleanup will be expected before mowing or trimming cycle*

**Maintenance Levels**

This is an estimated occurrence of the number of annual occurrences of each maintenance cycle for mowing and trimming.

- 2 a. The anticipated cutting height is 3". The mowing should not leave any wind rows. The grass should be cut in a neat & uniform manner with proper edging around concrete structures, buildings, fencing and runway lighting. All tarmac shall be free of grass clippings and debris.  
 Contractor will not be permitted to mow within 12" of runway lighting. Contractor will be responsible for any damages to the lighting. Contractor will be responsible for replacement of any lighting damaged by Contractor.  
 Contractor shall check in with airport manager before gaining entry to airport site.  
 Contractor shall follow rules and regulations according to City Ordinance 96-29.  
 Contractor shall follow all FFA rules and regulations while on airport grounds.  
 Vehicles & mowers must have operating flashing strobes and are prohibited from short-cutting across runways and taxiways.

## City of Taylor



303 Airport Rd

Acres 144

**Anticipated Maintenance Schedule**

**Group #3 PARKS**

**5 Locations TRPSC, Murphy, Bull Branch, Robinson, Doak Ballfields**

Acreage: 109.5

*approximate number of cycles each month*

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
<b>3a. Mowing Maintenance</b>												
Mowing, Edging, Trimming	1	2	2	3	4	4	4	2	2	2	1	1
<b>3b. Tree &amp; Shrub Maintenance</b>												
Trim Limbs, Shrubs, Groundcover, Crepe Myrtles			1			1		1		1		1
<b>3c. Fertilization Maintenance</b>												
Fertilization, Weed control, Insect control			1			1		1		1		1
<b>3d. Mulch</b>												
Mulching Bed			1			1		1		1		1

*Debris Cleanup will be expected before mowing or trimming cycle*

**Maintenance Levels**

This is an estimated occurrence of the number of annual occurrences of each maintenance cycle for mowing trees & shrubs, pruning and fertilization.

- 3 a. The anticipated cutting height is 3". The mowing should not leave any wind rows. The grass should be cut in a neat & uniform manner with proper edging around concrete structures.
- 3 b. Tree and shrub maintenance - the contractor shall remove all the clippings from the trees & shrubs and dispose of them properly.
- 3 c. The fertilization and herbicide maintenance shall be applied at the manufacture recommended rates. This includes control of pre & post emergent herbicides, Dallisgrass control and disease & fireant control.
- 3 d. Mulching of all beds on sites. Mulch should consist of native hardwood

# TRPSC

210 Carlos Parker Blvd.  
22.5 Acres



Google earth

© 2016 Google

897

95

32.

Big Sun Fall  
1000 ft

**Murphy Park**  
1600 Veteran's Drive  
34 Acres



# Bull Branch Park

2200 N. Lynn  
21.5 Acres



Google earth

© 2016 Google

Dellinger St

Sunny Ln

Marshall Ln

Possum Trail

Davis St

Drake Ln

N Lynn St

500 ft



**Robinson Park**  
206 S. Dolan Ave  
18.5 Acres



Google earth



500 ft

# Doak St. Fields

501 S. Doak St.  
6.5 Acres



Google earth

300 ft



**Anticipated Maintenance Schedule**

**Group #3A Trails**

**5 Locations Burkett St, Bull Branch North, Bull Branch South, Robinson North, Hwy 79 Trail Ext**

Acreage: 41.4

*approximate number of cycles each month*

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
<b>3a. Mowing Maintenance</b>												
Mowing, Edging, Trimming	1	2	3	4	4	4	3	3	3	2	2	1

*Debris Cleanup will be expected before mowing or trimming cycle*

**Maintenance Levels**

This is an estimated occurrence of the number of annual occurrences of each maintenance cycle for mowing trees & shrubs, pruning and fertilization.

3A-3a. The anticipated cutting height is 3". The mowing should not leave any wind rows. The grass should be cut in a neat and uniform manner with proper edging around concrete structures. Trimming should occur around trees, trails and signage.



### Burkett St Trail

Main St southeast to 5th St.  
11 acres

© 2010 Google

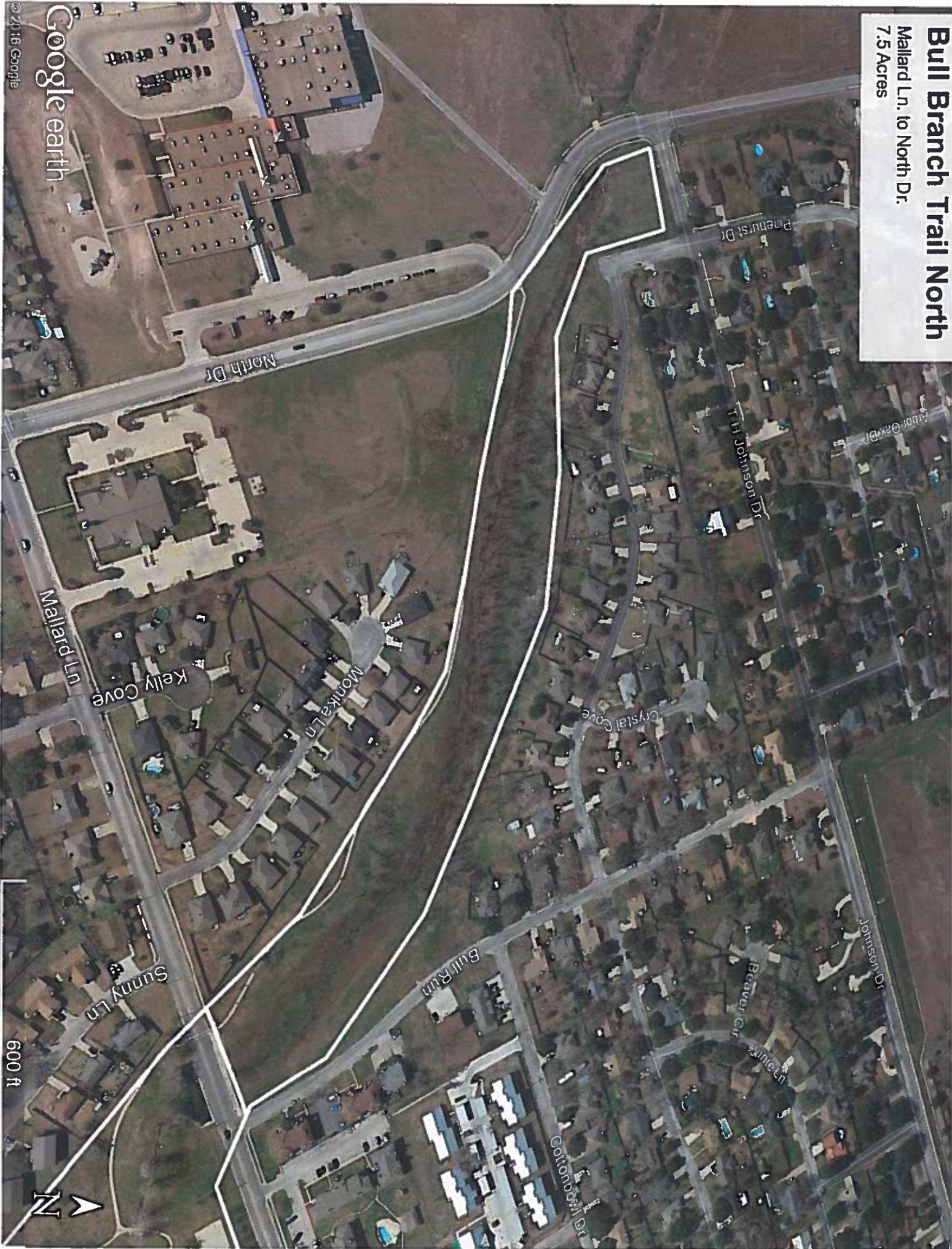
google earth

1000 ft



# Bull Branch Trail North

Mallard Ln. to North Dr.  
7.5 Acres



Google earth

@ 2016 Google



**Bull Branch Trail South**  
**Lynn and Davis St.**  
**18 Acres**

800 ft



**Robinson Park North**  
112 N. Dolan Ave  
3.4 Acres



Google earth

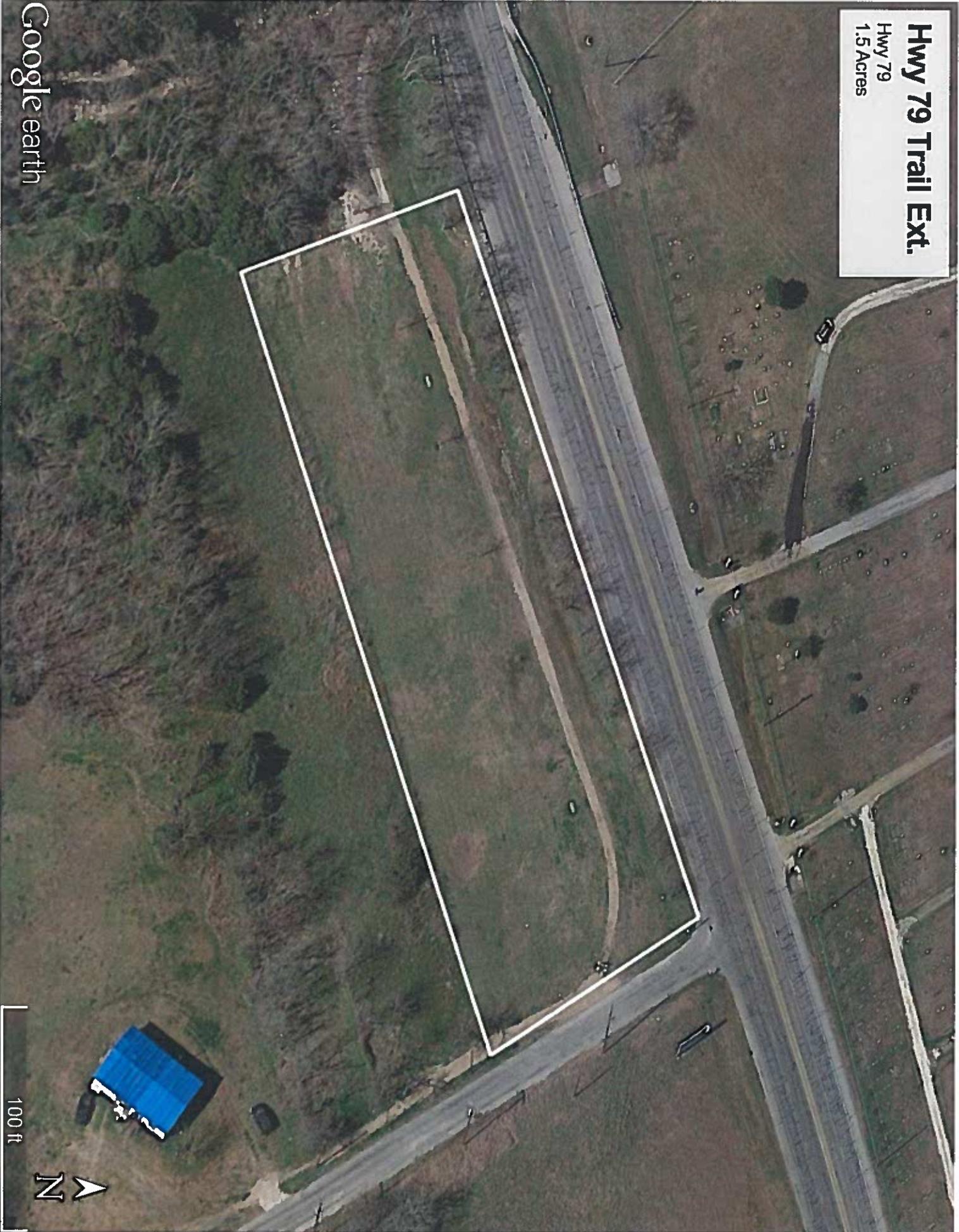
112



200 ft

**Hwy 79 Trail Ext.**

Hwy 79  
1.5 Acres



Google earth

100 ft



**Anticipated Maintenance Schedule**

**Group #3B Pocket Parks**

**3 Locations West End, Gano Courts, Jason**

Acreeage: .83

*approximate number of cycles each month*

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
<b>3B-3a. Mowing Maintenance</b>												
Mowing, Edging, Trimming	4	4	4	4	4	4	4	4	4	4	4	4
<b>3B-3b. Tree &amp; Shrub Maintenance</b>												
Trim Limbs, Shrubs, Groundcover, Crepe Myrtles		1										
<b>3B-3c. Herbicide and Insecticide</b>												
Fire Ant treatment			1									

*Debris Cleanup will be expected before mowing or trimming cycle*

**Maintenance Levels**

This is an estimated occurrence of the number of annual occurrences of each maintenance cycle for mowing trees & shrubs, pruning and fertilization.

- 3 a. The anticipated cutting height is 3". The mowing should not leave any wind rows. The grass should be cut in a neat & uniform manner with proper edging around concrete structures.
- 3 b. Tree and shrub maintenance - the contractor shall remove all the clippings from the trees & shrubs and dispose of them properly. Trees should be maintained at an 8 foot canopy
- 3 c. Fire ant treatment should be applied according to manufacture recommended rates.

**West End**  
1301 W. 4th St.  
.5 Acres



W 4th St

Google earth  
©2016 Google

1000 ft  
N

**Gano St. Courts**  
604 Gano St.  
.25 Acres



Google earth

100 ft



**Jason Park**  
Jason Dr.  
.16 Acres



### Anticipated Maintenance Schedule

**Group #3C Specialty Parks**

**2 Locations Heritage Sq, Murphy Aquatic**

Acreage: 1.85

*approximate number of cycles each month*

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
<b>3C-3a. Mowing Maintenance</b>												
Mowing, Edging, Trimming	3	3	3	6	12	12	12	12	6	6	3	3
<b>3C-3b. Tree &amp; Shrub Maintenance</b>												
Trim Limbs, Shrubs, Groundcover, Crepe Myrtles	0	2	1	2	2	1	1	2	2	0	1	0
<b>3C-3c. Fertilization Maintenance</b>												
Fertilization, Weed control	0	0	2	10	2	0	0	10	4	0	0	0
<b>3C-3d. Mulch</b>												
Mulching Bed			1	5	1			5	2			

*Debris Cleanup will be expected before mowing or trimming cycle*

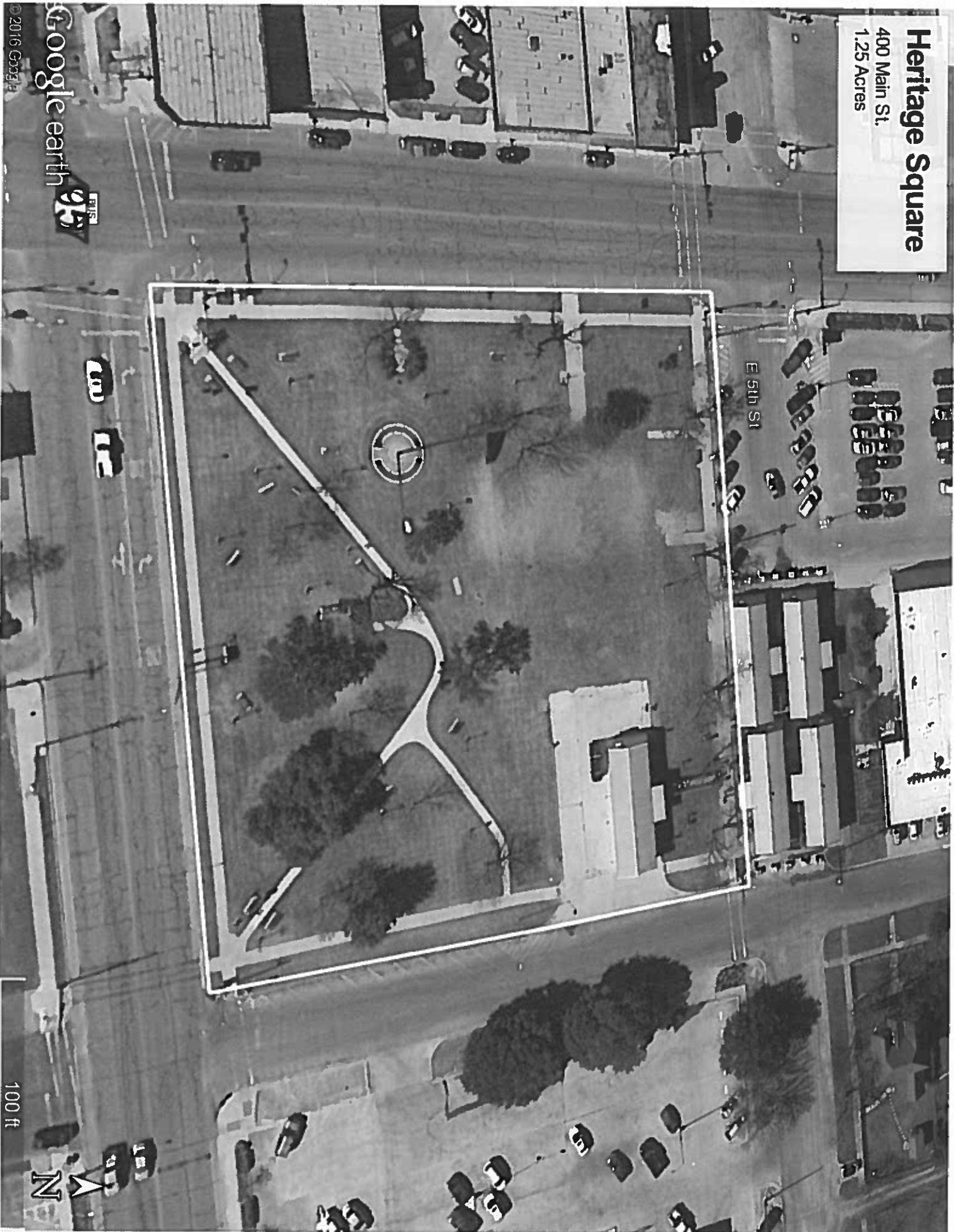
**Maintenance Levels**

This is an estimated occurrence of the number of annual occurrences of each maintenance cycle for mow trees & shrubs, pruning and fertilization.

- 3 a. The anticipated cutting height is 3". The mowing should not leave any wind rows. The grass should be cut in a neat & uniform manner with proper edging around concrete structures.
- 3 b. Tree and shrub maintenance - the contractor shall remove all the clippings from the trees & shrubs ; dispose of them properly.
- 3 c. The fertilization and herbicide maintenance shall be applied at the manufacture recommended rates This includes control of pre & post emergent herbicides, Dallisgrass control and disease & fireant co
- 3 d. Mulching of all beds on sites. Mulch should consist of native hardwood

# Heritage Square

400 Main St.  
1.25 Acres



Google earth

© 2016 Google

100 ft

# Murphy Park Aquatic Center

1600 Veteran's Dr.  
.3 Acres



Google earth

© 2016 Google

100 ft



## Anticipated Maintenance Schedule

### Group #4 MISCELLANEOUS LOCATIONS

#### 14 Locations

Acreage: 42.28

*approximate number of cycles each month*

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
<b>4A Community Gardens</b>												
<b>4A-4a. Mowing Maintenance</b>												
Mowing, Edging, Trimming		1	1	1	1	1		1	1		1	
<b>4B Welcome to Taylor Entrance Signs</b>												
<b>4B-4a. Mowing Maintenance</b>												
Mowing, Edging, Trimming		2	2	2	2	2		2	2		2	
<b>4C Tree Planter West 79 Loop</b>												
<b>4C-4a. Mowing Maintenance</b>												
Mowing, Edging, Trimming		2	2	2	2	2	2	2	2	2		
<b>4C-4b. Tree &amp; Shrub Maintenance</b>												
Trim Limbs, Shrubs											1	
<b>4C-4c. Irrigation System Check</b>												
Visual Irrigation System Check		1	1	1	1	1	1	1	1	1	1	
Quarterly Irrigation System Check			1			1			1			1
<b>4D Streetscapes</b>												
<b>4D-4a. Mowing Maintenance</b>												
Weed Pulling	1	1	2	2	2	2	2	2	2	2	1	1
<b>4D-4b. Tree &amp; Shrub Maintenance</b>												
Trim Trees and shrubs			1				1		1			
Trim Groundcover		1				1				1		
Bed Weed Control		1			1				1			
Bed Pre Emergent				1				1				
Trim limbs - canopy of 8'											1	
<b>4D-4c. Fertilization Maintenance</b>												
Pre and Post Emergent Weed Control				1				1				
<b>4D-4d. Herbicide and Insecticide</b>												
Fire ant control				1				1				
<b>4D-4e. Irrigation System Check</b>												
Visual Irrigation System Check	1	1	1	1	1	1	1	1	1	1	1	1
Quarterly Irrigation System Check			1			1			1			1
<b>4D-4f. Mulch</b>												
Mulch beds		1										

<b>4E 2nd Street</b>												
<b>4E-4a. Mowing Maintenance</b>												
Mowing, Edging, Trimming			2	2	2	2	2	2	2	2	2	2
<b>4E-4b. Pre &amp; Post Emergent</b>												
Pre and Post Emergent Weed Control				1					1			
<b>4F City Properties</b>												
<b>4F-4a. Mowing Maintenance</b>												
Mowing, Edging, Trimming	1	1	2	4	4	4	4	4	4	4	1	1
<b>4F-4b. Tree &amp; Shrub Maintenance</b>												
Trim trees and shrubs		1	1	1	1	1	1	1	1			
Trim Groundcover	1	1	1	1	1	1	1	1	1	1	1	1
Bed Weed Control		1			1				1			
Bed Pre Emergent				1				1				
Trim Crepe Myrtles		1										
Trim limbs - canopy of 8'											1	
<b>4F-4c. General Clean Up</b>												
Debris Cleanup: Turf, Sidewalks	1	1	2	4	4	4	4	4	4	4	1	1
Debris Cleanup: Beds	1	1	2	4	4	4	4	4	4	4	1	1
<b>4F-4d. Application for Turf</b>												
Fertilization Trees, Shrubs				1					1			
Pre Emergent Weed Control				1					1			
Post Emergent Weed Control				1					1			
Insect & Disease Control			1								1	
<b>4F-4e. Fire Ant Control</b>												
Fire Ants				1					1			
<b>4F-4f. Fertilize</b>												
Fertilization of Shrubs, Trees		1										
<b>4F-4g. Mulch</b>												
Mulch flower and tree beds		1										
<b>4F-4h. Seasonal Color</b>												
Moody, Police Department, Annex, City Hall			1							1		
<b>4F-4i. Leaf Removal</b>												
Leaf Removal and disposal			1							1		

*Debris Cleanup will be expected before mowing or trimming cycle*

**Maintenance Levels**

This is an estimated occurrence of the number of annual occurrences of each maintenance cycle for mowing trees & shrubs, pruning and fertilization.

4A -4 a. The anticipated cutting height is 3". The mowing should not leave any wind rows. The grass should be cut in a neat & uniform manner with proper edging around concrete structures.

4B -4 a. The anticipated cutting height is 3". The mowing should not leave any wind rows. The grass should

should be cut in a neat & uniform manner with proper edging around concrete structures.

- 4C-4 a. The anticipated cutting height is 3". The mowing should not leave any wind rows. The grass should be cut in a neat & uniform manner with proper edging around concrete structures.
- 4C-4 b. Tree and shrub maintenance - the contractor shall remove all the clippings from the trees & shrubs and dispose of them properly.
- 4C-4 c. The fertilization and herbicide maintenance shall be applied at the manufacture recommended rates. This includes control of pre & post emergent herbicides and disease & fireant control.
  
- 4D-4 a. The anticipated cutting height is 3". The mowing should not leave any wind rows. The grass should be cut in a neat & uniform manner with proper edging around concrete structures.
- 4D-4 b. Tree and shrub maintenance - the contractor shall remove all the clippings from the trees & shrubs and dispose of them properly.
- 4D-4 c. The fertilization and herbicide maintenance shall be applied at the manufacture recommended rates. This includes control of pre & post emergent herbicides and disease & fireant control.
- 4D-4 d. Fire ant control  
The application of fire ant control shall be applied at the manufacture recommended rates.
- 4D-4 e. Visual irrigation checks
- 4D-4 f. Mulching of all beds on sites. Mulch should consist of red cedar.
  
- 4E-4 a. The anticipated cutting height is 3". The mowing should not leave any wind rows. The grass should be cut in a neat & uniform manner with proper edging around concrete structures.
- 4E-4 b. Tree and shrub maintenance - the contractor shall remove all the clippings from the trees & shrubs and dispose of them properly.
  
- 4F-4 a. The anticipated cutting height is 3". The mowing should not leave any wind rows. The grass should be cut in a neat & uniform manner with proper edging around concrete structures.
- 4F-4 b. Tree and shrub maintenance - the contractor shall remove all the clippings from the trees & shrubs and dispose of them properly.
- 4F-4 c. Debris Clean up of grounds , sidewalks and beds of grass clippings and debris.
- 4F-4 d. The fertilization and herbicide maintenance shall be applied at the manufacture recommended rates. This includes control of pre & post emergent herbicides and disease & fireant control.
- 4F-4 e. Fire ant control  
The application of fire ant control shall be applied at the manufacture recommended rates.
- 4F-4 f. Fertilization of shrubs and trees  
The fertilization maintenance shall be applied at the manufacture recommended rates.
- 4F-4 g. Mulching of all beds on sites. Mulch should consist of red cedar.
- 4F-4 h. Seasonal Color shall be at the quantity of 4" annuals flats per changeout.
- 4F-4i. Leaf removal shall be performed at each location and disposed of properly

## City Of Taylor



Community Garden

Rio Grande & Doak St

Acres 0.24

## City Of Taylor



Community Garden

7<sup>th</sup> & Davis St

Acres 0.40

## City Of Taylor



Welcome to Taylor sign

North Main near Highland DR

Acres 0.02

## City Of Taylor



Welcome to Taylor

South Main near Potomac St

Acres 0.02

## City Of Taylor



Welcome to Taylor sign

West 2<sup>nd</sup> St near Debus St

Acres 0.02

## City Of Taylor

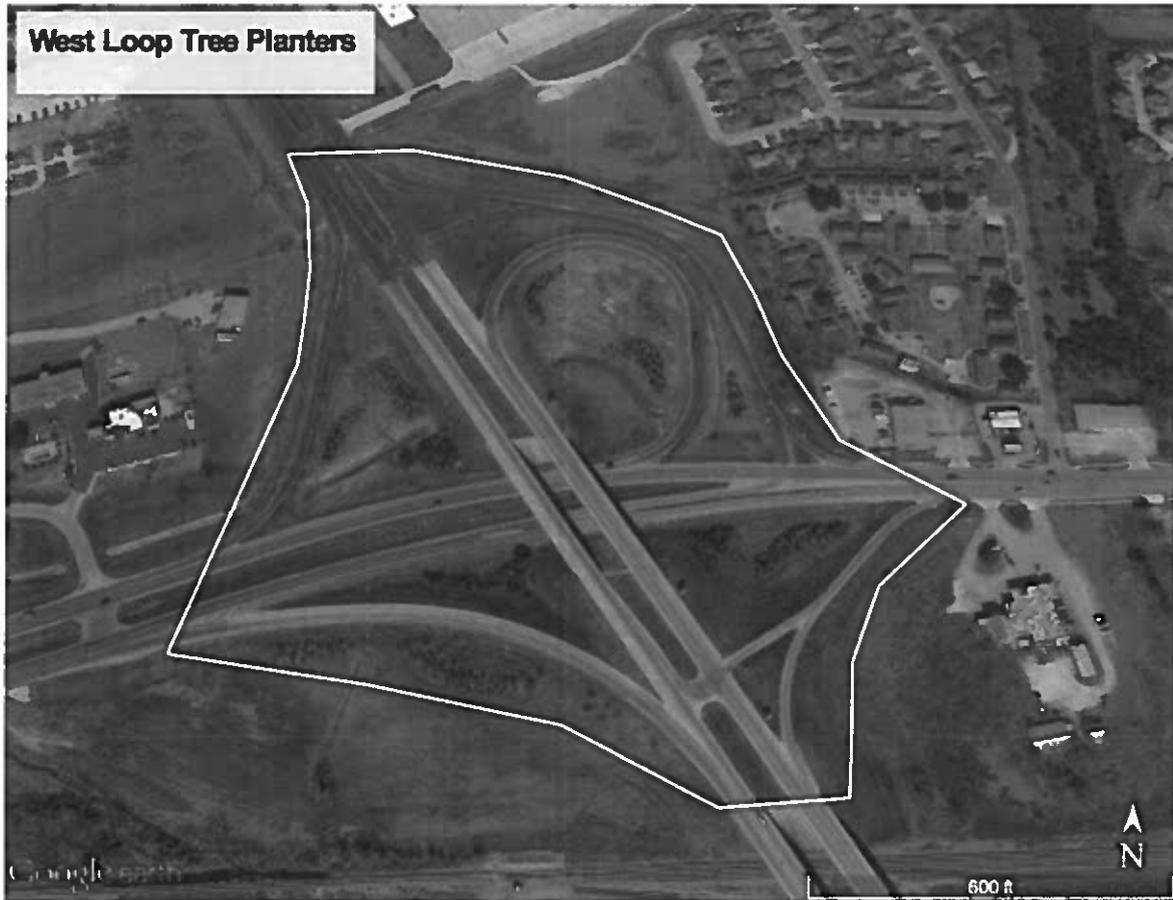


Welcome to Taylor sign

East 4<sup>th</sup> St East of Cemetery

Acres 0.02

## City Of Taylor



Tree planters

West Loop

Hwy 79 and Carlos G Parker BLVD

Acres 37

## City Of Taylor



Streetscapes

26 Downtown

From 2<sup>nd</sup> St to 6<sup>th</sup> St between Talbot St to Porter St

Acres 0.17

## City Of Taylor



West 2<sup>nd</sup> St

From Talbot to 230' past Debus Dr on both sides of West 2<sup>nd</sup>

Acres 1.30

## City Of Taylor

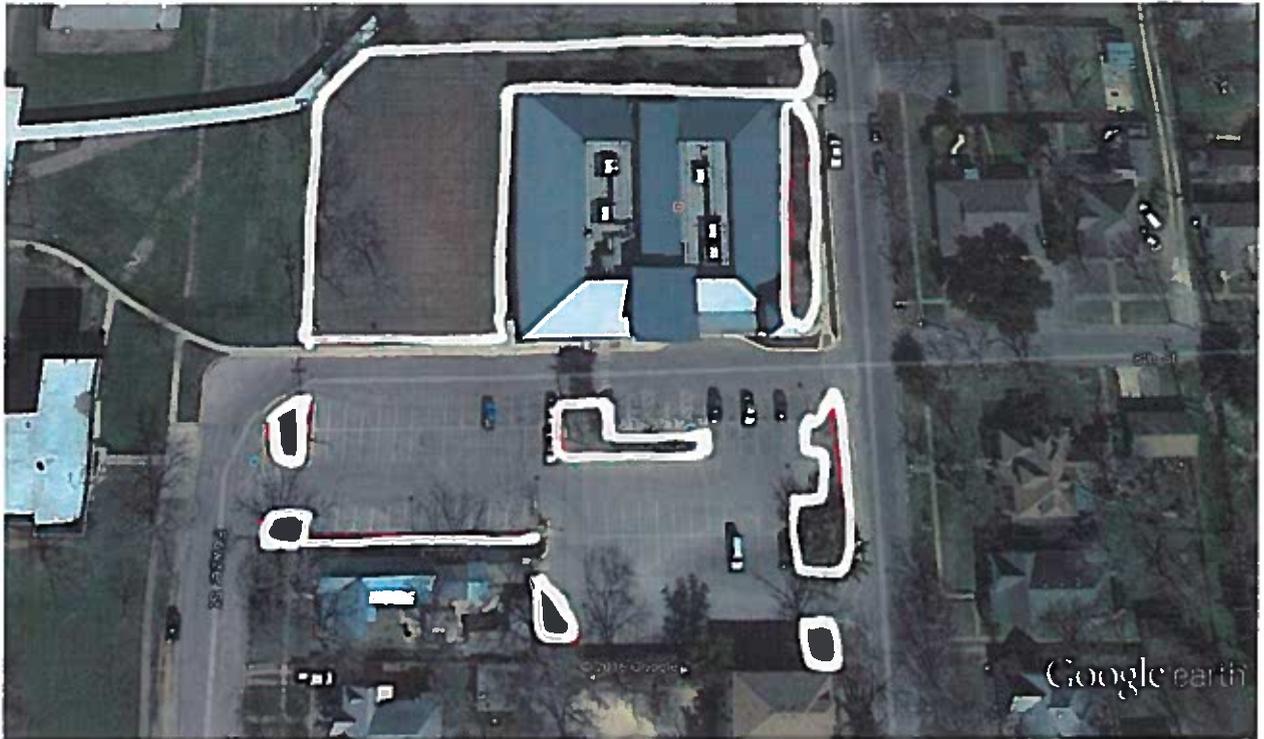


City Hall

400 Porter St

Acres 1.78

## City Of Taylor

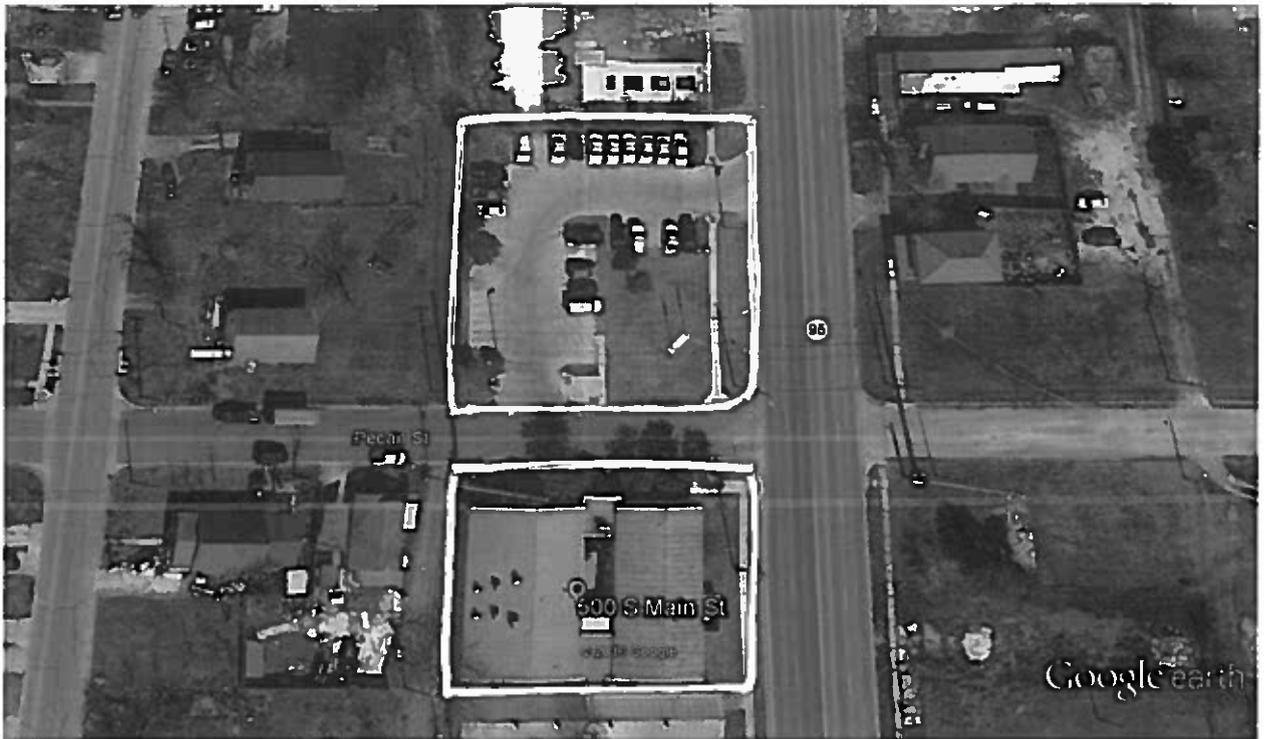


Library

801 Vance St

Acres 0.60

## City OF Taylor



Taylor PD

500 South Main

Acres 0.28

## City Of Taylor



Moody

114 West 9<sup>th</sup>

Acres 0.40

## City Of Taylor



Annex /Talbot

109 west 5<sup>th</sup> St

Acres 0.03



## City Of Taylor



Trustee Property

1019 W 2<sup>nd</sup> st

Near Victoria St

Acres 0.07

## City Of Taylor



Trustee Property

104 Royal St

Near Miller St

Acres 0.06

## City of Taylor



Trustee Property

107 North Robinson St

Near Center St

Acres 0.08

## City Of Taylor



Trustee Property

106 Tennessee St

Near Miller st

Acres 0.13

## City Of Taylor



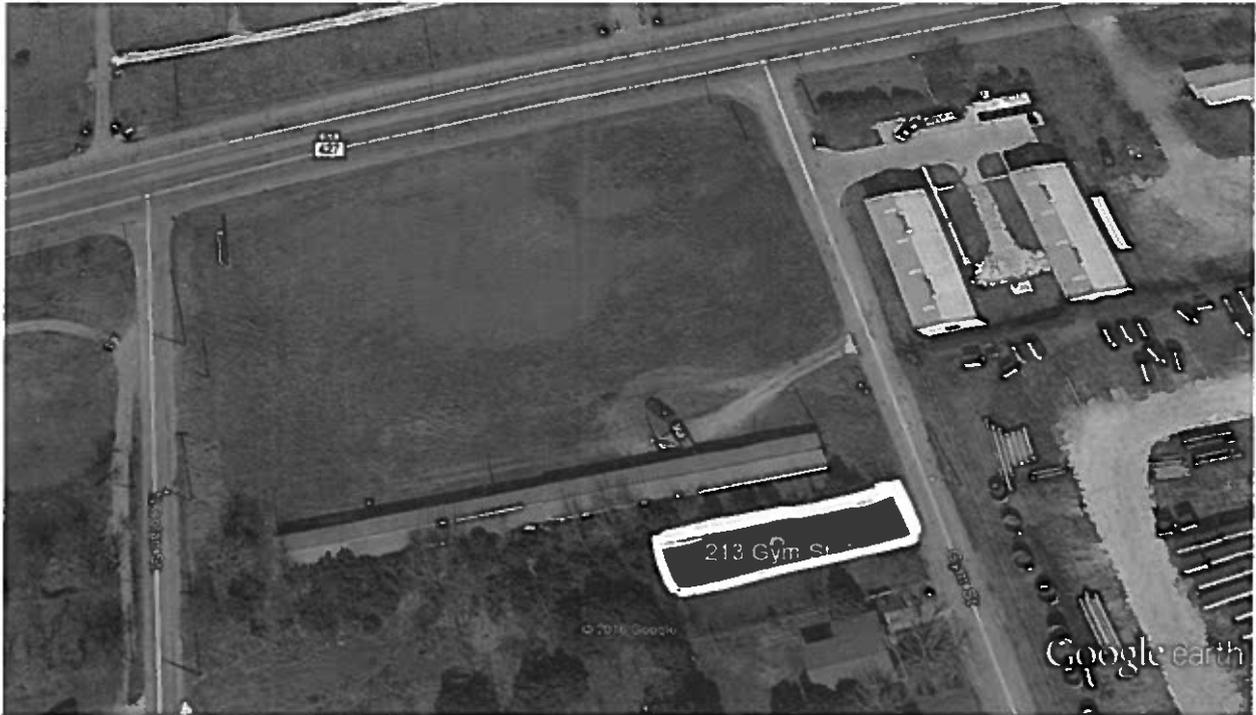
Trustee Property

109 West Mustang St

Near Sturgis St

Acres 0.10

## City Of Taylor



Trustee Property

213 Gym St

Near East 4th

Acres 0.19

## City Of Taylor



Trustee Property

309 Shaw St

Near East 3rd

Acres 0.22

## City Of Taylor



Trustee Property

301 West Rio Grande

Near Bland St

Acres 0.08

## City Of Taylor



Trustee Property

317 North Dolan St

Between East 4<sup>th</sup> and 3<sup>rd</sup> St

Acres 0.21

## City Of Taylor



Trustee Property

304 Oscar St

Near Frink St

Acres 0.17

## City Of Taylor



Trustee Property

510 Murphy

Near East 5<sup>th</sup> ST

Acres 0.11

## City Of Taylor



Trustee Property

512 Murphy St

Near East 5<sup>th</sup> St

Acres 0.65

## City Of Taylor



Trustee Property

505 Oak St

Near Gano St

Acres 0.14

## City of Taylor



Trustee Property

301 Gano St

Near Oak St

Acres 0.10

## City Of Taylor



Trustee Property

602 West Martin Luther King JR Blvd

Near South Doak ST

Acres 0.10

## City Of Taylor



Trustee Property

615 East Martin Luther King Jr Blvd

Acres 0.11

## City Of Taylor



Trustee Property

702 Burkett St

Near East 7<sup>th</sup> St

Acres 0.13

## City Of Taylor



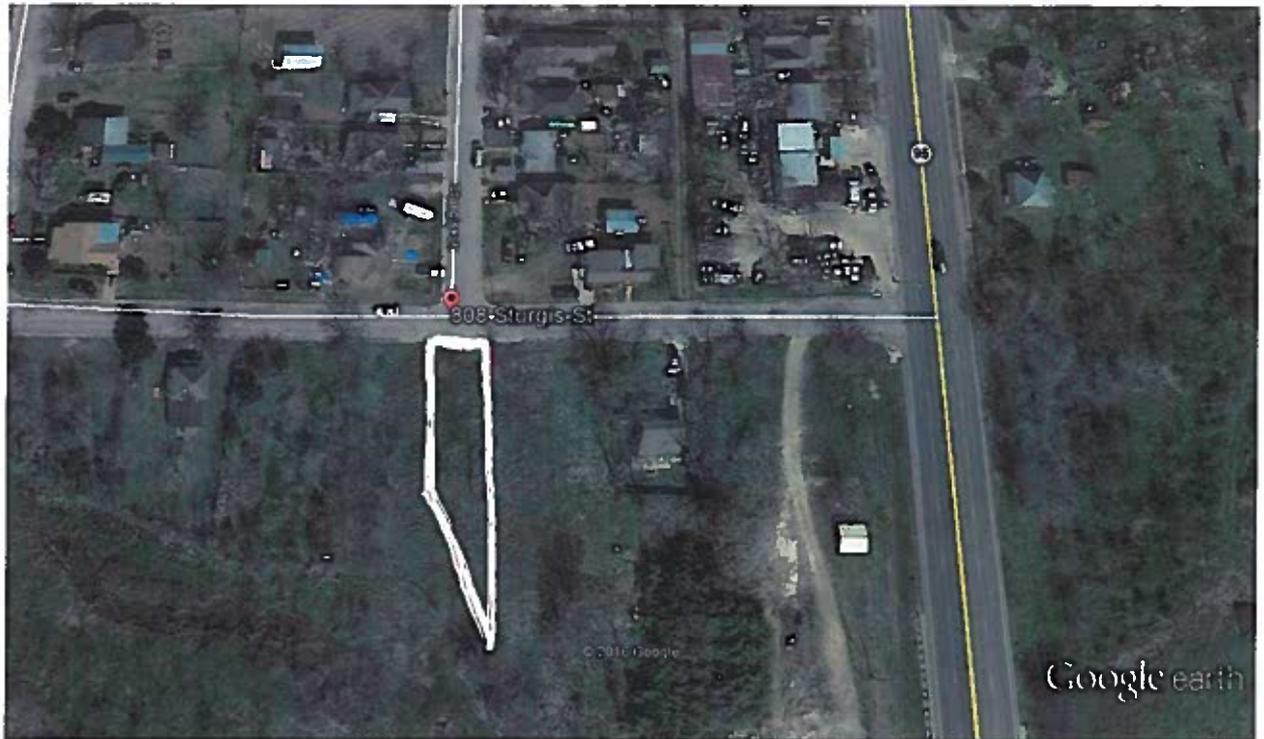
Trustee Property

808 Maple

Near West Rio Grande St

Acres 0.25

## City Of Taylor



Trustee Property

808 Sturgis St

Near South of Mustang St

Acres 0.28

## City Of Taylor



Trustee Property

603 East 5<sup>th</sup>

Near Murphy St

Acres 0.10

**Anticipated Maintenance Schedule**

**Group #6 CREEK ROW & RETENTION PONDS**  
**11 Creek ROW Locations & 3 Retention Ponds**

Acreage: 15.5

*approximate number of cycles each month*

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
<b>6a. Mowing Maintenance</b>												
Mowing, Edging, Trimming		1	1	1	1	1		1	1		1	
<b>6b. Pre and Post Emergent Weed Control</b>												
		1	1	1	1	1		1	1		1	

*Debris Cleanup will be expected before mowing or trimming cycle*

**Maintenance Levels**

This is an estimated occurrence of the number of annual occurrences of each maintenance cycle for mowing pre and post emergent.

- 6 a. The anticipated cutting height is 3". The mowing should not leave any wind rows. The grass should be cut in a neat & uniform manner with proper edging around concrete structures.
- 6 b. The pre and post emergent weed control shall be applied at the manufacture recommended rates. at the following areas only.
  - Holly Spring-channel lock only
  - 2nd & Vernon creek near Burrow Cabinets-channel lock only
  - Timbercrest-concrete,rock area only

## City Of Taylor



Commercial Dr - Drainage/Row

Commercial Dr to Dahlberg Blvd to the back of McDonalds

Acres 1.85

## City Of Taylor



Edmond St-Drainage/ROW

Edmond from 2<sup>nd</sup> to 7<sup>th</sup> West side of Edmond St

Acres 0.06

## City Of Taylor



First St – Drainage /Row

First St North of Rail Road Tracks

From Vernon St to Drainage Channel West of Travis St

Acres 1.60

## City Of Taylor

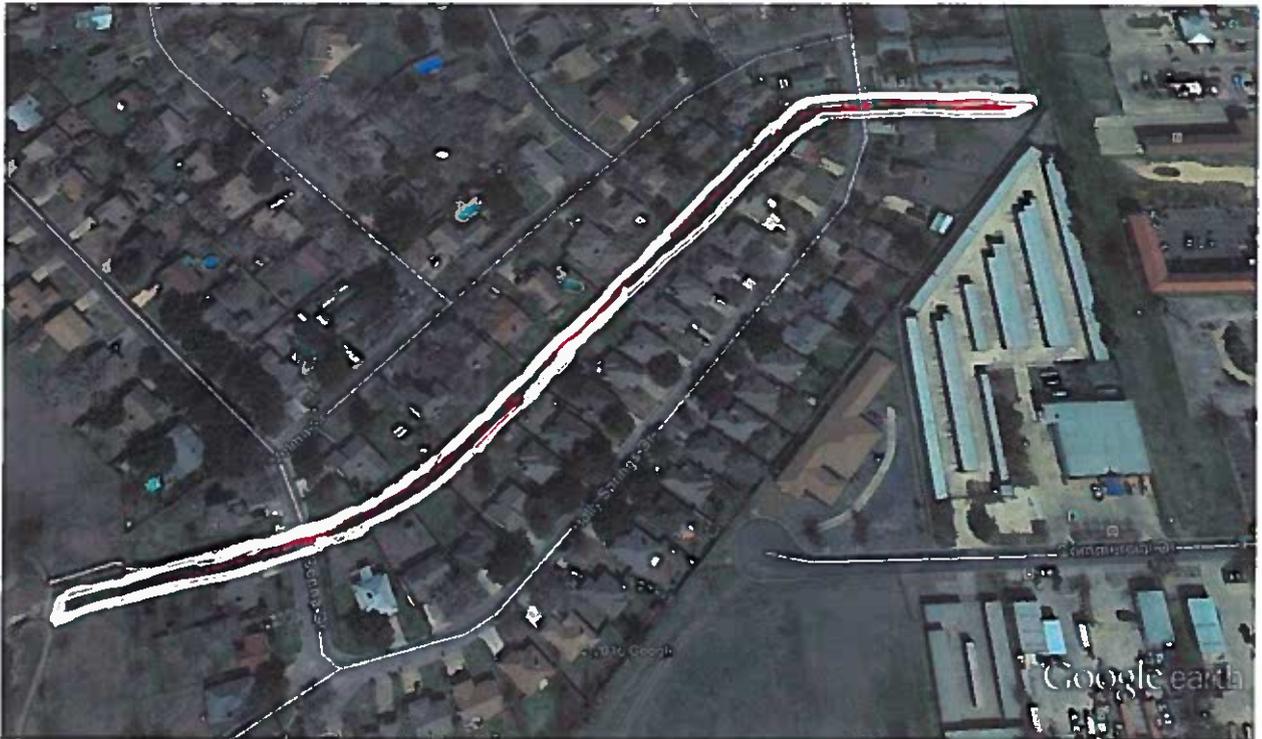


First St – Drainage/ROW

First St North of Rail Road Tracks from Park St to Vernon

Acres 2.65

## City Of Taylor



Holly Springs-Drainage/ROW

Holly Springs from North Lynn Hike and Bike to Creek behind Taco Bell

Acres 0.50

## City Of Taylor



Pinehurst- Drainage/Row

From TH Johnson Dr to Loop

Acres 1.60

## City of Taylor



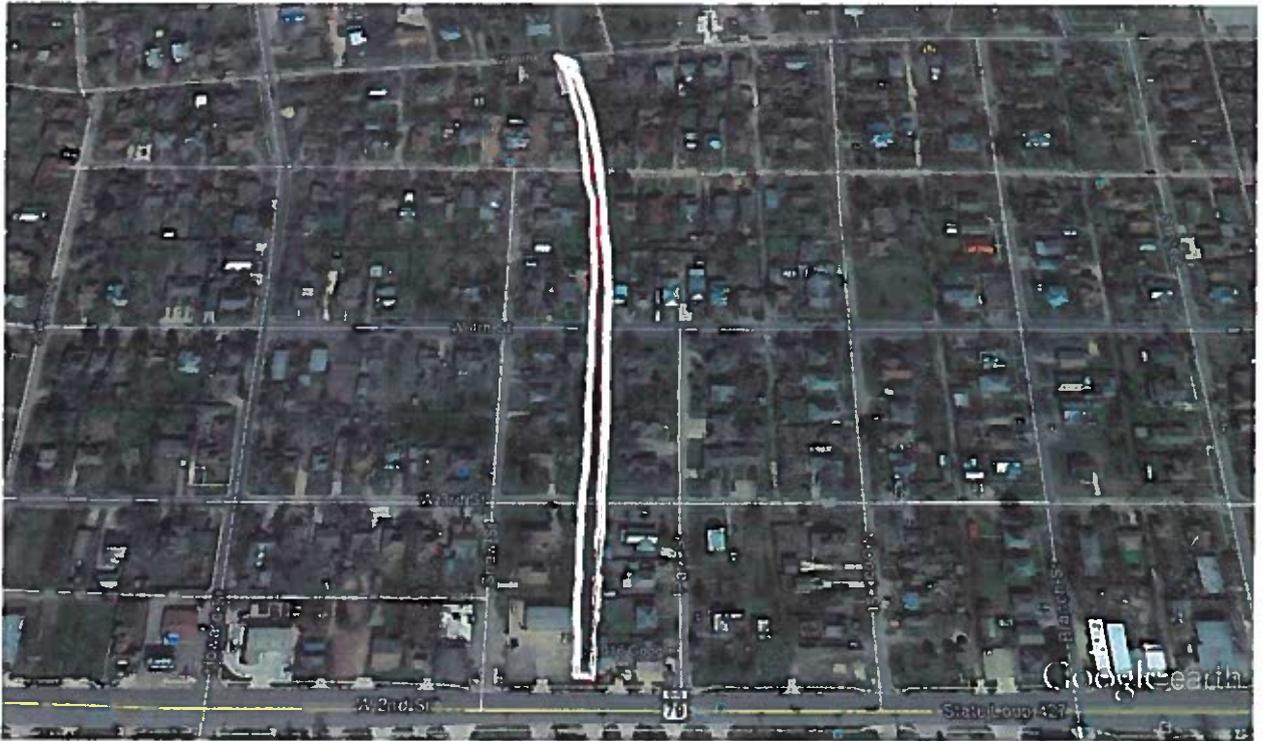
2<sup>nd</sup> St – Drainage/ROW

Creek next to Burrow Cabinets

Location 2<sup>nd</sup> and Vernon St to the Rail Road tracks

Acres 0.29

## City Of Taylor



Shaw-Drainage/ROW

From 2<sup>nd</sup> to 6<sup>th</sup> between Shaw St and Park St

Acres 0.84

## City Of Taylor

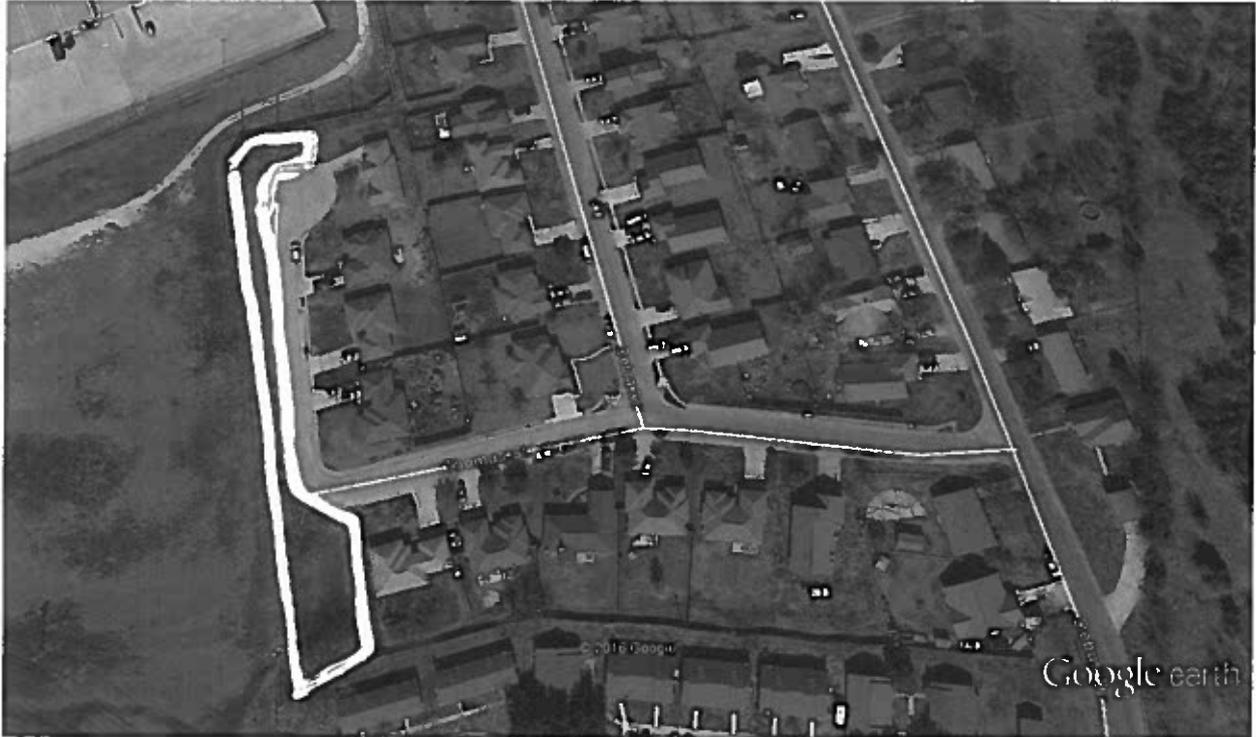


2nd St Drainage/ROW

Creek between Luxury Inn & Taylor Meat runs from West 2<sup>nd</sup> to Rail Road Tracks

Acres 1.18

## City Of Taylor

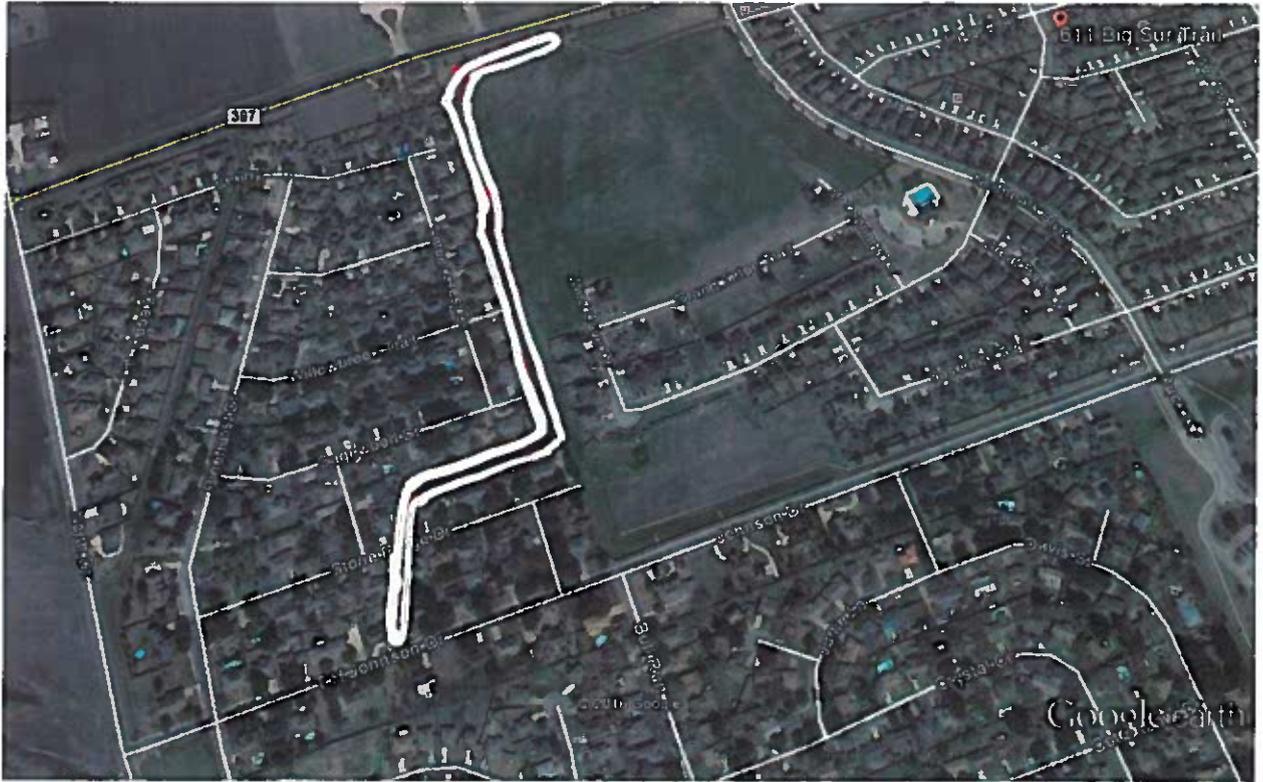


Thomas-Drainge/ROW

Thomas St near Debra st

Acres 0.30

## City of Taylor



### Timber Crest- Drainage/ROW

Drainage Starts at Carlos G Parker and runs parallel to Timber Crest Dr and Stops at TH Johnson Dr

Acres 2.00

## City Of Taylor



Oak Lawn-Retention Pond

Acres 0.50

## City Of Taylor



Jason Dr-Retention Pond

Acres 1.35

## City Of Taylor



Meadow Ln-Retention Pond

Acres 0.75

**Anticipated Maintenance Schedule**

**Group #7 BARRICADES AT DEAD END STREET ROW**

**12 Total**

Acreage: .012

*approximate number of cycles each month*

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
<b>7a. Mowing Maintenance</b>												
Mowing, Edging, Trimming		1	1	1	1	1		1	1		1	

*Debris Cleanup will be expected before mowing or trimming cycle*

**Maintenance Levels**

This is an estimated occurrence of the number of annual occurrences of each maintenance cycle for mowing.

- 7 a. The anticipated cutting height is 3". The mowing should not leave any wind rows. The grass should be cut in a neat & uniform manner with proper edging around concrete structures.

## City Of Taylor



Cherrylawn Dr

Dead End near Pinelawn Dr

Acres 0.01

## City Of Taylor



Mockingbird Ln

Dead End near Crestview st

Acres 0.01

## City Of Taylor



North Robinson St

Dead End near East 3<sup>rd</sup> st

Acres 0.01

## City Of Taylor



Oaklawn Dr

Dead End near Greenlawn St

Acres 0.01

## City Of Taylor



Oaklawn Dr

Dead End near Tyler Ln

Acres 0.01

## City Of Taylor



Pinehurst Dr

Dead End near Crystal Cir

Acres 0.01

## City Of Taylor



Pinelawn Ln

Dead End near Cherrylawn Dr

Acres 0.01

## City Of Taylor



Sherry Dr

Dead End near Timber Crest Dr

Acres 0.01

## City Of Taylor

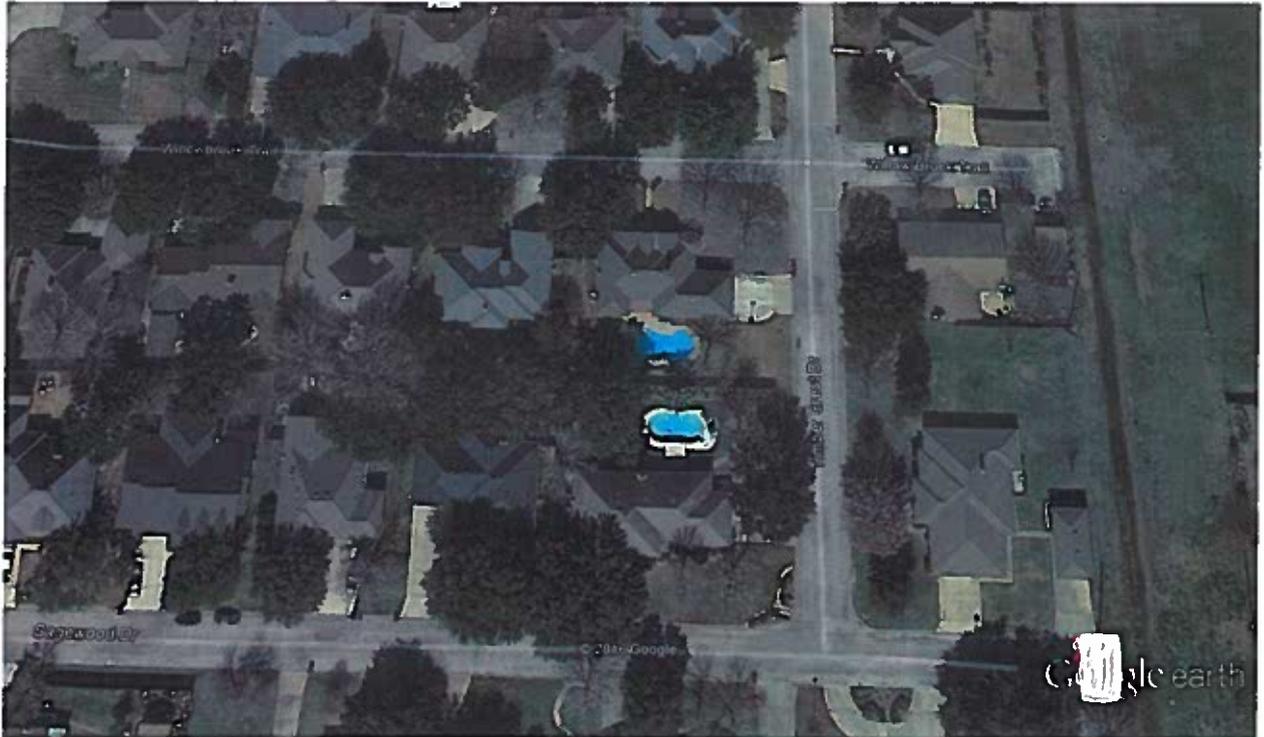


Stone Ridge Dr

Dead End near Timbercrest Dr

Acres 0.01

## City Of Taylor



Sagewood Dr

Dead End near Timbercrest Dr

Acres 0.01

## City Of Taylor



Willowbrook Trail

Dead end near Timbercrest Dr

Acres 0.01

## City Of Taylor



Murphy St

Dead End near East 3<sup>rd</sup> st

Acres 0.01

**Appendix B**

Being first duly sworn on oath deposes and says that the Bidder on the above proposal is organized as indicated below and that all statements herein made on behalf of such Bidder and that this deponent is authorized to make them, and also deposes and says that he has examined and carefully prepared their bid proposal from the Contract Exhibits and Specifications and has checked the same in detail before submitting this proposal or bid; that the statements contained herein are true and correct.

Signature of Bidder authorizes the City of Taylor to verify references of business and credit at its option.

Signature all also be acknowledged before a Notary Public or other person authorized by law to execute such acknowledgments.

Dated

Seal (if Organization)	By	Organization Name
		Authorized Signature
		Address _____
		Telephone

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

In the state of \_\_\_\_\_ . Notary Public  
My Commission Expires \_\_\_\_\_

**(Fill Out Applicable Paragraph Below)** \_\_\_\_\_

(a) Corporation \_\_\_\_\_

The Bidder is a corporation, which operates under the legal name of

And is organized under the existing laws of the State of

The full names of its officers are:

President \_\_\_\_\_

Secretary \_\_\_\_\_

Treasurer \_\_\_\_\_

The corporation does have a corporate seal. (In the event that this bid is executed by a person other than the President, attach hereto a certified copy of that section of Corporate By-Laws or other authorization by the Corporation which permits the person to execute the offer for the corporation.)

(b) Partnership

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Appendix B

This partnership does business under the legal name of \_\_\_\_\_ which name is registered with the office of \_\_\_\_\_ in the county of \_\_\_\_\_ in the state of \_\_\_\_\_.

(c) Sole Proprietor

The Bidder is a Sole Proprietor whose full name is \_\_\_\_\_ .  
If the Bidder is operating under a trade name said trade name is \_\_\_\_\_ which name is registered with the office of \_\_\_\_\_ in the county of \_\_\_\_\_ .  
\_\_\_\_\_ in the state of \_\_\_\_\_ .

Signed

\_\_\_\_\_

**BIDDER REFERENCES**

Bidder Name:

	<u>NAME</u>	<u>ADDRESS</u>	<u>CONTACT PERSON &amp; PHONE #</u>
1 .			
2 .			
3 .			
4 .			

State the number of years in this business \_\_\_\_\_.

State the number of current personnel on staff trained in the operation of the equipment required in

## DISQUALIFICATION OF CERTAIN BIDDERS

### PERSONS AND ENTITIES SUBJECT TO DISQUALIFICATION

No person or business entity shall be awarded a contract or subcontract, for a stated period of time, how long? from the date of conviction or entry of a plea or admission of guilt, if the person or business entity,

- (A) has been convicted of an act committed, within the State of Texas or any state within the United States, of bribery or attempting to bribe an officer or employee in the State of Texas, or any State in the United States in that officer's or employee's official capacity;
- (B) has been convicted of an act committed, within the State of Texas or any state within the United States, of bid rigging or attempting to rig bids as defined in the Sherman Anti-Trust Act and Clayton Act 15 U.S.C.;
- (C) has been convicted of bid rigging or attempting to rig bids under the laws of the State of Texas, or any state in the United States;
- (D) has been convicted of bid rotating or attempting to rotate bids under the laws of the State of Texas, or any state in the United States;
- (E) has been convicted of an act committed, within the State of Texas or any state in the United States, of price-fixing or attempting to fix prices as defined by the Sherman Anti-Trust Act and Clayton Act 15 U.S.C. Sec. 1 et seq.;
- (F) has been convicted of price-fixing or attempting to fix prices under the laws of the State of Texas, or any state in the United States;
- (G) has been convicted of defrauding or attempting to defraud any unit of state or local government or school district within the State of Texas or in any state in the United States;
- (H) has made an admission of guilt of such conduct as set forth in subsection (A) through (F) above which admission is a matter of record, whether or not such person or business entity was subject to prosecution for the offense or offenses admitted to;
- (I) has entered a plea of nolo contendere to charges of bribery, price fixing, bid rigging, bid rotating, or fraud; as set forth in subparagraphs (A) through (F) above.

Business entity, as used herein, means a corporation, partnership, limited liability company trust, association, unincorporated business or individually owned business.

By signing this document, the bidder hereby certifies that they are not barred from bidding on this contract as a result of a violation of either Section 33E-3 or 33E-4 of the Texas Criminal Code of 1961, as amended.

---

(Signature of Offeror if the Offeror is an Individual)  
 (Signature of Partner if the Offeror is a Partnership)  
 (Signature of Officer if the Offeror is a Corporation)

The above statements must be subscribed a sworn to before a notary public.

Subscribed and Sworn to this \_\_\_\_ day of \_\_\_\_\_, 2016

---

Notary Public

*Failure to complete and return this form may be considered sufficient reason for rejection of the proposal.*

**ANTI-COLLUSION AFFIDAVIT AND CONTRACTOR'S CERTIFICATION**

\_\_\_\_\_, being first duly sworn, deposes and says that he/she is \_\_\_\_\_ of \_\_\_\_\_ (Partner, Officer, Owner, Etc.) (Contractor

The party making the foregoing proposal or bid, that such bid is genuine and not collusive, or sham; that said bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference with any person; to fix the bid price element of said bid, or of that of any other bidder, or to secure any advantage against any other bidder or any person interested in the proposed contract.

The undersigned certifies that he/she is not barred from bidding on this contract as a result of a conviction for the violation of State laws prohibiting bid-rigging or bid-rotating.

\_\_\_\_\_

(Name of Bidder if the Bidder is an Individual)  
(Name of Partner if the Bidder is a Partnership) (Name of Officer if the Bidder is a Corporation)The above statements must be subscribed\_a sworn to before a notary public.

Subscribed and Sworn to this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Notary Public

*Failure to complete and return this form may be considered sufficient reason for rejection of the bid.*

**CONFLICT OF INTEREST**

\_\_\_\_\_, hereby certifies that it has conducted an investigation into whether an actual or potential conflict of interest exists between the bidder, its owners and employees and any official or employee of a Municipality identified herein.

Bidder further certifies that it has disclosed any such actual or potential conflict of interest and acknowledges if bidder has not disclosed any actual or potential conflict of interest, the City of Taylor may disqualify the bid may void any award and acceptance that the Municipality has made.

\_\_\_\_\_  
(Name of Bidder if the Bidder is an Individual)  
(Name of Partner if the Bidder is a  
Partnership) (Name of Officer if the Bidder is  
a Corporation)

The above statements must be subscribed a sworn to before a notary public.

Subscribed and Sworn to this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Notary Public

**TAX COMPLIANCE AFFIDAVIT**

\_\_\_\_\_ , being first duly sworn, deposes and says  
that he/she is \_\_\_\_\_ of \_\_\_\_\_  
(Partner, Officer, Owner, Etc.) (Contractor

The individual or entity making the foregoing proposal or bid certifies that he is not barred from contracting with the City of Taylor because of any delinquency in the payment of any tax administered by the by the City. ( we don't have a Department of Revenue )unless the individual or entity is contesting the payment according to proper procedures. The individual or entity making the proposal or bid understands that making a false statement regarding delinquency in taxes may be a violation of law r and, in addition, voids the contract and may allow the City to recover all amounts paid to the individual or entity under the contract in civil action

\_\_\_\_\_  
(Name of Bidder if the Bidder is an Individual)  
(Name of Partner if the Bidder is a  
Partnership) (Name of Officer if the Bidder is  
a Corporation)The above statements must be  
subscribed a sworn to before a notary public.

Subscribed and Sworn to this \_\_\_\_\_ day of \_\_\_\_\_ , 20\_\_\_\_

Notary Public \_\_\_\_\_



***City Council Meeting  
January 12, 2017  
Agenda Item Transmittal***

**Agenda Item #:** 8  
**Agenda Title:** Discuss options for request from non profit (501c3) organizations to reduce or waive permit and building fees.  
**Council Action to be taken:** Receive report and consider fees  
**Initiating Department:** Development Services  
**Staff Contact:** Ashley Lumpkin, AICP, Development Services Director

**1. INTRODUCTION/PURPOSE**

Staff and Mayor Ancira recently met with representatives from the First Baptist Church who are requesting to waive development fees for a church development. This item is a result of that discussion to waive development fees for non profit organizations

**2. DESCRIPTION/ JUSTIFICATION**

Municipalities have the authority to waive building permit fees. Building permit fee waivers typically serve as an incentive provided for in an economic development agreement.

Overall, development fees include plat/site plans, building plan review, building permit and associated inspections, cost of the water meters, cost of the water/wastewater taps provided, and impact fees.

Building permit fees differ from impact fees, so this analysis includes City Council's potential to waive the sum of development fees. However, impact fees have specific legislative requirements and thus, require more discussion. Chapter 395 of the Local Government Code authorizes a city to impose impact fees to mitigate the impacts of the development on the municipality's ability to provide services. Waiving impact fees for affordable housing and school districts is specifically mentioned in Chapter 395.

While economic development projects often benefit from development fee waivers, they are not specifically allowed by Chapter 395. Economic development fee waivers are often provided for via an approved 380 agreement or cited in a city's ordinance. Currently neither the Water/Wastewater Impact Fee Ordinance (2011-36) nor the

Roadway Impact Fee Ordinance (2014-03) contain the specific language to allow for impact fee waivers. The City of Taylor currently provides development fee waivers through economic development agreements.

Staff can find no entity that provides a waiver of all development fees for religious institutions. In speaking to other cities and TML representatives on this subject, the main concerns cited were:

- If development fee waivers are granted for one church, the waivers should be applicable to all religious institutions. The other two recent church developments paid the full fees as charged. This could look like an endorsement for this particular group/religion.
- The proposed facility also includes a daycare and community center which could bring up fairness with other churches wanting to expand their non-member services.
- Waiver provisions could also impact non-profits or private entities wanting to have their fees waived. Currently, staff has received in informal request by an upcoming non-profit project to have their future development fees waived.

As previously mentioned, two church facilities have been built recently and paid all associated fees. The main difference in the development fees, if one were to compare all church facilities, is that the scope of this project is more robust at nearly 21,500 square feet.

So, while waiving these fees can be legal, it can also be difficult to maintain neutrality when there is not a measurement for the public benefit (as demonstrated with 380 agreement calculations or specifically provided for within Chapter 395). The intrinsic benefit of a church in a community is considerable, but there are multiple churches and non-profit entities within Taylor, and it would be difficult to measure the impact in an attempt to be fair to all church and non-profit developments.

The City of Taylor's Neighborhood Empowerment Zone (NEZ) program was created in 2003. The areas generally overlay the existing neighborhoods south of 2<sup>nd</sup> Street on either side of South Main/Highway 95, a large portion of the existing neighborhood between 7<sup>th</sup> Street and 2<sup>nd</sup> Street on the west side of Main Street, and existing neighborhoods east of Main Street. A map of the areas has been attached to this report. The NEZ zones provide for a 50% reduction of zoning, platting, site plan review, building permits, and water and waste water impact fees. The purpose of the zone is to stimulate infill development in areas of distress instead of providing waivers on a case by case basis. (See attachment.)

Similarly, the City of San Antonio has an in-depth fee waiver policy and funds the fee reductions through the General Fund, subject to funding availability. It is a more in-depth program than Taylor's existing neighborhood empowerment zone incentives in that not all projects are eligible for the incentive, but similar in that it is a targeted approach for

infill development. However, their policy states religious or denominational facilities are not eligible for fee waivers. The San Antonio program has a limit to the amount of funding available, similar to the City of Taylor’s façade program.

While providing waivers is not impossible there should be caution in the approach. A few cities enable themselves through their impact fee ordinance to waive septic tank conversions, individual hardship, economic development and even lawn/landscape sprinkler systems. Some cities have also adopted impact fee waiver policies that authorize the City Manager to waive impact fees in certain circumstances/community benefit. All of these options might be something to consider to provide Council with more flexibility if the City Attorney can be brought into the discussion to ensure the intent of the law is being met.

Another hybrid option could be to set aside a specific amount of General Fund dollars to be distributed in the form of grants to pay City of Taylor development fee costs.

**3. FINANCIAL/BUDGET**

The fees for the most recent church development under discussion are as follows with staff comments in red for reductions provided with the initial applications:

A.

Development Fees		Reductions Provided
Platting Fees:		
Preliminary Plat	\$608	
Final Plat	\$353	
Staff has proposed an Administrative/Minor Plat to reduce fees:		\$398 (reduction of \$563)
Site Plan/Building Plan Review Fees (\$323 for the site plan and \$0.15/square foot for building plan review):	\$3521	
Building Permit Fees (Including Inspections):	\$16,624	
Building Permit Reduction for the limited plumbing area:		\$4,696
Fire Department Review Fees:	\$100	
Technology Fees:	\$50	
Weatherization Fees:	\$106	
Roadway Impact Fees (based on Living Unit Equivalency/LUEs):	\$17,702.40	
Water Impact Fees 2” compound only:	\$14,160	
Wastewater Impact Fees 2” compound only:	\$9,840	
Water Tap Fees (2” and 1” \$1,668 and \$1,048):	\$2,716	

Wastewater Tap Fees (2'')	\$993	
Backflow Prevention	\$25	
Water Meter Fees for two meters (\$319 and \$1,760):	\$2,079	
Total Reductions Provided:		\$5,259
Total Development Fees:	\$68,877.40	\$67,322

B. Development fees are to fund, in part, staff and equipment costs. Therefore, as more development occurs more funding is available to add resources to maintain and improve service levels.

**4. TIMELINE CONSIDERATIONS**

The First Baptist Church is actively pursuing approvals on all development applications, but as fees have not yet been paid, we have not been able to move this project forward.

**5. RECOMMENDATION**

At this time, staff recommends not waiving all development fees of the First Baptist Church project.

However, if fees were to be waived, it is recommended the costs incurred by the city for inspections, meters, and utilities taps are not waived as those are essentially pass-through costs the city incurs for the development.

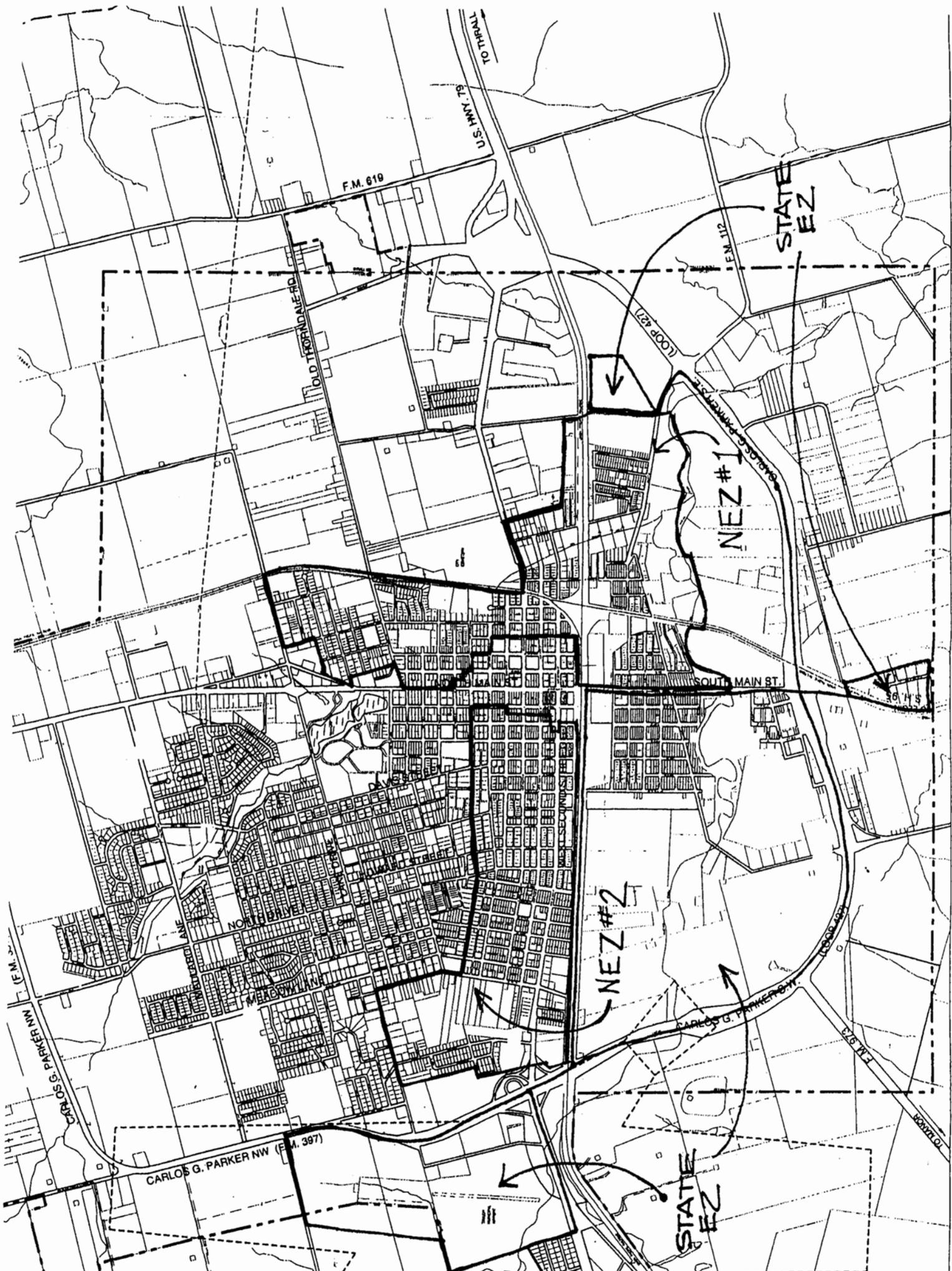
It is also suggested that the impact fees not be waived as the current ordinance language does not provide for the ability to do so.

**Staff is requesting Council direction to consider establishing a grant program to assist non-profit organizations with paying development related fees.**

**6. REFERENCE FILES**

8a. [NEZ map](#)

8b. [Ministerial Alliance Letter](#)



STATE EZ

NEZ #1

NEZ #2

STATE EZ

U.S. HWY 75  
TO PART 1

F.M. 619

F.M. 112

OLD THORNDALE RD.

(LOOP 421)

(LOOP 422)

(LOOP 423)

(LOOP 424)

SOUTH MAIN ST.

64 S

CARLOS G. PARKER NW (F.M. 397)

CARLOS G. PARKER NW (F.M. 397)

NORTH BAY

MEADOWS

CARLOS G. PARKER HWY

F.M. 397

TO PART 2



## Taylor Area Ministerial Alliance

12-07-16

Mr. Turner and Council,

We are fortunate to live in a city that values partnerships and is open to dialogue and supports the many different businesses, institutions, agencies, and organizations that help make up our community in Taylor. Non-profits are no exception to this mutual support and influence between the city and the community.

To the benefit of the city, non-profit organizations and corporations move into our community or expand their services and facilities. To help foster this positive relationship, the churches of the Taylor Area Ministerial Alliance respectfully request that the City of Taylor consider adding a third category to their building fee structures. In addition to commercial and residential, we ask the category of non-profits be included for the purpose of providing an avenue of fee reductions.

Many of the non-profits in our community are supported by individuals or businesses that already contribute to the tax base of Taylor. Fee reductions would not only help the various non-profit entities financially, but it would communicate a positive message of support to non-profits in Taylor, as well as those seeking to locate here. It is the desire and work of the non-profit community to seek to improve the quality of life for the citizens of Taylor.

In our 2016 December meeting it was agreed that we would send this letter as a formal request on behalf of the churches of the Taylor Area Ministerial Alliance. We ask this on behalf of all non-profits, not only churches. Thank you for your consideration.

For our community,

Jeff Ripple  
Taylor Area Ministerial Alliance

P.O. Box 1363 Taylor, Texas 76574



*City Council Meeting  
January 12, 2017  
Agenda Item Transmittal*

**Agenda Item #:** 9  
**Agenda Title:** Consider awarding construction contracts under the City of Taylor Amy Young Barrier Removal Program, Contract No. 1002020.

**Council Action to be taken:** Award bid as presented

**Initiating Department:** Development Services

**Staff Contact:** Ashley Lumpkin, Director

**1. INTRODUCTION/PURPOSE**

This item is to award two individual contracts to Precision Construction, both in the amounts of \$23,200, and one contract to On-Call Management Services, in the amount of \$24,500 under the City of Taylor Amy Young Barrier Removal Program Contract No. 1002020.

**2. DESCRIPTION/ JUSTIFICATION**

The Amy Young Barrier Removal (AYBR) Program provides grants of up to \$20,000, in combined hard and soft (administrative) costs, for Persons with Disabilities, whose household income does not exceed 80% of the Area Median Family Income (AMFI). The grants provide modifications necessary for accessibility and the elimination of substandard or hazardous conditions within the homes to be assisted. The program is administered by the Texas Department of Housing and Community Affairs (TDHCA).

Additional funding for this round of housing rehabilitations is provided by the Housing Preservation Grant (HPG) Program of USDA-RD. The HPG funding will be leveraged with the AYBR funding to ensure that the proposed scopes of work are able to be completed in full.

A mandatory pre-bid walk-through of the homes was completed by all bidders and a bid opening was held on December 20, 2016 at the City of Taylor City Hall. The amount of available grant funding for hard costs was announced at the bid opening as \$23,200. The low bidder for purposes of an individual contract award is the responsive and responsible bidder offering the lowest aggregate price for the most features of work possible within the funds available for each home at the bid opening. However, the City reserves the

right to increase the amount of funding awarded as necessary and as funding is available or negotiate with all bidders to bring the proposed scope of work within budget.

Please see the attached spreadsheet detailing the projected awards.

<b>3. FINANCIAL/BUDGET</b>
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<b>4. TIMELINE CONSIDERATIONS</b>
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<b>5. RECOMMENDATION</b>
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Staff recommends the award of two individual contracts to Precision Construction, both in the amounts of \$23,200, and one contract to On-Call Management Services in the amount of \$24,500 under the City of Taylor Amy Young Barrier Removal Program Contract No. 1002020.

<b>6. REFERENCE FILES</b>
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9a. [Bid tab summary](#)

**Contractor: Chaparall Ceiling and Wall**

HOMEOWNER	ADDRESS	BID	PROJ. AWARD
Garner	503 Mockingbird	\$34,500.00	
Hill	611 Maple	\$26,210.00	
Lavalle	2708 S. Main	\$26,025.00	

**Contractor: Precision Construction**

HOMEOWNER	ADDRESS	BID	PROJ. AWARD
Garner	503 Mockingbird	\$32,650.00	
Hill	611 Maple	\$23,200.00	\$23,200.00
Lavalle	2708 S. Main	\$23,200.00	\$23,200.00

**Contractor: On-Call Management Services**

HOMEOWNER	ADDRESS	BID	PROJ. AWARD
Garner	503 Mockingbird	\$24,500.00	\$24,500.00
Hill	611 Maple	\$31,325.00	
Lavalle	2708 S. Main	\$27,575.00	

**Contractor: Valdez Remodeling**

HOMEOWNER	ADDRESS	BID	PROJ. AWARD
Garner	503 Mockingbird	\$23,609.00*	
Hill	611 Maple	\$26,895.00	
Lavalle	2708 S. Main	\$26,725.00	

\* Note: Valdez was the low bidder on 503 Mockingbird; however, the bid was withdrawn.



***City Council Meeting  
January 12, 2017  
Agenda Item Transmittal***

**Agenda Item #:** 10

**Agenda Title:** Consider approving Resolution R17-2 authorizing signatories for all matters pertaining to the City's Participation in the Housing Preservation Grant Program.

**Council Action to be taken:** Approve Resolution R17-2

**Initiating Department:** Development Services

**Staff Contact:** Ashley Lumpkin, Director

**1. INTRODUCTION/PURPOSE**

The Resolution will authorize both the City Manager and Assistant City Manager to act on behalf of the City in all manners concerning the Grant Agreement, including authorization to execute the Grant Agreement and subsequent amendments (if any), and the City's participation in the Program.

**2. DESCRIPTION/ JUSTIFICATION**

The City of Taylor has been awarded \$50,000 in funding from the Housing Preservation Grant (HPG) Program to provide grants for the repair or rehabilitation of low and very low-income housing. The HPG Program is funded and managed by the US Department of Agriculture, Rural Development. The City of Taylor HPG Program will be administered in conjunction with the Amy Young Barrier Removal Program, funded through the Texas Department of Housing and Community Affairs. Both sources of funding will be leveraged in order to provide grants of averaging approximately \$23,200 to Persons with Disabilities, whose household income does not exceed 80% of the Area Median Family Income (AMFI). The grants provide modifications necessary for accessibility and the elimination of substandard or hazardous conditions within the homes to be assisted.

**3. FINANCIAL/BUDGET**

**4. TIMELINE CONSIDERATIONS**

**5. RECOMMENDATION**

**6. REFERENCE FILES**

10a. [Resolution R17-2](#)

RESOLUTION R17-2

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TAYLOR AUTHORIZING THE CITY MANAGER AND THE ASSISTANT CITY MANAGER TO ACT AS THE CITY'S AUTHORIZED REPRESENTATIVES IN ALL MATTERS PERTAINING TO THE CITY'S PARTICIPATION IN THE HOUSING PRESERVATION GRANT PROGRAM.

WHEREAS, the City Council of the City of Taylor desires to develop a viable urban community including decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low-to-moderate income; and

WHEREAS, certain conditions exist which represent a threat to the public health and safety; and

WHEREAS, it is necessary and in the best interests of the City of Taylor to utilize funding available under the Housing Preservation Grant Program;

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

1. That the City Council directs and designates the positions of City Manager and Assistant City Manager as the City's Authorized Representatives to act in all matters in connection with this Grant Agreement and the City's participation in the Program, including authorization to execute the Grant Agreement and any Amendments thereto with the United States Department of Agriculture, Rural Development on behalf of the City.

Passed and approved this 12<sup>th</sup> day of January, 2017.

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Jesse Ancira, Jr., Mayor

ATTEST:

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Susan Brock, City Clerk

(Seal)



***City Council Meeting  
January 12, 2017  
Agenda Item Transmittal***

**Agenda Item #:** 11

**Agenda Title:** Consider approving downtown and gateway signage plan.

**Council Action to be taken:** Approve or make recommendation on a gateway signage option

**Initiating Department:** Development Services

**Staff Contact:** Ashley Lumpkin, AICP, Development Services Director

**1. INTRODUCTION/PURPOSE**

This item was scheduled to be presented at the December Council meeting but rescheduled to a meeting with full council present. Mayor Ancira presented the possibility of appointing a smaller contingency (two members of Council) to address this issue and facilitate its progress. The purpose of this item at this meeting is to continue that discussion.

**2. DESCRIPTION/ JUSTIFICATION**

**April 2015:** The Downtown Master Plan was approved in April 2015 and subsequently won the 2015 Texas Chapter of the American Planning Association's Project Planning Award in recognition for exemplary planning. To fulfill the entire vision of the plan, the implementation timeline for the various measures ranges from short-term to long-term strategies.

Staff narrowed the larger matrix of projects to coincide with projected available funding to begin taking steps to enhance the Downtown area. The first project is the sign and gateway features design and construction plans. While the Downtown Plan includes the desired aesthetics, this stage requires designing constructions plans to bring the chosen items to fruition. SEC Planning, LLC has been secured for the design of the downtown signage and gateway signage.

**June, 2016:** Staff held an open house in June with several designs for both the gateway signage and wayfinding signage. The original gateway signage was, in part, based on the approved signage in the Downtown Master Plan. Comments on wayfinding signage were limited, but the main response was that the wayfinding

signage should mimic a theme from the gateway signage. While the public comments on the original signage indicated a certain sign to be the favorite, the open house comments indicated that it was time to go back to the drawing board and develop signs that “fit” Taylor. Taylor is unique and the gateway signage should reflect its history.

**July-August, 2016:** A smaller group of citizens from the open house volunteered for a signage task force, met with SEC Planning twice over the following months, and helped refined the signage options to reflect more of Taylor’s history.

**September, 2016:** Staff invited the public to comment on the new gateway signage options and kept a tally of the ranking. The signs, as attached to this report, were ranked as follows: B, A, C.

**October, 2016:** Staff scheduled a joint meeting between Planning and Zoning Commission, Main Street Advisory Board, and the Parks Advisory Board to review the new signage, receive an update on the public comments, and make a recommendation to City Council regarding gateway signage. The boards held a joint discussion on longevity/life expectancy of the signage in regards to a sign looking dated, replacement of elements on the sign. There was also discussion on utilizing the kinetic portion of sign “C” with the rail car theme of sign “B” to combine the history and a more modern element in one sign as well as the columns of sign “A” with the rail portion of sign “B”. A main discussion point was the history of cotton and perhaps adding a cotton boll on the sign.

Planning and Zoning Commission made a recommendation to provide different, themed signs at various gateway points in town and include an element that provides a link to the cotton industry in Taylor. The Main Street Advisory Board recommended the railway theme with the sign “A” structure and that they preferred “Taylor Texas” as opposed to “City of Taylor Texas” or other versions of the City’s name. Although the Parks Advisory Board did not have a quorum and could not provide a formal recommendation, they made the comment that sign “B” should include cotton and the date of incorporation should be included on the chosen sign.

At this meeting, SEC Planning, LLC will provide City Council with a brief overview of the design process and the signage options.

**December 2016:** When the item was postponed at the December Council meeting, a comment about creating a smaller group of Councilmembers to finalize the designs was made. Staff is ready to move forward with Council direction.

### **3. FINANCIAL/BUDGET**

The Tax Increment Financing (TIF) has been identified as the source funding for the gateway signage. The unaudited TIF balance is currently \$677,680 although approximately \$200k of that is encumbered. Once the final sign is chosen, SEC

Planning, LLC will create construction documents in order for staff to go out for bids on the signs.

#### **4. TIMELINE CONSIDERATIONS**

Staff is expecting, after a sign theme is selected, construction drawings in the first quarter of 2017 and starting the bid process subsequent to completed construction drawings.

#### **5. RECOMMENDATION**

Appoint two council members to facilitate the selection of a gateway sign option based on the renderings provided with or without modifications or instruct SEC Planning, LLC to complete the gateway features administratively based on a particular theme as shown in the renderings.

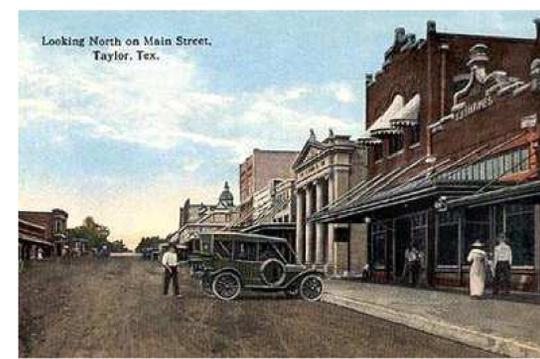
#### **6. REFERENCE FILES**

11a. [Signage options](#)



### The Design Concept

This concept recognizes the historic architecture in Taylor, using materials consistent with buildings downtown as well as using current building materials such as corten steel and painted metal.



### Architectural History

Taylor has an array of 19th Century buildings that went up after a devastating fire in 1879. Architectural details abound in cast iron staircase supports, granite building corner protectors, brick, and stained glass and stone.

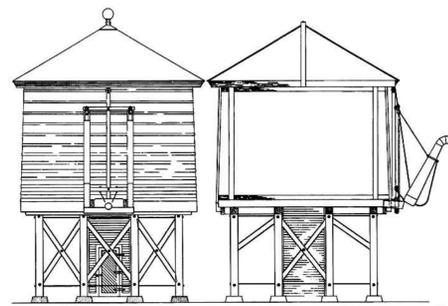
## ARCHITECTURAL ICON

Date: October, 2016



### The Design Concept

This concept is a nod to the past, with a large water tank tower emblazoned with the old Taylor slogan, "Friendly as a Texan's Smile". The signage is an interpretation of a rail car that is seen through, symbolizing a look into the future, but recognizing the importance of the past.



One of the oldest major rail junctions in Texas is located in Taylor. The first rail line through the area was the International & Great Northern (I-GN) Railroad in 1876, followed soon thereafter by the Missouri-Kansas-Texas (MKT, "Katy") Railroad in 1882. Tower 34 was established in 1904 to control the crossing of the north-south Katy main line between Waco and Houston, and the east-west I-GN main line from Laredo to Longview. Both lines are still in service and the Taylor yards remain busy for Union Pacific, successor to both railroads. --towers.txhistory.com

### RAILROAD ICON



### Friendly as a Texan's Smile

The sign on the big ground storage tank on North Main Street was completed by Bob Sims, reading, "Welcome to Taylor, friendly as a Texan's Smile." The sign was a project of the advertising and publicity committee of the Taylor Chamber of Commerce.

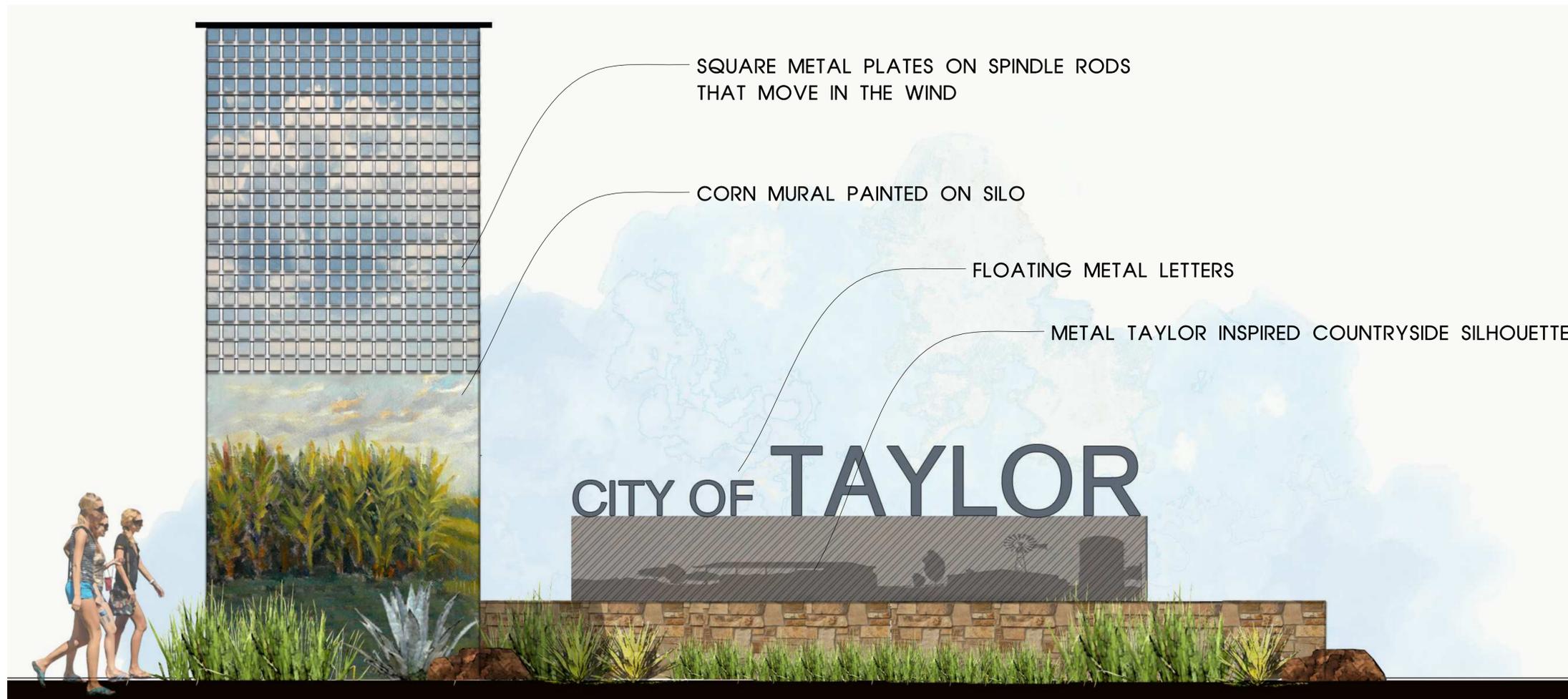
--historyoftaylortexas.wordpress.com

### History of Rail

In 1876 the Texas Land Company auctioned lots in anticipation of the arrival of the International-Great Northern Railroad when Taylor was founded that year. The city was named after Edward Moses Taylor, a railroad official, under the name Taylorsville which officially became Taylor in 1892. Immigrants from Moravia and Bohemia (now the Czech Republic) and other Slavic states, as well as from Germany and Austria, helped establish the town. It soon became a busy shipping point for cattle, grain, and cotton.

--en.wikipedia.org/Taylor,\_Texas

Date: October, 2016

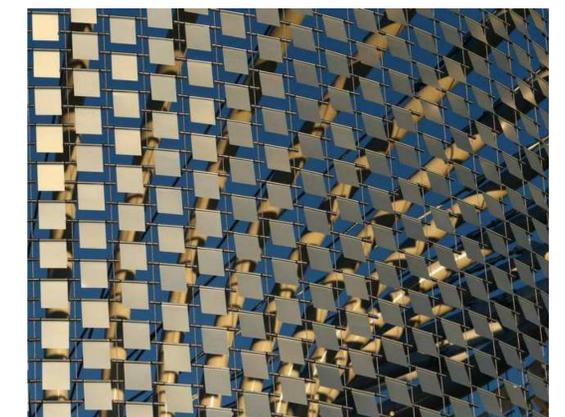
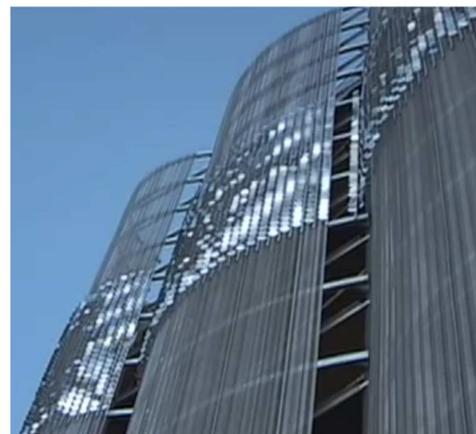


### The Design Concept

This concept is contemporary in stature, but also recognizes the agricultural heritage in Taylor. The base of the structure is an agriculturally-inspired mural, with the upper portion of the silo consisting of hundreds of individually, moving metal parts that flutter with the wind, creating a kinetic sign that reflects the seasonal sky. The signage has a cut out silhouette of the city of Taylor and its surrounding rural landscape.

### Reflective Patterns

Each metal piece is an independent entity, moving with the wind, creating a unique pattern throughout the day



### SILO REFLECTIONS

Date: October, 2016



*City Council Meeting  
January 12, 2017  
Agenda Item Transmittal*

**Agenda Item #:** 12  
**Agenda Title:** Discuss initiating a Request for Proposal on Agricultural Leases.  
**Council Action to be taken:** No action at this time.  
**Initiating Department:** Finance Department  
**Staff Contact:** Rosemarie Dennis, Finance Director

**1. INTRODUCTION/PURPOSE**

This agenda item is to provide City Council with information regarding a plan to publish a Request for Proposal (RFP) on properties owned by the City for agricultural/farm leases.

**2. DESCRIPTION/ JUSTIFICATION**

The two properties that are considered for RFP's are located on Hwy 79 adjacent to the City Cemetery and next to the Our Lady of Guadalupe Cemetery Road. Maps are provided in the agenda packet.

Both of these properties have been leased out for agriculture use since 2009. The total revenues collected on the Hwy 79 property is \$3,000 at \$500 annually. Revenue for the property next to the Our Lady of Guadalupe Cemetery Road totals \$4,150 with the first payment at \$450 and thereafter \$600 annually. Both of these agricultural leases have expired.

By going out for an RFP this insures we are getting a fair market price for these properties.

The City Attorney has reviewed and made recommendations and changes to the RFP.

**3. FINANCIAL/BUDGET**

There is a potential to slightly increase revenues to the Cemetery Fund and General Fund based on the outcome of the Request for Proposals.

**4. TIMELINE CONSIDERATIONS**

Publish Notice of RFP- January 18, 2017  
Closing of the RFP- February 3, 2017  
Award RFP- February 23, 2017 City Council Meeting

**5. RECOMMENDATION**

No action required. Staff will administer the program and keep Council informed of results.

## 6. REFERENCE FILES

- 12a. [RFP for WCAD-R018937](#) Property (41 acres) and Map
- 12b. [RFP for WCAD-R019012](#) property (25.1442 acres) and Map

**CITY OF TAYLOR**  
CITY BID NO. 2017-512-01



**REQUEST FOR PROPOSALS**  
**FARM LEASE AGREEMENT**

**Bids Due:**  
**Friday February 3, 2017 @ 2:00p.m.**

**City of Taylor**  
**400 Porter Street**  
**Taylor, TX 76574**  
**(512) 352-3675**

**January 18, 2017**

**City of Taylor  
Request for Proposals  
Farm Lease Agreement**

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# REQUEST FOR PROPOSALS FARM LEASE AGREEMENT

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## INTRODUCTION

The City of Taylor (City) is seeking an experienced farming entity, capable of managing and maintaining productive agricultural operations, willing to lease City owned land, and actively use it for crop production. The tentative start date of this lease is March 1, 2017, and good through September 30, 2020.

## MAILING INSTRUCTIONS,

Rosemarie Dennis  
Finance Director  
2017-512-01

### Physical Location:

400 Porter Street  
Taylor, Texas 76574

## INQUIRIES

Questions pertaining to the Request for Proposal (“RFP”) and the selection process should be directed to Rosemarie Dennis, at her email address, which is [rosemarie.dennis@taylor.tx.gov](mailto:rosemarie.dennis@taylor.tx.gov).

## SUBMITTAL DATE

Proposals are due no later than 2:00p.m., February 3, 2017, and must be received by that time and date. Proposal postmark dates and times will not be considered as meeting that deadline. Proposers must submit in a sealed envelope an original of their proposal to the address shown under “Mailing Instructions” above.

The City is not responsible for proposals that are delinquent, lost, mismarked, and sent to an address other than that given above, or sent by mail or courier service. The City reserves the right, after opening the proposals, to reject any or all proposals, or to accept the proposal(s) that in its sole judgment is (are) in the best interest of the City.

## PROPOSAL SELECTION

The City of Taylor reserves the right, without qualification, to:

1. Select any proposal as a basis for written or oral communication with any or all of the companies or individuals when such action is considered to be in the best interest of the City of Taylor.
2. Select proposals, based on initial proposals received, without discussion or after detailed discussions or contract negotiations.
3. The City reserves the right to reject all proposals.

## **SELECTION PROCESS**

Proposals shall be evaluated by City of Taylor staff and a recommendation made to the City Manager and City Council. The City of Taylor intends to select the proposer that best meets the City's needs and demonstrates the ability to deliver the desired results. Such factors as reliability and continuity of operations shall be considered in addition to cost proposal in determining a recommended tenant.

The proposal must provide the City's staff with clearly expressed information concerning the proposer's understanding of the City of Taylor specific requirements, which would result in timely commencement and performance of needed services.

## **PROPOSAL CONTENT**

The proposer is encouraged to expand on the scope to fully address the crops to be planted and use of the property by the bidder if the is successful. The proposal must include, at a minimum, the following sections in the order indicated.

1. Appendix A – Farm Lease Bid Submittal Form
2. Appendix B – Agriculture Lease Proposal Form-- Each proposal shall contain the signed Proposal Form in its entirety as provided.
3. Comments Regarding Lease-- Submit comments, if any, to any clause(s) in the Lease that proposer desires to clarify or object to.

**Please do not submit a signed/executed lease since the terms of the final lease may be subject to further revisions and/or negotiated terms.**

## **SCOPE OF WORK**

Information regarding the Scope of Work is included in the Lease Agreement.

## **PROPOSED CONTRACT**

The City's intent is to utilize the Lease format as shown in the attachment to formalize the lease award. Comments, if any, objecting to any clause(s) in the Lease shall be included in writing with the proposal. Objections shall clearly state the objection and the section or provision being objected to.

## **GENERAL CONDITIONS**

### *1. General Information*

The City of Taylor, Texas will receive at its office located at City Hall, 400 Porter Street, bid responses for City of Taylor Bid No. 2017-512-01. Bids shall be submitted as previously outlined in "proposal content". Bids shall be written in ink, computer generated, or by typewriter. Mistakes may be

crossed out and corrections inserted adjacent thereto and must be initialed in ink by the person signing the bid. Bids are to be verified before submission as they cannot be corrected or altered or signed after bids are opened.

2. *Interpretation of Bids*

Should a bidder find discrepancies in, or omissions from the specifications, or should bidder be in doubt as to their true meaning, bidder may submit to the Finance Director a written request for an interpretation thereof prior to the bid opening. Any interpretation of, or change in the proposed documents will be made only by an addendum issued to each person to whom specifications have been issued, and shall become part of any contract awarded. The City will not be responsible for any other explanation or interpretations.

3. *Amendments*

The City reserves the right to amend this RFP prior to the proposal due date. All amendments and additional information will be posted on the Texas Purchasing Group-BidNet City of Taylor's Official City Web Site at [www.taylortx.gov](http://www.taylortx.gov). Proposers should check this web page daily for new information.

4. *Addenda*

Any addenda issued by the City during the time of bidding shall be covered in the bid and shall be made a part of the contract.

5. *Cost for Preparing Proposal*

The cost for developing the proposal is the sole responsibility of the proposer. All proposals submitted become the property of the City.

6. *Bid Openings*

Bids shall be delivered to the City of Taylor on or before the day and hour set for the opening of bids in the published Notice to Bidders. A bidder may withdraw his bid, either personally or by written request, at any time prior to the scheduled time for opening of bids.

7. *Late Bids*

Any bids received after the scheduled time of opening will be noted as received, but they will not be opened or considered.

8. *Assignment*

No assignment by the contractor or any contract to be entered into hereunder or of any part thereof, except of funds to be received there under by the contractor, will be recognized by the City unless such assignment has had the prior written approval of the City.

*9. Governing Law*

This contract shall be construed and interpreted according to the laws of the State of Texas.

*10. Insurance Requirements*

The City of Taylor requires that licensees, lessees, and vendors have an approved Certificate of Insurance (not a declaration or policy) on file with the City for the issuance of a permit or contract. Within ten (10) consecutive calendar days of the contract award, the successful proposer must furnish the City with the Certificates of Insurance proving coverage as specified in Appendix B.

**APPENDIX A  
FARM LEASE BID SUBMITTAL FORM**

**BIDDER'S INFORMATION**

The undersigned, being familiar with local conditions, having made field inspections and investigations deemed necessary, having studied the Farm Lease Agreement for the work and being familiar with all factors and other conditions affecting the work and costs thereof, hereby propose to furnish all labor, tools, materials, skills, equipment and all else necessary to completely farm the City of Taylor's property in accordance with the Farm Lease Agreement.

Name of Company/Person Submitting Bid:

Contact Person: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number:

**FARM LEASE BID AMOUNT**

Farm Lease: March 1, 2017 – September 30, 2020

41.46 acres x \$ \_\_\_\_\_ per acre = \$ \_\_\_\_\_

Payment due when lease is executed and due by March 1<sup>st</sup> of each year for the term of the lease.

Anticipated crops: \_\_\_\_\_

SUBMITTED on \_\_\_\_\_, 2017

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

**APPENDIX B  
AGRICULTURE LEASE PROPOSAL FORM**

**PROPOSER** Name / Firm:

**INFORMATION**

- 
1. Please provide a brief summary of your experience in farming, years of experience, and your ability to perform the required agricultural activities, or attach it hereto.

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2. Please provide one professional reference from a land owner where you have held or hold an agriculture lease.

a. Name: \_\_\_\_\_

Phone Number: \_\_\_\_\_

3. Please provide one personal reference.

a. Name: \_\_\_\_\_

Phone Number: \_\_\_\_\_

**APPENDIX C  
AGREEMENT FOR FARM LEASE**

**Preamble**

City of Taylor (“Landlord”), a municipal Taylor corporation, 400 Porter Street, Taylor, TX 76574, hereby leases to (“Tenant”), AW0131 Coursey, P. Sur., ACRES 41.46, Hwy 79, Taylor, Texas, the real property “Leased Premises” in the Williamson County, State of Texas.

**Term of Lease**

1. The term of this lease shall be for a period of three years and seven months, commencing on March 1, 2017, and ending on September 30, 2020, subject of termination notice by either party at the end of a harvest year, September 30<sup>th</sup> of each year.

**Purpose**

2. In consideration of the rents and covenants specified below, Landlord hereby leases to Tenant real property located in the City of Taylor, Williamson County, Texas consisting of 41.46 acres of land, Hwy 79, Taylor, Texas. The Parties further agree that this Lease does not include any buildings or improvements located upon the described property. The area which is subject to this Lease will sometimes be referred to herein as the “Farm”.

**Use of the Premises**

3. The leased premises are demised to Tenant for the following purpose and for no other purpose except with prior written consent of Landlord.

- (a) The planting, growing, and harvesting of agricultural row crops, specifically crops of cotton, maize, oats, corn, wheat, barley, alfalfa and other cereal and/or hay crops.
- (b) During the Initial Term and any Extended Term of this Lease, no commercial wholesale or retail sales, including without limitation a roadside stand, shall be made upon the premises without the prior written approval of Landlord which may be withheld by Landlord in its sole and absolute discretion.

**Amount of Rent**

4. Tenant shall pay to the Landlord as rent for the Farm, the annual sum of (\$ \_\_\_\_\_) per acre based on the acreage amount of 41.46 acres payable on or before March 1, 2017 and on March 1<sup>st</sup> each year during the term of this lease.

### **Late Payment**

5. Any installment of rent accruing under the provisions of this Lease or any other payment due to Landlord under this Lease shall be paid on or before the due date. In the event that Tenant fails to pay to Landlord within ten (10) days of the date when due any amount owing to Landlord pursuant to the terms of this Lease, said late payment shall accrue interest at the rate of 10% per annum from the date due until the same shall have been fully paid.

### **Authorized Agent of the City**

6. The City Manager of the City of Taylor, or his designee, is duly the authorized agent of the City for purposes of this Lease; and as to any obligations assumed herein by Tenant, they shall be performed to the satisfaction of said City Manager.

### **Operations on Leased Premises**

7.
  - (a) Tenant shall carry on all of the activities allowed in accordance with good husbandry and the best practices of the farming community in which the Leased Premises are situated. If Tenant fails to take any required action or conduct any operation in accordance with the best course husbandry practiced in the farming community surrounding the Leased Premises, Landlord may, after giving Tenant ten (10) days written notice of Tenant's failure, enter the Leased Premises and take any reasonable action Landlord may deem necessary to protect Landlord's interest in the Leased Premises. Tenant agrees to reimburse Landlord on demand for the cost of any reasonable actions taken by Landlord in accordance with the provisions of this paragraph.
  - (b) Tenant shall, at Tenant's costs and expense, comply with any and all laws, ordinances, rules, regulations, requirements and orders present or future, of any federal, state, county, including Williamson County's land use regulations and air pollution control district regulations, or municipal governments which may in any way apply to the use, maintenance, operations, or production of crops on the Leased Premises, or the sale or disposition of those crops.
  - (c) Tenant agrees not to apply pesticides, insecticides, fungicides, herbicides, or other chemical treatments that will have a residual effect beyond the term of this Lease except with the prior written consent of Landlord and shall have and possess all licenses and authority to allow such application.
  - (d) Tenant shall notify the Landlord of the planned crop scheduling for the Leased Premises annually in advance of any planting.

- (e) Tenant agrees not to remove any soil, subsoil, or trees from the Leased Premises, but may spread manure and other farm chemicals that are normally applied to crop land to control pests and weeds subject to the provisions required in ( c ) above. Tenant agrees to till the soil after the crop has been removed from the premises.
  
- (f) Tenant shall manage its irrigation water, if any, used for the Leased Premises and otherwise control surface water in order to minimize soil erosion and silt run-off from the Leased Premises. Landlord shall, at its sole discretion, determine whether Tenant is exercising reasonable care in the control of soil erosion and silt run-off. Tenant shall promptly implement, at Tenant's cost and expense, Landlord's reasonable requirements for such control.

### **Operating Costs**

8. Tenant shall pay all costs in connection with Tenant's operations on the lease premises, including but not limited to costs of preparing the Leased Premises for planting of crops, production costs, tools and labor, electricity, and other utilities and any other tax or assessment imposed on the leased premises.

### **Taxes and Assessment**

9. Both parties acknowledge that the Leased Premises is owed by the City of Taylor, a Texas municipal corporation, which is not subject to state and local taxes, however, notwithstanding the aforementioned, to the extent that any taxes or assessments arise out of the Leased Property and including but not limited to, Tenant's specific use, Tenant shall pay before delinquent all personal property taxes or assessment levied on Tenant's personal property situated in or about the Leased Premises during the term of the lease. Tenant shall also pay any and all taxes or assessments for the Leased Property whether they arise out of Tenant's use. On demand Tenant shall provide to Landlord satisfactory evidence of payment of taxes.

### **Insurance**

10. Tenant shall, at all times during the term of this Lease, maintain and keep in force insurance coverage with insurers approved by Landlord which will adequately protect both Tenant and Landlord against public and private liability and property damage on the Leased Premises. Tenant shall acquire coverage which names Landlord as additional insured. The minimum coverage required by this paragraph shall be ONE MILLION DOLLARS (\$1,000,000) bodily injury per individual, ONE MILLION DOLLARS (\$1,000,000) per occurrence, and ONE MILLION DOLLARS (\$1,000,000) property damage. Proof of the insurance coverage obtained by Tenant shall be given to Landlord within ten (10) days after execution of this Lease.

Any contract entered into by Tenant for insurance coverage on the Leased Premises shall include a provision requiring timely notice to Landlord in the event of cancellation of coverage by the insurer. Tenant is also responsible for any workers' compensation insurance required under state law.

### **Maintenance**

11. Tenant shall, at Tenant's own expense, keep and maintain the Leased Premises, all improvements on the Leased Premises, and all facilities appurtenant to the Leased Premises, in good order and repair and in as safe and clean a condition as they were when received from Landlord, reasonable wear and tear expected. Tenant will use due diligence to prevent noxious weeds from going to seed on the Leased Property, and maintain edge between the Lease Property and street.

### **Waste or Nuisance**

12. Tenant shall not commit, or permit others to commit, any waste on the Leased Premises. Tenant shall not use or permit the use of the Leased Premises for any unlawful purpose. Tenant agrees to comply with the Texas Commission on Environmental Quality (TCEQ) and County health requirements.

### **Alterations and Mechanics' Lien**

13.

- (a) Tenant shall not make or permit any alterations or improvements to the Leased Premises without the prior written consent of Landlord. On termination or expiration of this Lease, all improvements and alterations including trade fixtures shall be the property of Landlord, and no reimbursement to Tenant shall be required. Tenant shall remove all trade fixtures and equipment placed by Tenant on the Leased Premises before expiration of this Lease.
- (b) Tenant shall keep the Leased Premises free and clear of any and all liens arising out of any work performed or materials furnished at the request of Tenant, or obligations incurred by Tenant.

### **Inspection by Landlord**

14. Tenant shall permit Landlord or Landlord's agents, representatives, or employees to enter the Leased Premises at all reasonable times to determine whether Tenant is complying with the terms of this Lease and for the purpose of

doing other lawful acts that may be necessary to protect the Landlord's interest in the Leased Premises.

### **Tenant to Give Landlord Notice of Environmental Issues**

15. Tenant shall notify Landlord of and provide to Landlord a copy of the following environmental entitlements or inquiries related to the Leased Premises: third party claims, notices of violation, notices to comply, citations, inquiries, or reports filed pursuant to self-reporting requirements. In the event of release of any Toxic Materials to the environment, Tenant will furnish to Landlord a copy of any and all reports, and correspondence with governmental agencies relating to the premises. Upon request of Landlord, Tenant will furnish to Landlord a copy of environmental entitlements or inquiries relating to the Leased Premises, including, but not limited to all permit applications, permits and reports, including those which may be characterized as confidential.

### **Condition of the Leased Premises / Acceptance by Tenant**

16. Tenant hereby acknowledges that (a) the Leased Premises have previously been used for agricultural purposes and that pre- and/or post emergence weed control and/or pesticide chemicals and/or other agricultural chemicals have been applied to the Leased Premises and/or land proximate to the Leased Premises, (b) access roads and other roadways and intersections between such access roads and public roads may not be maintained by Landlord and may not have been constructed to current public road standards, and Tenant shall be solely responsible for insuring that all persons using same in connection with Tenant's use of the Leased Premises shall do so in a safe manner, (c) any windrows on or adjacent to the premises or roadways used for access to or from the premises are not maintained by Landlord, (d) use of adjacent property may cause or result in dust, Agricultural Chemicals, and/or water (both agricultural and storm runoff) to be deposited on the Leased Premises, and use by others of access roadways across the Leased Premises may result in dust being deposited on the Leased Premises. Tenant is relying exclusively upon its own investigation and the reports, advice, opinions and recommendations of its agents and consultants and neither Landlord nor any agent of Landlord has made any representation or warranty with respect to the Leased Premises or its condition, or with respect to the suitability thereof for the conduct of Tenant's business.

### **Indemnification of Landlord**

17. Throughout the term of this Lease, Tenant shall indemnify and hold Landlord harmless from any and all damages, injuries, or claims of any kind arising in or about the Leased Premises or arising from Tenant's operations on the Leased Premises.

### **Surrender of Premises**

**18.** On the last day of the Lease term, or any extension thereof, or sooner termination of the Lease, Tenant will peaceably and quietly leave, surrender, and yield up to the City the Leased Premises in as good condition and repair as at the commencement of Tenant's occupancy, excepting reasonable use and wear thereof, and damage by earthquake, public calamity, by the elements, by acts of God, or by fire or other circumstances over which Tenant has no control.

### **Assignment and Subleasing**

**19.** Tenant shall not assign, transfer, or encumber this Lease or any interest in this Lease through assignment or sublease without the prior written consent of Landlord, which may be withheld in Landlord's sole discretion. Tenant shall not sublease all or any part of the Leased Premises or allow any persons other than Tenant's agents, family, or employees to occupy or use all or any part of the leased premises without the prior written consent of Landlord. Landlord's consent to one assignment, sub-lease, occupation, or use by another person shall not be deemed to be a consent to any subsequent assignment, sublease, occupation, or use by any other person. Any assignment or subleasing without the prior written consent of Landlord shall be void.

### **Remedies on Tenants Default**

**20.** In the event of any default by Tenant under this Lease, in addition to any other remedies available to Landlord at law or in equity, Landlord shall have the right to terminate this Lease and all rights of Tenant under this Lease by giving applicable written notice of the termination. No act of Landlord shall be construed as terminating this Lease except written notice given by Landlord to Tenant advising Tenant that Landlord elects to terminate the Lease. In the event Landlord elects to terminate this Lease, Landlord may recover from Tenant all of the following:

- (a) The worth at the time of award of the fair market value of the rent for the Leased Property;
- (b) The worth at the time of award of the amount by which any unpaid obligations of the Tenant exist for items set forth herein, including but not limited to taxes, assessments, insurance liens, obligations to third parties, claims to third parties for which Landlord is entitled to indemnification;
- (c) Any and all amounts necessary to compensate Landlord for all detriment proximately caused by Tenant's failure of performance obligations under the Lease.

## **Landlord's Right to Continue Lease in Effect After Breach**

**21.** If Tenant breaches this Lease and abandons the Leased Premises before the expiration of this Lease's term, Landlord may continue this Lease in effect by not terminating Tenant's right to possession of the Leased Premises, in which event Landlord shall be entitled to enforce all its rights and remedies under this Lease, including the right to recover the reasonable rental value, costs arising out of Tenant obligations and any amounts necessary to compensate Landlord for detriment proximately caused by Tenants failures.

## **Oil, Gas, and Mineral Rights**

**22.** All rights in any and all minerals, oil, gas, and other hydrocarbons located on or under the Leased Premises are reserved to Landlord and are particularly excepted from the Leased Premised covered by the terms of this Lease. Tenant hereby grants to Landlord, Landlord's agents and licensees, a right of entry and right of way for access to the Leased Premises for the exploration, drilling, and mining of minerals, gas, oil, and other hydrocarbons on or under the Leased Premises and all reasonable right to use of the Leased Premises for such purposes.

## **Attorneys' Fees**

**23.** If any litigation is commenced between the parties to this Lease concerning the Leased Premises, this Lease, or the rights and duties of either in relation to the Leased Premises or to this Lease, the party prevailing in that litigation shall be entitled to, in addition to any other relief that may be granted in the litigation, a reasonable sum and for his attorneys' fees in that litigation that are determined by the Court in that litigation or in a separate action brought for that purpose, unless the recovery of attorney fees is prohibited by law.

## **Notices**

**24.** Except as otherwise expressly provided by law, any and all notices or other communications required or permitted by this Lease or by law to be served on or given to either party by the other party shall be in writing and shall be deemed duly served and given when personally delivered to any member of or the designated agent of the party to whom they are directed, or in lieu of personal service when deposited in the United States mail, first-class postage prepaid, addressed to Tenant at \_\_\_\_\_, or to the Landlord at 400 Porter Street, Taylor, TX 76574. Either party may change its address for the purpose of this paragraph by giving written notice of the change to the other party in the manner provided in this paragraph.

### **Binding on Heirs and Successors**

**25.** This Lease and each of its provisions shall be binding on and shall inure to the benefit of the respective heirs, executors, administrators, trustees, successors, and assigns of the parties to this Lease.

### **Sole and Only Agreement**

**26.** This instrument constitutes the sole and only agreement between Landlord and Tenant respecting the Leased Premises, the leasing of the Leased Premises to Tenant, or the Lease term created under this Lease, and correctly sets forth the obligations of Landlord and Tenant to each other as of this date. Any agreements or representations respecting the Leased Premises or their leasing by Landlord to Tenant not expressly set forth in this instrument are null and void. This Lease may not be extended, amended, modified, altered, or changed, except in a writing signed by Landlord and Tenant.

### **Effect of Partial Invalidity**

**27.** If any term or provision of this Lease or any application of this Lease shall be held invalid or unenforceable, the remainder of this Lease and any application of the terms and provisions shall remain valid and enforceable under this Lease or the governing law.

### **Governing Law and Venue**

**28.** This Agreement shall be governed by and construed in accordance with the laws of the State of Texas. To the extent a dispute arises and the filing of a judicial action is deemed necessary by one of the two parties, the parties agree that the case shall be venued in Williamson County, State of Texas. Performance under this Lease shall be in Williamson County Texas.

### **Waiver**

**29.** The waiver by Landlord of any breach by Tenant of any of the provisions of this Lease shall not constitute a continuing waiver or a waiver of any subsequent breach by Tenant either of the same or of another provision of this Lease.

### **Term**

**30.** Both parties have the sole, unilateral and express right to terminate the lease upon three (3) months written notice.

Executed on this \_\_\_\_\_ day of \_\_\_\_\_, 2017, at Taylor, Williamson County, Texas.

**TENANT:**

**LANDLORD CITY OF TAYLOR:**

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Signature

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Isaac D. Turner, City Manager

**APPROVED AS TO FORM:**

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Ted Hejl, City Attorney

**ATTEST:**

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Susan Brock, City Clerk



R018937

Railroad Lake

© 2016 Google

Google Earth

1995

Imagery Date: 2/3/2016 30°34'31.09" N 97°23'33.53" W elev 579 ft eye alt 8676 ft



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- eServices
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Property R018937    Owner CITY OF TAYLOR    Property Address HIGHWAY 79, TAYLOR, TX 76574    2016 Assessed Value \$12,438

**2017 GENERAL INFORMATION**

Property Status **Active**  
 Property Type **Land**  
 Legal Description **AW0131 COURSEY, P. SUR., ACRES 41.46**  
 Neighborhood **T13CX - Taylor Civic Other**  
 Account **R-13-3000-0305-31501**  
 Related Properties **R420729, R420730, R420731**  
 Map Number **7-2204**

**2016 VALUE INFORMATION**

Improvement Homesite Value **\$0**  
 Improvement Non-Homesite Value **\$0**  


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 Total Improvement Market Value **\$0**  
  
 Land Homesite Value **\$0**  
 Land Non-Homesite Value **\$12,438**  
 Land Agricultural Market Value **\$0**  


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 Total Land Market Value **\$12,438**  
  
 Total Market Value **\$12,438**  
 Agricultural Use **\$0**  
 Total Appraised Value **\$12,438**  
 Homestead Cap Loss **-\$0**  


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 Total Assessed Value **\$12,438**

**2017 OWNER INFORMATION**

Owner Name **CITY OF TAYLOR**  
 Owner ID **O015060**  
 Exemptions **Exempt Property**  
 Percent Ownership **100%**  
 Mailing Address **ATTN: CITY MANAGER 400 PORTER ST TAYLOR, TX 76574-3600**

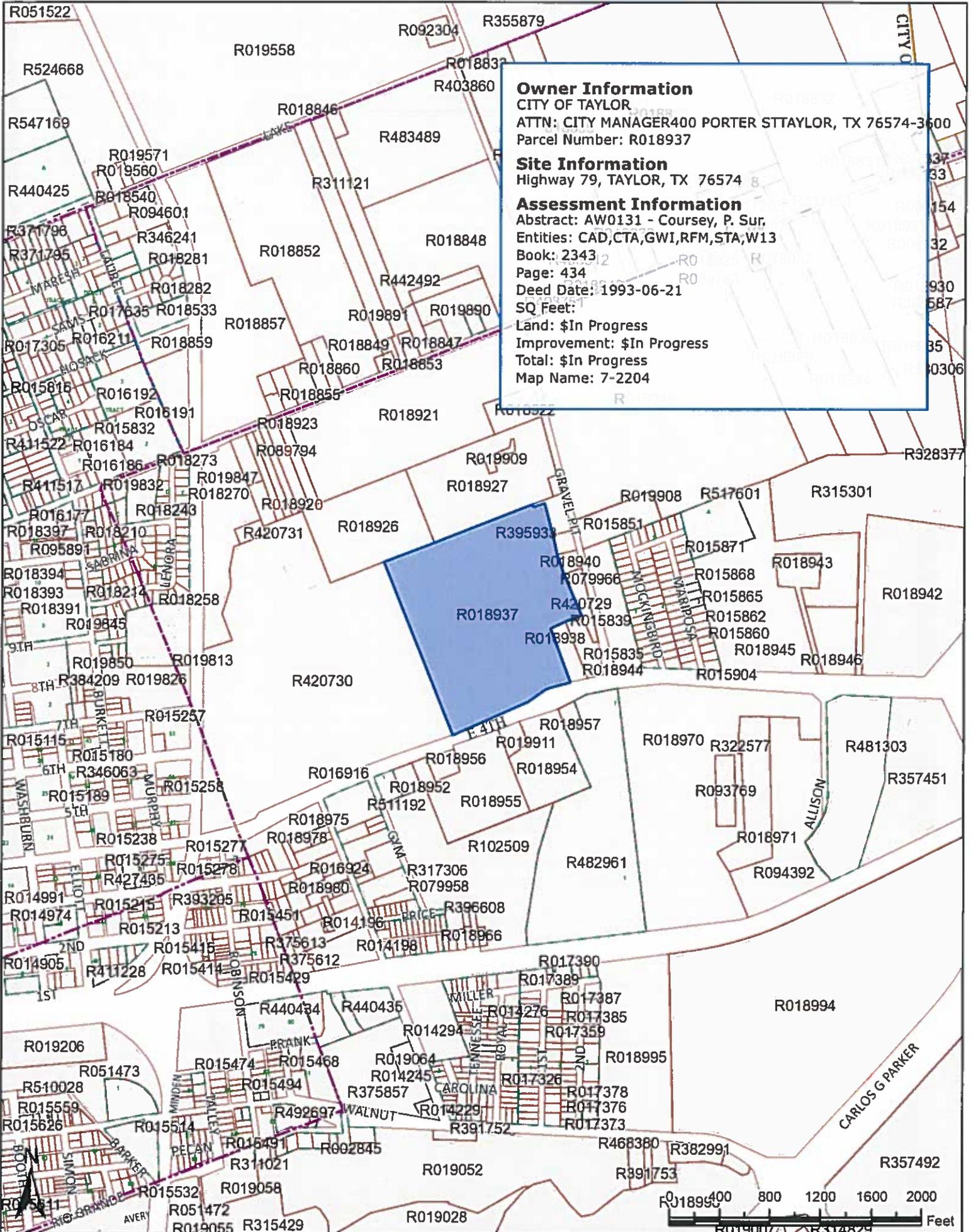
**2016 ENTITIES & EXEMPTIONS**

Special Exemptions **EX - Exempt Property**

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Williamson CAD		\$0	\$0	0	0
CTA- City of Taylor		\$0	\$0	0.813893	0
GWI- Williamson CO		\$0	\$0	0.441529	0
RFM- Wmsn CO FM/RD		\$0	\$0	0.04	0
STA- Taylor ISD		\$0	\$0	1.45	0
W13- Lower Brushy Creek WC&ID		\$0	\$0	0	0
<b>TOTALS</b>				<b>2.745422</b>	

**2016 LAND SEGMENTS**

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE LOSS	LAND SIZE
1 - Vacant Land	XV - Other Exemptions	No	\$12,438	\$0	41.460000 acres
<b>TOTALS</b>					<b>1,805,998 Sq. ft / 41.460000 acres</b>



**Owner Information**

CITY OF TAYLOR  
 ATTN: CITY MANAGER 400 PORTER ST TAYLOR, TX 76574-3600  
 Parcel Number: R018937

**Site Information**

Highway 79, TAYLOR, TX 76574

**Assessment Information**

Abstract: AW0131 - Coursey, P. Sur.  
 Entities: CAD,CTA,GWI,RFM,STA,W13  
 Book: 2343  
 Page: 434  
 Deed Date: 1993-06-21  
 SQ Feet:  
 Land: \$In Progress  
 Improvement: \$In Progress  
 Total: \$In Progress  
 Map Name: 7-2204

**CITY OF TAYLOR**  
CITY BID NO. 2017-512-02



**REQUEST FOR PROPOSALS**  
**FARM LEASE AGREEMENT**

**Bids Due:**  
**Friday February 3, 2017 @ 2:30p.m.**

**City of Taylor**  
**400 Porter Street**  
**Taylor, TX 76574**  
**(512) 352-3675**

**January 18, 2017**

**City of Taylor  
Request for Proposals  
Farm Lease Agreement**

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# REQUEST FOR PROPOSALS FARM LEASE AGREEMENT

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## INTRODUCTION

The City of Taylor (City) is seeking an experienced farming entity, capable of managing and maintaining productive agricultural operations, willing to lease City owned land, and actively use it for crop production. The tentative start date of this lease is March 1, 2017, and good through September 30, 2020.

## MAILING INSTRUCTIONS,

Rosemarie Dennis  
Finance Director  
2017-512-02

### Physical Location:

400 Porter Street  
Taylor, Texas 76574

## INQUIRIES

Questions pertaining to the Request for Proposal (“RFP”) and the selection process should be directed to Rosemarie Dennis, at her email address, which is [rosemarie.dennis@taylor.tx.gov](mailto:rosemarie.dennis@taylor.tx.gov).

## SUBMITTAL DATE

Proposals are due no later than 2:30p.m., February 3, 2017, and must be received by that time and date. Proposal postmark dates and times will not be considered as meeting that deadline. Proposers must submit in a sealed envelope an original of their proposal to the address shown under “Mailing Instructions” above.

The City is not responsible for proposals that are delinquent, lost, mismarked, and sent to an address other than that given above, or sent by mail or courier service. The City reserves the right, after opening the proposals, to reject any or all proposals, or to accept the proposal(s) that in its sole judgment is (are) in the best interest of the City.

## PROPOSAL SELECTION

The City of Taylor reserves the right, without qualification, to:

1. Select any proposal as a basis for written or oral communication with any or all of the companies or individuals when such action is considered to be in the best interest of the City of Taylor.
2. Select proposals, based on initial proposals received, without discussion or after detailed discussions or contract negotiations.
3. Reject all proposals.

## **SELECTION PROCESS**

Proposals shall be evaluated by City of Taylor staff and a recommendation made to the City Manager and City Council. The City of Taylor intends to select the proposer that best meets the City's needs and demonstrates the ability to deliver the desired results. Such factors as reliability and continuity of operations shall be considered in addition to cost proposal in determining a recommended tenant.

The proposal must provide the City's staff with clearly expressed information concerning the proposer's understanding of the City of Taylor specific requirements, which would result in timely commencement and performance of needed services.

## **PROPOSAL CONTENT**

The proposer is encouraged to expand on the scope to fully address the crops to be planted and use of the property by the bidder if the is successful. The proposal must include, at a minimum, the following sections in the order indicated.

1. Appendix A – Farm Lease Bid Submittal Form
2. Appendix B – Agriculture Lease Proposal Form-- Each proposal shall contain the signed Proposal Form in its entirety as provided.
3. Comments Regarding Lease-- Submit comments, if any, to any clause(s) in the Lease that proposer desires to clarify or object to.

**Please do not submit a signed/executed lease since the terms of the final lease may be subject to further revisions and/or negotiated terms.**

## **SCOPE OF WORK**

Information regarding the Scope of Work is included in the Lease Agreement.

## **PROPOSED CONTRACT**

The City's intent is to utilize the Lease format as shown in the attachment to formalize the lease award. Comments, if any, objecting to any clause(s) in the Lease shall be included in writing with the proposal. Objections shall clearly state the objection and the section or provision being objected to.

## **GENERAL CONDITIONS**

### *1. General Information*

The City of Taylor, Texas will receive at its office located at City Hall, 400 Porter Street, bid responses for City of Taylor Bid No. 2017-512-02. Bids shall be submitted as previously outlined in "proposal content". Bids shall be written in ink, computer generated, or by typewriter. Mistakes may be

crossed out and corrections inserted adjacent thereto and must be initialed in ink by the person signing the bid. Bids are to be verified before submission as they cannot be corrected or altered or signed after bids are opened.

2. *Interpretation of Bids*

Should a bidder find discrepancies in, or omissions from the specifications, or should bidder be in doubt as to their true meaning, bidder may submit to the Finance Director a written request for an interpretation thereof prior to the bid opening. Any interpretation of, or change in the proposed documents will be made only by an addendum issued to each person to whom specifications have been issued, and shall become part of any contract awarded. The City will not be responsible for any other explanation or interpretations.

3. *Amendments*

The City reserves the right to amend this RFP prior to the proposal due date. All amendments and additional information will be posted on the Texas Purchasing Group-BidNet City of Taylor's Official City Web Site at [www.taylortx.gov](http://www.taylortx.gov). Proposers should check this web page daily for new information.

4. *Addenda*

Any addenda issued by the City during the time of bidding shall be covered in the bid and shall be made a part of the contract.

5. *Cost for Preparing Proposal*

The cost for developing the proposal is the sole responsibility of the proposer. All proposals submitted become the property of the City.

6. *Bid Openings*

Bids shall be delivered to the City of Taylor on or before the day and hour set for the opening of bids in the published Notice to Bidders. A bidder may withdraw his bid, either personally or by written request, at any time prior to the scheduled time for opening of bids.

7. *Late Bids*

Any bids received after the scheduled time of opening will be noted as received, but they will not be opened or considered.

8. *Assignment*

No assignment by the contractor or any contract to be entered into hereunder or of any part thereof, except of funds to be received there under by the contractor, will be recognized by the City unless such assignment has had the prior written approval of the City.

9. *Governing Law*

This contract shall be construed and interpreted according to the laws of the State of Texas.

10. *Insurance Requirements*

The City of Taylor requires that licensees, lessees, and vendors have an approved Certificate of Insurance (not a declaration or policy) on file with the City for the issuance of a permit or contract. Within ten (10) consecutive calendar days of the contract award, the successful proposer must furnish the City with the Certificates of Insurance proving coverage as specified in Appendix B.

**APPENDIX A  
FARM LEASE BID SUBMITTAL FORM**

**BIDDER'S INFORMATION**

The undersigned, being familiar with local conditions, having made field inspections and investigations deemed necessary, having studied the Farm Lease Agreement for the work and being familiar with all factors and other conditions affecting the work and costs thereof, hereby propose to furnish all labor, tools, materials, skills, equipment and all else necessary to completely farm the City of Taylor's property in accordance with the Farm Lease Agreement.

Name of Company/Person Submitting Bid:

Contact Person: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number:

**FARM LEASE BID AMOUNT**

Farm Lease: March 1, 2017 – September 30, 2020

25.1442 acres x \$ \_\_\_\_ per acre = \$ \_\_\_\_\_

Payment due when lease is executed and due by March 1<sup>st</sup> of each year for the term of the lease.

Anticipated crops: \_\_\_\_\_

SUBMITTED on \_\_\_\_\_, 2017

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

**APPENDIX B  
AGRICULTURE LEASE PROPOSAL FORM**

**PROPOSER** Name / Firm:

**INFORMATION**

- 
1. Please provide a brief summary of your experience in farming, years of experience, and your ability to perform the required agricultural activities, or attach it hereto.

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2. Please provide one professional reference from a land owner where you have held or hold an agriculture lease.

a. Name: \_\_\_\_\_

Phone Number: \_\_\_\_\_

3. Please provide one personal reference.

a. Name: \_\_\_\_\_

Phone Number: \_\_\_\_\_

**APPENDIX C**  
**AGREEMENT FOR FARM LEASE**

**Preamble**

City of Taylor (“Landlord”), a municipal Taylor corporation, 400 Porter Street, Taylor, TX 76574, hereby leases to (“Tenant”), AW0131 Coursey, P. Sur., ACRES 25.1442, City Dump Road, Taylor, Texas, the real property “Leased Premises” in the Williamson County, State of Texas.

**Term of Lease**

1. The term of this lease shall be for a period of three years and seven months, commencing on March 1, 2017, and ending on September 30, 2020, subject of termination notice by either party at the end of a harvest year, September 30<sup>th</sup> of each year.

**Purpose**

2. In consideration of the rents and covenants specified below, Landlord hereby leases to Tenant real property located in the City of Taylor, Williamson County, Texas consisting of 25.1442 acres of land, City Dump Road, Taylor, Texas. The Parties further agree that this Lease does not include any buildings or improvements located upon the described property. The area which is subject to this Lease will sometimes be referred to herein as the “Farm”.

**Use of the Premises**

3. The leased premises are demised to Tenant for the following purpose and for no other purpose except with prior written consent of Landlord.

- (a) The planting, growing, and harvesting of agricultural row crops, specifically crops of cotton, maize, oats, corn, wheat, barley, alfalfa and other cereal and/or hay crops.
- (b) During the Initial Term and any Extended Term of this Lease, no commercial wholesale or retail sales, including without limitation a roadside stand, shall be made upon the premises without the prior written approval of Landlord which may be withheld by Landlord in its sole and absolute discretion.

**Amount of Rent**

4. Tenant shall pay to the Landlord as rent for the Farm, the annual sum of (\$\_\_\_\_\_ ) per acre based on the acreage amount of 25.1442 acres payable on or before March 1, 2017 and on March 1<sup>st</sup> each year during the term of this lease.

### **Late Payment**

5. Any installment of rent accruing under the provisions of this Lease or any other payment due to Landlord under this Lease shall be paid on or before the due date. In the event that Tenant fails to pay to Landlord within ten (10) days of the date when due any amount owing to Landlord pursuant to the terms of this Lease, said late payment shall accrue interest at the rate of 10% per annum from the date due until the same shall have been fully paid.

### **Authorized Agent of the City**

6. The City Manager of the City of Taylor, or his designee, is duly the authorized agent of the City for purposes of this Lease; and as to any obligations assumed herein by Tenant, they shall be performed to the satisfaction of said City Manager.

### **Operations on Leased Premises**

7.
  - (a) Tenant shall carry on all of the activities allowed in accordance with good husbandry and the best practices of the farming community in which the Leased Premises are situated. If Tenant fails to take any required action or conduct any operation in accordance with the best course husbandry practiced in the farming community surrounding the Leased Premises, Landlord may, after giving Tenant ten (10) days written notice of Tenant's failure, enter the Leased Premises and take any reasonable action Landlord may deem necessary to protect Landlord's interest in the Leased Premises. Tenant agrees to reimburse Landlord on demand for the cost of any reasonable actions taken by Landlord in accordance with the provisions of this paragraph.
  - (b) Tenant shall, at Tenant's costs and expense, comply with any and all laws, ordinances, rules, regulations, requirements and orders present or future, of any federal, state, county, including Williamson County's land use regulations and air pollution control district regulations, or municipal governments which may in any way apply to the use, maintenance, operations, or production of crops on the Leased Premises, or the sale or disposition of those crops.
  - (c) Tenant agrees not to apply pesticides, insecticides, fungicides, herbicides, or other chemical treatments that will have a residual effect beyond the term of this Lease except with the prior written consent of Landlord and shall have and possess all licenses and authority to allow such application.
  - (d) Tenant shall notify the Landlord of the planned crop scheduling for the Leased Premises annually in advance of any planting.

- (e) Tenant agrees not to remove any soil, subsoil, or trees from the Leased Premises, but may spread manure and other farm chemicals that are normally applied to crop land to control pests and weeds subject to the provisions required in ( c ) above. Tenant agrees to till the soil after the crop has been removed from the premises.
  
- (f) Tenant shall manage its irrigation water, if any, used for the Leased Premises and otherwise control surface water in order to minimize soil erosion and silt run-off from the Leased Premises. Landlord shall, at its sole discretion, determine whether Tenant is exercising reasonable care in the control of soil erosion and silt run-off. Tenant shall promptly implement, at Tenant's cost and expense, Landlord's reasonable requirements for such control.

### **Operating Costs**

8. Tenant shall pay all costs in connection with Tenant's operations on the lease premises, including but not limited to costs of preparing the Leased Premises for planting of crops, production costs, tools and labor, electricity, and other utilities and any other tax or assessment imposed on the leased premises.

### **Taxes and Assessment**

9. Both parties acknowledge that the Leased Premises is owed by the City of Taylor, a Texas municipal corporation, which is not subject to state and local taxes, however, notwithstanding the aforementioned, to the extent that any taxes or assessments arise out of the Leased Property and including but not limited to, Tenant's specific use, Tenant shall pay before delinquent all personal property taxes or assessment levied on Tenant's personal property situated in or about the Leased Premises during the term of the lease. Tenant shall also pay any and all taxes or assessments for the Leased Property whether they arise out of Tenant's use. On demand Tenant shall provide to Landlord satisfactory evidence of payment of taxes.

### **Insurance**

10. Tenant shall, at all times during the term of this Lease, maintain and keep in force insurance coverage with insurers approved by Landlord which will adequately protect both Tenant and Landlord against public and private liability and property damage on the Leased Premises. Tenant shall acquire coverage which names Landlord as additional insured. The minimum coverage required by this paragraph shall be ONE MILLION DOLLARS (\$1,000,000) bodily injury per individual, ONE MILLION DOLLARS (\$1,000,000) per occurrence, and ONE MILLION DOLLARS (\$1,000,000) property damage. Proof of the insurance coverage obtained by Tenant shall be given to Landlord within ten (10) days after execution of this Lease.

Any contract entered into by Tenant for insurance coverage on the Leased Premises shall include a provision requiring timely notice to Landlord in the event of cancellation of coverage by the insurer. Tenant is also responsible for any workers' compensation insurance required under state law.

### **Maintenance**

11. Tenant shall, at Tenant's own expense, keep and maintain the Leased Premises, all improvements on the Leased Premises, and all facilities appurtenant to the Leased Premises, in good order and repair and in as safe and clean a condition as they were when received from Landlord, reasonable wear and tear expected. Tenant will use due diligence to prevent noxious weeds from going to seed on the Leased Property, and maintain edge between the Lease Property and street.

### **Waste or Nuisance**

12. Tenant shall not commit, or permit others to commit, any waste on the Leased Premises. Tenant shall not use or permit the use of the Leased Premises for any unlawful purpose. Tenant agrees to comply with the Texas Commission on Environmental Quality (TCEQ) and County health requirements.

### **Alterations and Mechanics' Lien**

13.

- (a) Tenant shall not make or permit any alterations or improvements to the Leased Premises without the prior written consent of Landlord. On termination or expiration of this Lease, all improvements and alterations including trade fixtures shall be the property of Landlord, and no reimbursement to Tenant shall be required. Tenant shall remove all trade fixtures and equipment placed by Tenant on the Leased Premises before expiration of this Lease.
- (b) Tenant shall keep the Leased Premises free and clear of any and all liens arising out of any work performed or materials furnished at the request of Tenant, or obligations incurred by Tenant.

### **Inspection by Landlord**

14. Tenant shall permit Landlord or Landlord's agents, representatives, or employees to enter the Leased Premises at all reasonable times to determine whether Tenant is complying with the terms of this Lease and for the purpose of

doing other lawful acts that may be necessary to protect the Landlord's interest in the Leased Premises.

### **Tenant to Give Landlord Notice of Environmental Issues**

15. Tenant shall notify Landlord of and provide to Landlord a copy of the following environmental entitlements or inquiries related to the Leased Premises: third party claims, notices of violation, notices to comply, citations, inquiries, or reports filed pursuant to self-reporting requirements. In the event of release of any Toxic Materials to the environment, Tenant will furnish to Landlord a copy of any and all reports, and correspondence with governmental agencies relating to the premises. Upon request of Landlord, Tenant will furnish to Landlord a copy of environmental entitlements or inquiries relating to the Leased Premises, including, but not limited to all permit applications, permits and reports, including those which may be characterized as confidential.

### **Condition of the Leased Premises / Acceptance by Tenant**

16. Tenant hereby acknowledges that (a) the Leased Premises have previously been used for agricultural purposes and that pre- and/or post emergence weed control and/or pesticide chemicals and/or other agricultural chemicals have been applied to the Leased Premises and/or land proximate to the Leased Premises, (b) access roads and other roadways and intersections between such access roads and public roads may not be maintained by Landlord and may not have been constructed to current public road standards, and Tenant shall be solely responsible for insuring that all persons using same in connection with Tenant's use of the Leased Premises shall do so in a safe manner, (c) any windrows on or adjacent to the premises or roadways used for access to or from the premises are not maintained by Landlord, (d) use of adjacent property may cause or result in dust, Agricultural Chemicals, and/or water (both agricultural and storm runoff) to be deposited on the Leased Premises, and use by others of access roadways across the Leased Premises may result in dust being deposited on the Leased Premises. Tenant is relying exclusively upon its own investigation and the reports, advice, opinions and recommendations of its agents and consultants and neither Landlord nor any agent of Landlord has made any representation or warranty with respect to the Leased Premises or its condition, or with respect to the suitability thereof for the conduct of Tenant's business.

### **Indemnification of Landlord**

17. Throughout the term of this Lease, Tenant shall indemnify and hold Landlord harmless from any and all damages, injuries, or claims of any kind arising in or about the Leased Premises or arising from Tenant's operations on the Leased Premises.

### **Surrender of Premises**

**18.** On the last day of the Lease term, or any extension thereof, or sooner termination of the Lease, Tenant will peaceably and quietly leave, surrender, and yield up to the City the Leased Premises in as good condition and repair as at the commencement of Tenant's occupancy, excepting reasonable use and wear thereof, and damage by earthquake, public calamity, by the elements, by acts of God, or by fire or other circumstances over which Tenant has no control.

### **Assignment and Subleasing**

**19.** Tenant shall not assign, transfer, or encumber this Lease or any interest in this Lease through assignment or sublease without the prior written consent of Landlord, which may be withheld in Landlord's sole discretion. Tenant shall not sublease all or any part of the Leased Premises or allow any persons other than Tenant's agents, family, or employees to occupy or use all or any part of the leased premises without the prior written consent of Landlord. Landlord's consent to one assignment, sub-lease, occupation, or use by another person shall not be deemed to be a consent to any subsequent assignment, sublease, occupation, or use by any other person. Any assignment or subleasing without the prior written consent of Landlord shall be void.

### **Remedies on Tenants Default**

**20.** In the event of any default by Tenant under this Lease, in addition to any other remedies available to Landlord at law or in equity, Landlord shall have the right to terminate this Lease and all rights of Tenant under this Lease by giving applicable written notice of the termination. No act of Landlord shall be construed as terminating this Lease except written notice given by Landlord to Tenant advising Tenant that Landlord elects to terminate the Lease. In the event Landlord elects to terminate this Lease, Landlord may recover from Tenant all of the following:

- (a) The worth at the time of award of the fair market value of the rent for the Leased Property;
- (b) The worth at the time of award of the amount by which any unpaid obligations of the Tenant exist for items set forth herein, including but not limited to taxes, assessments, insurance liens, obligations to third parties, claims to third parties for which Landlord is entitled to indemnification;
- (c) Any and all amounts necessary to compensate Landlord for all detriment proximately caused by Tenant's failure of performance obligations under the Lease.

## **Landlord's Right to Continue Lease in Effect After Breach**

**21.** If Tenant breaches this Lease and abandons the Leased Premises before the expiration of this Lease's term, Landlord may continue this Lease in effect by not terminating Tenant's right to possession of the Leased Premises, in which event Landlord shall be entitled to enforce all its rights and remedies under this Lease, including the right to recover the reasonable rental value, costs arising out of Tenant obligations and any amounts necessary to compensate Landlord for detriment proximately caused by Tenants failures.

## **Oil, Gas, and Mineral Rights**

**22.** All rights in any and all minerals, oil, gas, and other hydrocarbons located on or under the Leased Premises are reserved to Landlord and are particularly excepted from the Leased Premised covered by the terms of this Lease. Tenant hereby grants to Landlord, Landlord's agents and licensees, a right of entry and right of way for access to the Leased Premises for the exploration, drilling, and mining of minerals, gas, oil, and other hydrocarbons on or under the Leased Premises and all reasonable right to use of the Leased Premises for such purposes.

## **Attorneys' Fees**

**23.** If any litigation is commenced between the parties to this Lease concerning the Leased Premises, this Lease, or the rights and duties of either in relation to the Leased Premises or to this Lease, the party prevailing in that litigation shall be entitled to, in addition to any other relief that may be granted in the litigation, a reasonable sum and for his attorneys' fees in that litigation that are determined by the Court in that litigation or in a separate action brought for that purpose, unless the recovery of attorney fees is prohibited by law.

## **Notices**

**24.** Except as otherwise expressly provided by law, any and all notices or other communications required or permitted by this Lease or by law to be served on or given to either party by the other party shall be in writing and shall be deemed duly served and given when personally delivered to any member of or the designated agent of the party to whom they are directed, or in lieu of personal service when deposited in the United States mail, first-class postage prepaid, addressed to Tenant at \_\_\_\_\_, or to the Landlord at 400 Porter Street, Taylor, TX 76574. Either party may change its address for the purpose of this paragraph by giving written notice of the change to the other party in the manner provided in this paragraph.

### **Binding on Heirs and Successors**

**25.** This Lease and each of its provisions shall be binding on and shall inure to the benefit of the respective heirs, executors, administrators, trustees, successors, and assigns of the parties to this Lease.

### **Sole and Only Agreement**

**26.** This instrument constitutes the sole and only agreement between Landlord and Tenant respecting the Leased Premises, the leasing of the Leased Premises to Tenant, or the Lease term created under this Lease, and correctly sets forth the obligations of Landlord and Tenant to each other as of this date. Any agreements or representations respecting the Leased Premises or their leasing by Landlord to Tenant not expressly set forth in this instrument are null and void. This Lease may not be extended, amended, modified, altered, or changed, except in a writing signed by Landlord and Tenant.

### **Effect of Partial Invalidity**

**27.** If any term or provision of this Lease or any application of this Lease shall be held invalid or unenforceable, the remainder of this Lease and any application of the terms and provisions shall remain valid and enforceable under this Lease or the governing law.

### **Governing Law and Venue**

**28.** This Agreement shall be governed by and construed in accordance with the laws of the State of Texas. To the extent a dispute arises and the filing of a judicial action is deemed necessary by one of the two parties, the parties agree that the case shall be venued in Williamson County, State of Texas. Performance under this Lease shall be in Williamson County Texas.

### **Waiver**

**29.** The waiver by Landlord of any breach by Tenant of any of the provisions of this Lease shall not constitute a continuing waiver or a waiver of any subsequent breach by Tenant either of the same or of another provision of this Lease.

### **Term**

**30.** Both parties have the sole, unilateral and express right to terminate the lease upon six (3) months written notice.

Executed on this \_\_\_\_\_ day of \_\_\_\_\_, 2017, at Taylor, Williamson County, Texas.

**TENANT:**

**LANDLORD CITY OF TAYLOR:**

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Signature

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Isaac D. Turner, City Manager

**APPROVED AS TO FORM:**

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Ted Hejl, City Attorney

**ATTEST:**

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Susan Brock, City Clerk



Highway 79

City Wastewater Plant

Our Lady of Guadalupe Cemetery Road

R019012

Google Earth

18



1995

Imagery Date: 2/3/2016

30°33'25.33" N

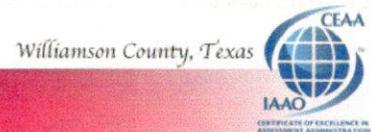
97°23'11.66" W

elev 494 ft

eye alt

6729 ft





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**Property** R019012   
 **Owner** CITY OF TAYLOR   
 **Property Address** CITY DUMP RD, TAYLOR, TX 76574   
 **2016 Assessed Value** \$100,577

**2016 GENERAL INFORMATION**

**Property Status** Active  
**Property Type** Land - Transitional  
**Legal Description** AW0131 COURSEY, P. SUR., ACRES 25.1442  
**Neighborhood** T13TR - Taylor Transitional  
**Account** R-13-3000-0305-40401  
**Map Number** 7-3004

**2016 VALUE INFORMATION**

**Improvement Homesite Value** \$0  
**Improvement Non-Homesite Value** \$0  
**Total Improvement Market Value** \$0  
  
**Land Homesite Value** \$0  
**Land Non-Homesite Value** \$100,577  
**Land Agricultural Market Value** \$0  
**Total Land Market Value** \$100,577  
  
**Total Market Value** \$100,577  
**Agricultural Use** \$0  
**Total Appraised Value** \$100,577  
**Homestead Cap Loss** -\$0  
**Total Assessed Value** \$100,577

**2016 OWNER INFORMATION**

**Owner Name** CITY OF TAYLOR  
**Owner ID** O015060  
**Exemptions** Exempt Property  
**Percent Ownership** 100%  
**Mailing Address** ATTN: CITY MANAGER 400 PORTER ST TAYLOR, TX 76574-3600

**2016 ENTITIES & EXEMPTIONS**

Special Exemptions EX - Exempt Property

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Williamson CAD	Other	\$100,577	\$0	0	0
<input checked="" type="checkbox"/> CTA- City of Taylor	Other	\$100,577	\$0	0.813893	0
<input checked="" type="checkbox"/> GWI- Williamson CO	Other	\$100,577	\$0	0.441529	0
<input checked="" type="checkbox"/> RFM- Wmsn CO FM/RD	Other	\$100,577	\$0	0.04	0
<input checked="" type="checkbox"/> STA- Taylor ISD	Other	\$100,577	\$0	1.45	0
W13- Lower Brushy Creek WC&ID	Other	\$100,577	\$0	0	0
<b>TOTALS</b>				<b>2.745422</b>	

**2016 LAND SEGMENTS**

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE LOSS	LAND SIZE
1 - Vacant Land	XV - Other Exemptions	No	\$100,577	\$0	25.144200 acres
<b>TOTALS</b>					<b>1,095,281 Sq. ft / 25.144200 acres</b>



*City Council Meeting  
January 12, 2017  
Agenda Item Transmittal*

**Agenda Item #:** 13  
**Agenda Title:** Consider proposed future agenda topics and any items for future discussion.  
**Council Action to be taken:** Discuss possible future agenda items.  
**Initiating Department:** City Council  
**Staff Contact:** Mayor

**1. INTRODUCTION/PURPOSE**

Under this item, staff will be receiving input regarding future agenda items from you. This agenda item will be added as a routine matter on each of your upcoming agendas and will not be an action item unless specific items are listed for consideration. Staff will also be bringing potential agenda items before you at this time.

**2. DESCRIPTION/ JUSTIFICATION**

**3. FINANCIAL/BUDGET**

**4. TIMELINE CONSIDERATIONS**

**5. RECOMMENDATION**

**6. REFERENCE FILES**

13a. [Continuous list of items](#)

Topics still to be addressed:

Ancira:

- Investigate possibility of Public Improvement Districts (PID) (in progress)
- Update on Retail Study done by Retail Coach in 2012/2013
- Update on code enforcement approach and process (Feb 9)
- Revisit fire suppression issues (Feb. 9)

Garcia:

- Update on animal control positions
- Update on skatepark

Gonzales:

- Conduct a city facilities assessment
- Cemetery streets
- TEDC Board member issue for continued discussion (Feb. 23)
- Review staffing needs after January, prior to budget discussions
- Charter review (Feb 23)

Lopez:

- Update on Robinson Park/Givens Center grant (Feb. 9)
- Future Land Use update (January 12)
- Update on code enforcement plan/process (Feb 9)

Rydell:

- Develop historic preservation ordinances

Strategic Planning Workshop (Feb. 16)



***City Council Meeting  
January 12, 2017  
Agenda Item Transmittal***

**Agenda Item #:** 14  
**Agenda Title:** Executive Session: Sec. 551.074; Personnel  
**Council Action to be taken:** Discuss evaluation of municipal judge  
**Initiating Department:** Mayor  
**Staff Contact:** Isaac D. Turner, City Manager

**1. INTRODUCTION/PURPOSE**

**2. DESCRIPTION/ JUSTIFICATION**

The Taylor City Council will conduct a closed meeting under Section 551.074 of the Texas Government Code in order to discuss evaluation of Judge Pick.

**3. FINANCIAL/BUDGET**

**4. TIMELINE CONSIDERATIONS**

**5. RECOMMENDATION**

**6. REFERENCE FILES**

14a. [Executive Session form](#)

**TAYLOR CITY COUNCIL  
CERTIFIED AGENDA - EXECUTIVE SESSION**

1. OPEN MEETING ANNOUNCEMENT

The City of Taylor City Council convened in Open Session, declared a quorum on January 12, 2017 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:

- |                                     |         |  |
|-------------------------------------|---------|--|
| <input checked="" type="checkbox"/> | 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.  |
| <input type="checkbox"/>            | 551.072 | To conduct deliberations regarding the purchase, exchange, lease, or value of real property.   |
| <input checked="" type="checkbox"/> | 551.074 | Regarding personnel matters  |
| <input type="checkbox"/>            | 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 \_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Mayor



***City Council Meeting***  
***January 12, 2017***  
***Agenda Item Transmittal***

**Agenda Item #:** 15

**Agenda Title:** Consider appointment of judge to the Municipal Court of Record.

**Council Action to be taken:** If council agrees, to reappoint Randall Pick as Court of Record Municipal Judge

**Initiating Department:** City Council

**Staff Contact:** Mayor Anicra

**1. INTRODUCTION/PURPOSE**

By ordinance, the municipal judge is appointed for two year terms. Judge Pick last appointment was on November 13, 2014.

**2. DESCRIPTION/ JUSTIFICATION**

The Texas Government Code prescribes the following minimum qualifications for a municipal judge of a municipal court of record:

A municipal judge must:

- (1) be a resident of this state;
  - (2) be a citizen of the United States;
  - (3) be a licensed attorney in good standing; and
  - (4) have two or more years of experience in the practice of law in this state.
- (d) The governing body shall provide by ordinance for the term of office of its municipal judges. The term must be for a definite term of two or four years.

(Our ordinance has established the term of the judge at two years.)

Randall Pick meets all qualifications to be reappointed as judge of the municipal court of record.

**3. FINANCIAL/BUDGET**

**4. TIMELINE CONSIDERATIONS**

This appointment must be revisited every two years.

**5. RECOMMENDATION**

**6. REFERENCE FILES**

15a [Oath of Office](#)

In the name and by the authority of

# The State of Texas

## OATH OF OFFICE

I, RANDALL PICK, do solemnly swear, that I will faithfully execute the duties of the office of CITY OF TAYLOR MUNICIPAL COURT OF RECORD JUDGE, and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States and of this State, so help me God.

\_\_\_\_\_  
Randall Pick

SWORN TO and subscribed before me by affiant on this 12th day of January 2017.

\_\_\_\_\_  
Signature of Person Administering Oath

(Seal)

Susan Brock  
Printed Name

City Clerk  
Title



***City Council Meeting  
January 12, 2017  
Agenda Item Transmittal***

**Agenda Item #:** 16  
**Agenda Title:** Executive Session.  
**Council Action to be taken:** Consult with City Attorney  
**Initiating Department:** City Administration  
**Staff Contact:** Isaac Turner, City Manager  
Ted Hejl, City Attorney

**1. INTRODUCTION/PURPOSE**

This Executive Session is called to consult with City Attorney.

**2. DESCRIPTION/ JUSTIFICATION**

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

**3. FINANCIAL/BUDGET**

**4. TIMELINE CONSIDERATIONS**

**5. RECOMMENDATION**

**6. REFERENCE FILES**

14a. [Executive Session form](#)