



TEMPLE CITY COUNCIL

MUNICIPAL BUILDING

2 NORTH MAIN STREET

TEMPLE, TX

NOTICE OF MEETING

THURSDAY, AUGUST 2, 2007

3:30 P.M.

3RD FLOOR CONFERENCE ROOM

WORKSHOP AGENDA

1. Receive an update on potential ordinance changes relating to metal buildings, landscaping, signage and IH-35 overlay districts.
2. Discuss the potential purchase of property located at 212 East Avenue A.

Executive Session – The City Council will enter into executive session pursuant to Section 551.072 of the Texas Government Code to discuss the purchase, exchange, lease or sale of real property.

3. Discuss the Proposed FY 2007-2008 City of Temple budget, Capital Improvement Plan and related issuance of bonds.
4. Discuss, as may be needed, Regular Meeting agenda items for the meeting posted for Thursday, August 2, 2007 as follows:

5:00 P.M.
CITY COUNCIL CHAMBERS – 2ND FLOOR

JOINT MEETING
TEMPLE CITY COUNCIL
&
CITY OF TEMPLE EMPLOYEE BENEFITS TRUST

REGULAR MEETING AGENDA

I. CALL TO ORDER

1. Invocation
2. Pledge of Allegiance

All agenda items in Sections II through V will be considered by the Temple City Council only.

II. PUBLIC COMMENTS

Citizens who desire to address the Council on any matter may sign up to do so prior to this meeting. Public comments will be received during this portion of the meeting. Please limit comments to 3 minutes. No discussion or final action will be taken by the City Council.

III. BUDGET ITEMS

3. (A) PUBLIC HEARING - Receive presentation by the City Manager and conduct a public hearing on the proposed [2007-2008 operating budget](#).
[2007-5104-R](#): (B) Discuss proposed tax rate and consider adopting a resolution scheduling the adoption of the proposed tax rate for August 23, 2007, and setting public hearings for August 10, 2007 and August 16, 2007 on the proposed tax rate for FY 2007-2008.

IV. CONSENT AGENDA

All items listed under this section, Consent Agenda, are considered to be routine by the City Council and may be enacted by one motion. If discussion is desired by the Council, any item may be removed from the Consent Agenda at the request of any Councilmember and will be considered separately.

4. Consider adopting a resolution approving the Consent Agenda items and the appropriate resolutions for each of the following:

Minutes:

- (A) [July 19, 2007 Special Called Meeting](#)
- (B) [July 19, 2007 Regular Meeting](#)

Contracts, Leases & Bids:

- (C) [2007-5105-R](#): Consider adopting a resolution authorizing a farm lease with Ed Brenek for 8.164 acres of City-owned land located east of Wilson Park; and approximately 39 acres of City-owned land located on Little Flock Road.
- (D) [2007-5106-R](#): Consider adopting a resolution authorizing a farm lease with Carl and Charles Grisham on 164 acres of City-owned land located near Old Howard Road within the Tax Increment Financing Reinvestment Zone No. 1.
- (E) [2007-5107-R](#): Consider adopting a resolution authorizing a farm lease with Carl and Charles Grisham on 68 acres of City-owned land located on Old Howard Road within the Tax Increment Financing Reinvestment Zone No. 1.
- (F) [2007-5108-R](#): Consider adopting a resolution authorizing a farm lease with Harry Macey on 4.0 acres of land located on an unused corner of Lions Park across the creek to the southwest from the main part of the park.
- (G) [2007-5109-R](#): Consider adopting a resolution authorizing a farm lease with Monique Rincones on approximately 3.7 acres located at the southeast corner of the Service Center property on East Avenue H.
- (H) [2007-5110-R](#): Consider adopting a resolution authorizing a construction contract with TTG Utilities of Gatesville for the emergency replacement of an 8" sewer line in the area of 1909 Curtis B. Elliott (Wilson Park Complex) in the amount of \$103,734.
- (I) [2007-5111-R](#): Consider adopting a resolution authorizing a development agreement and a contribution to the Encinas Group in the amount of \$130,000 to meet the City's financial commitment to Phase II of the Village at Meadow Bend, a family tax credit project.

Misc:

- (J) [2007-5089-R](#): Consider adopting a resolution authorizing the purchase of an approximately 10 acre tract of unimproved property located on the east side of Wendland Road, about one-half mile south of Moores Mill Road, in the City's Tax Increment Financing Reinvestment Zone No. 1 for economic development purposes.

Executive Session. The City Council may go into executive session pursuant to Section 551.072 of the Texas Government Code to discuss the purchase, exchange, lease, or sale of this real property.

- (K) [2007-5102-R](#): Consider adopting a resolution authorizing the nomination of a member to serve on the Brazos G Regional Water Planning Group.

- (L) [2007-5112-R](#): Consider adopting a resolution authorizing the Planning Director to modify the term limits with applicable licensing processes for various Conditional Use Permits (CUP's).
- (M) [2007-5113-R](#): Consider adopting a resolution authorizing budget amendments for fiscal year 2006-2007.

V. REGULAR AGENDA

ORDINANCES

- 5. [2007-4157](#): (A) FIRST READING – PUBLIC HEARING - Z-FY-07-43: Consider adopting an ordinance authorizing the amendment to the West Temple Comprehensive Plan from Office and Residential uses to Community Facilities (Schools) uses on 31.108± out of portions of land commonly known as Outblocks 1094A-A and 1094-A and C, City Addition, located on the north side of West Adams Avenue, between Hilliard Road and Brooks Drive.

[2007-4158](#): (B) FIRST READING – PUBLIC HEARING - Z-FY-07-44: Consider adopting an ordinance authorizing a zoning change from Single Family One (SF-1), Office One (O-1), General Retail (GR) and Multiple Family One (MF-1) Districts to Single Family One (SF-1) District on approximately 31.108 acres of land out of land commonly known as Outblocks 1094A-A, 1094-A and 1094-C, City Addition, located north of West Adams Avenue, between Hilliard Road and Brooks Drive.
- 6. [2007-4159](#): FIRST READING – PUBLIC HEARING - Z-FY-07-45: Consider adopting an ordinance authorizing a zoning change from the Two Family (2F) District to the Neighborhood Service (NS) District on the North 50 Feet of Lot 2, Block A, Bentley Bellview Addition, located at 801 and 803 South 33rd Street.
- 7. [2007-4160](#): (A) FIRST READING – PUBLIC HEARING - Z-FY-07-47: Consider adopting an ordinance authorizing an amendment to the Future Land Use Plan Map to reflect a change from Medium Density Residential to Neighborhood and Community Retail uses on Lot 20, Block 1, Tal-Coe Place Addition, located at 1118 South 29th Street.

[2007-4161](#): (B) FIRST READING – PUBLIC HEARING – Z-FY-07-48: Consider adopting an ordinance authorizing a zoning change from Two Family (2F) District to Neighborhood Service (NS) District on Lot 20, Block 1, Tal-Coe Place Addition located at 1118 South 29th Street.

RESOLUTIONS

- 8. [2007-5114-R](#): P-FY-07-41: Consider adopting a resolution authorizing the final plat of P & D Ranch, two residential lots on 20 acres, located at 9049 Stallion Road, east of Heidenheimer, Texas in Temple's Extra-territorial Jurisdiction (ETJ) with the developer's requested exceptions to Section 12-145 of the City Code of Ordinances requiring one fire hydrant per 600' of street frontage; Section 33-102(d)(2) of the Subdivision Ordinance for payment of park fees; and Section 33-94 of the Subdivision Ordinance for the ribbon curb on rural streets.

9. Discussion of the purchase of a medical and prescription insurance policy and a dental insurance policy for employees and under age 65 retirees of the City of Temple by the City of [Temple Employee Benefits Trust](#).

RECESS TEMPLE CITY COUNCIL MEETING & CONVENE MEETING OF THE CITY OF TEMPLE EMPLOYEE BENEFITS TRUST

VI. AGENDA – CITY OF TEMPLE EMPLOYEE BENEFITS TRUST

1. Consider adopting the City of Temple Investment Policy as the policy for investments for the [City of Temple Employee Benefits Trust](#) now and as may be amended in the future.
2. Consider designating the depository for the [City of Temple Employee Benefits Trust](#) as the depository utilized by the City of Temple now and as may be amended in the future.
3. Consider designating the signatories for the [City of Temple Employee Benefits Trust](#) as the same utilized by the City of Temple now and as may be amended in the future.
4. Consider designating and authorizing the annual auditors for the City of Temple now and as may be amended in the future to conduct an audit of the [City of Temple Employee Benefits Trust](#) at such time that the audit for the City of Temple is conducted.
5. Consider action to purchase a [medical and prescription insurance policy](#) from Scott & White Health Plan for employees and under age 65 retirees of the City of Temple for Fiscal Year 2007-2008.
6. Consider action to purchase a [dental insurance policy](#) from Met Life for employees and under age 65 retirees of the City of Temple for Fiscal Year 2007-2008.

ADJOURN THE MEETING OF THE CITY OF TEMPLE EMPLOYEE BENEFITS TRUST & RECONVENE THE TEMPLE CITY COUNCIL MEETING.

V. REGULAR AGENDA - CONTINUED

10. [2007-5115-R](#): Consider adopting a resolution authorizing the purchase of property located at 212 East Avenue A.

Executive Session – The City Council may enter into executive session pursuant to Section 551.072 of the Texas Government Code to discuss the purchase, exchange, lease or sale of real property.

The City Council reserves the right to discuss any items in executive (closed) session whenever permitted by the Texas Open Meetings Act.

I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at AM, on July 27, 2007.

Clydette Entzminger
Clydette Entzminger
City Secretary

I certify that this Notice of Meeting Agenda was removed by me from the outside bulletin board in front of the City
Municipal Building on _____ day of _____
2007. _____



COUNCIL AGENDA ITEM MEMORANDUM

08/02/07
Item #3
Regular Agenda
Page 1 of 2

DEPT./DIVISION SUBMISSION & REVIEW:

David Blackburn, City Manager
Traci Barnard, Director of Finance

ITEM DESCRIPTION: (A) PUBLIC HEARING - Receive presentation by the City Manager and conduct a public hearing on the proposed 2007-2008 operating budget.

(B) Discuss proposed tax rate and consider adopting a resolution scheduling the adoption of the proposed tax rate for August 23, 2007, and setting public hearings for August 10, 2007 and August 16, 2007 on the proposed tax rate for FY 2007-2008.

STAFF RECOMMENDATION: (A) Receive presentation and conduct public hearing. Final action is to be taken by the Council at their August 23rd Special Council meeting; (B) Adopt resolution as presented in item description.

ITEM SUMMARY: (A) **Budget- Public Hearing** - The City Manager's recommended budget was filed in accordance with the City Charter on June 29, 2007. The budget was presented at the July 5th Council work session and a work session was conducted on July 19th. Another work session has been scheduled for August 2nd to continue budget and capital improvement projects (CIP) discussions, including the proposed tax rate.

This is the initial public hearing on the proposed 2007-2008 budget, and complies with the State and Charter requirements that must be met before the budget can be adopted by the Council. A supplemental second public hearing on the budget will be conducted at the August 23rd Special Council meeting, prior to budget adoption.

(B) Proposed Tax Rate – Resolution setting dates for 2 public hearings and date for adoption - The Council will conduct a work session on August 2nd to discuss the proposed tax rate. This tax rate must also be presented and discussed at the 5:00 pm meeting, prior to adoption of a resolution scheduling the adoption of the proposed tax rate for the **special Council meeting on August 23rd, 5:00 pm**. Two public hearings must also be set on the proposed tax rate, **Friday, August 10th special Council meeting and a regular meeting on Thursday, August 16th**. **Both meetings will be conducted at 5:00 pm**. Following this action, the publication of a "Notice of Public Hearing on Tax Increase," will occur on August 3rd and "Notice of Vote on Tax Rate," on August 11th and August 17th. These proposed meeting dates and publication schedules comply with the new Truth-In-Taxation requirements set forth in Senate Bill 18 adopted by the 79th Legislature and the City Charter.

FISCAL IMPACT:

(A) Budget: The proposed FY 2008 budget totals \$102,807,774 for all funds (expenditures/transfers).

Expenditures/Transfers	Adopted Budget FY 2007	Proposed Budget FY 2008	% Increase/ (Decrease)
General Fund	\$ 49,922,320 ⁽¹⁾	\$ 54,985,868 ⁽²⁾	10.14%
Water & Wastewater Fund	23,065,757	25,506,688	10.58%
Debt Service Fund	6,354,657	7,042,041	10.82%
Hotel/Motel Tax Fund	1,169,400	1,242,900	6.29%
Federal/State Grant Fund	571,144	561,548	-1.68%
Drainage Fund	624,500	829,884	32.89%
Reinvestment Zone No. 1 Fund	6,490,929	12,638,845	94.72%
Total Expenditures/Transfers	\$ 88,198,707	\$ 102,807,774	16.56%

⁽¹⁾ Includes \$1,341,500 in Capital funded with Undesignated Fund Balance - Capital Projects

⁽²⁾ Includes \$2,599,362 in Capital and TEDC Matrix allocation funded with Undesignated Fund Balance - Capital Projects

(B) Tax Rate: The proposed tax rate for FY 2008 is 56.81¢. This rate is comprised of two components, maintenance and operations (M&O) of 33.92¢ and the interest & sinking (I&S) rate of 22.89¢. The proposed tax rate represents a 2.99% increase above the effective tax rate of 55.16¢. The current FY 2007 tax rate is 57.34¢.

The effective tax rate is the calculated rate that would provide the same amount of revenue received in the previous year on properties taxed in both years.

Note: The tax rate proposed in the budget document filed on June 29, 2007 was 57.34¢. The rate was developed based on estimates. Subsequent to the budget filing, staff received the Certified Roll and the Effective Tax Rate calculations. The proposed rate has been adjusted to stay within parameters set forth by the City Council of not exceeding the Effective Tax Rate by more than 3%. The adjustment to the tax rate resulted in a \$39,793 decrease in property tax revenues which was offset by an increase in sales tax revenues.

ATTACHMENTS:

[FY 2007-2008 Budget Message](#)
[Tax Rate](#)
[Resolution](#)



June 29, 2007

Honorable Mayor and City Council,

As City Manager, I am pleased to present the proposed Fiscal Year 2007-2008 budget for the City of Temple totaling \$90,168,929 for all funds except the Reinvestment Zone No. 1 Fund (available under separate cover). Of this amount, \$85,186,996 is proposed for the operations and maintenance budget which includes debt service and transfers.

In addition, \$43,691,933 is proposed for capital improvements programs (CIP). The CIP can be divided into four categories:

- ▶ Multi-year Non-Routine Capital Recommended for Certificates of Obligation Bond Funding (C.O. CIP) - \$12,000,000
- ▶ Multi-year Non-Routine Capital Recommended for Utility Revenue Bond Funding (U.R. CIP) - \$12,000,000
- ▶ Multi-year Non-Routine Capital Recommended for General Obligation Bond Funding (G.O. CIP) - \$14,710,000
- ▶ Routine Capital Recommended for General Operating Budget Funding - \$4,981,933 is proposed for the capital budget which includes equipment and public infrastructure projects that are underway and/or planned for this fiscal year. Of this amount, \$1,902,361 of capital will be funded with Fund Balance Designated for Capital – Unallocated.

Background & Overview

As with last year's approach, I would encourage you to look at the FY 2008 Budget from two general perspectives: 1) operations and maintenance ('O&M') and 2) capital improvement projects and planning ('CIP'). Both O&M and CIP are necessary and critical components in the delivery of the best services in the most efficient way possible to our residents.

I continue to work on the Budget and CIP program with the following policy perspectives and philosophies that were briefed to the Council at the May 17, 2007 work session, which were:

1. Follow the Fiscal and Budgetary Policy Statement to provide a balanced budget, which may incorporate "surplus" fund balances for capital items;
2. Estimate revenues low and expenses high;
3. Propose fees and rates to cover costs, with Council oversight
4. Align the Budget with Strategic Plan objectives, goals and performance measures

Last year I indicated to you that I believed the FY 2007 Budget would focus much of our resources and activities on CIP programs. To a large degree, that emphasis remains in the proposed FY 2008 Budget.

The FY 2007 Budget proposed the single most aggressive CIP effort undertaken by the City. You may recall the multi-year plan focused on the first two years as 'kick off' efforts. The current year budget both authorized and appropriated projects. Year two in the current CIP, which would be the FY 2008 fiscal year, authorized certain projects but did not appropriate funding for them in the FY 2007 Budget. The FY 2008 Preliminary Budget recommends both authorization and appropriation for the next round of CIP projects. As always, we certainly stand committed to the programs and services that our departments and divisions provide and will continue those efforts.

With this background, I would like to highlight a few areas of general priority or emphasis in the FY 2008 Budget. I would like to begin with the most important component of our program and service delivery area ...our people. You have heard me say that our most important asset isn't our brick and mortar, it isn't our trucks, it isn't our tools...it is our people. I think this proposed Budget continues a policy and approach that commits resources to that end.

As you will recall, authorization for a 2007 Compensation and Benefits Study was granted a few weeks ago. This study has been initiated and will provide us with a comprehensive look and update for all of our pay plans. However, the Study will not be completed until after the adoption of the Budget. Accordingly, I am recommending a \$200,000 'placeholder' be kept in the Budget for utilization toward implementation of the recommendations that might come forward from the study. I do not know whether this amount is more than adequate or inadequate; I am simply recommending designating an amount for 'place holding' purposes.

This Study is part of a multi-pronged strategy that we have developed to address our compensation and benefits plans city-wide. Two other policies that we have set in place are for annual adjustments to be made and performance pay (for non-civil service employees). This proposed FY 2008 Budget includes authorizing and appropriating funding for both the ECI adjustment and the performance pay. These three efforts (annual adjustments, performance pay and periodic market pay plan adjustments) are very good steps toward retaining and attracting a well qualified, competent and stable workforce.

Of course, as with everything we do, all of these strategies must be balanced and assessed against our ability to pay.

A few other expanded and/or new programs/service areas I would like to highlight for you that are a part of the recommendations within this Preliminary Budget for FY 2008:

- Economic Development...the Preliminary Budget recommends we increase our investment in economic development from a little over \$1,000,000 to approximately \$1,800,000. Our current agreement with the Temple Economic Development Corporation for economic development services needs to be expanded. One of our strategic focus areas is to 'expand and grow the tax base'. By almost doubling our efforts and investment in economic development services, we take a significant and meaningful step in that direction.

- Strategic Investment Zones... the recommended Budget has multiple programs, in multiple areas that will continue to address and implement the recommendations adopted this past year in the SIZ Report. A few areas of new emphasis that relate to this effort are:

- \$ 185,000 demolition work and SIZ corridor improvement programs
- \$ 37,555 for an additional code enforcement officer
- \$ 39,044 for an additional plans examiner/building inspector

- Fire & EMS Services Long Range Plan... as you will recall, a long range planning process is currently underway for our fire and EMS service areas. The study is not complete as of the filing of this preliminary budget and, as such, I am not prepared to make specific recommendations to you in the Fire & EMS service areas at this time. What I am recommending in the Preliminary Budget is that you allocate another 'place holder' (in the amount of \$250,000) for addressing what might be considered in a phased approach to the ultimate recommendations from the study. As with the Compensation and Benefits Study, I do not know if this amount is too high or too low; it is merely submitted to create a place to begin further discussions once the report is finalized and adopted. I would anticipate the Fire & EMS Long Range Plan being ready within the next few months.

- City Marshal program ... I am aware that the Council had asked a few budgets ago for a city marshal program to be developed in order to address outstanding warrants. I am pleased to recommend to you a program in this budget that, I believe, will begin to address the issue. What this Budget recommends is the addition of a part-time bailiff position that can 'off load' the 'non-warrant' duties and responsibilities that the current Temple Police Officer who has been assigned to the Court has been performing. The bailiff will be funded with restricted security funds. This will free up the Officer to act as a warrant officer. I have advised the Court that, if this is approved, we will re-assess the position next year to see if the increased revenue from the warrants collection process merits continuation of the position or not.

- Transit ... the Preliminary Budget recommends funding the requests from the HOP for expansion and extension of their services in the amount of \$247,000. This represents a significant increase in our support for public transit services in Temple. This amount will fund route expansion and include new capital that has been requested.

- CIP ... finally, I would like to mention that this Preliminary Budget recommends continuing the aggressive CIP campaign that was launched last year. Approximately \$43,691,933 worth of projects are being recommended, to highlight a few:

- continuing the extension of the Outer Loop with Phase 3 & 4... \$5,280,000
- utility expansion and extension projects west and south ... \$4,800,000
- Birdcreek wastewater line project ... \$1,000,000
- Library improvements and expansion... \$ 875,000

There are many more projects in the CIP plan, and many currently underway. I would encourage you to review the Plan and insure that the projects we have identified and recommended are in line with our strategic plan, which has been our guide post.

As I also conveyed to you in previous work sessions, a continuing objective is to begin an alignment of the Strategic Plan with the CIP Plans, the Master Plans, the budget, the action plans, and the work plans. I also emphasized this would not be a simple task and it would not be perfected in the FY 2008 budget. One of the goals is to recognize the links between our planning documents and our resources and work documents and then to begin a process that will make it 'systemic' to each process. This budget furthers that alignment by bringing forward in the FY 2008 fiscal year a Unified Development Ordinance; Utility Master Plan; and Comprehensive Plan that includes multiple planning documents including a thoroughfare plan and land use plan. The consideration and ultimate adoption of these planning documents will further strengthen our strategic vision and better link it with the allocation of our resources.

The division and department directors were given directions to review and revise performance measures, strategic accomplishments and goals on their expenditure summary page in the budget document. This was to begin the process of linking the budget document to the Strategic Plan. Revisions were made to the departmental summary pages of the filed budget document. I anticipate additional revisions will be made both prior to and after the final adoption of the budget.

General Fund - Revenues

Total revenues are presented at \$52,386,507, an increase of 7.60% compared to the FY 2007 amended budget. Sales tax revenue increased by \$1,394,210 or 10.25% over prior year's sales tax budget. FY 2008 will see more of the Bird Creek Development (retail shopping center) come on-line. Phase I of the development is scheduled to be complete on July 29, 2007. Approximately \$400,000 of the projected growth in sales tax revenue is attributed to the Bird Creek Development. Sales tax is the single largest revenue source of the general fund (28.6%). The growth in the budgeted sales tax dollars is consistent with the growth in actual sales tax revenues received. This continues to be good news and is an indication of a strong and growing economy.

Ad Valorem tax revenue increased by \$843,968 or 9.12% compared to prior year. This budget was prepared using a preliminary appraisal roll of \$2,841,673,143, an increase of 8.34% compared to the prior year. The certified appraisal roll for Ad Valorem taxes will not be available until late July. It is important to recognize the impact of the recent tax freeze proposition passage and potential impact it has on the tax revenue stream. The parameters that were applied when developing the tax rate for the budget were that the tax rate will be set to provide sufficient revenue for existing levels of service delivery and the increase above the effective tax rate would not exceed 3%. Sufficient data will not be available to calculate the effective tax rate until the certified appraisal roll is received from the Appraisal District of Bell County. Therefore, the proposed tax rate is based on assumptions and may require adjustments prior to the final adoption of the budget to reflect the current parameters set forth by Council.

The tax rate is comprised of two components, the Maintenance and Operations rate (M&O) and the Interest Sinking rate (I&S). This year's proposed tax rate is 34.35¢ for the M&O rate and 22.99¢ for the I&S rate, a total rate of 57.34¢ per \$100 valuation.

Other revenue notes of interest:

- Franchise fees increased by \$334,046 (an increase of 6.10% compared to FY 2007 amended budget). The increase is related to the declining rebate policy offered to commercial gas users, modifications to the TXU franchise agreement, and revised revenue estimates for growth in the customer base.

- Solid waste revenues increased by \$288,513 (an increase of 3.95% compared to FY 2007 amended budget). The increase is due to growth in the customer base. There are no Solid Waste rate increases proposed in the FY 2008 Budget.

- Interest revenue increased by \$190,685 (an increase of 16.91% compared to FY 2007 amended budget). The increase is due to rising interest rates and an increase in our invested balance. The Federal Reserve has increased the target fed funds rate 25 basis points over the past 12 months. The average daily investment balance has increased by approximately \$2,000,000 over the past 12 months.

General Fund - Expenditures

With regard to the expenditure side of the Preliminary FY 2008 General Fund Budget, the total expenditures are presented at \$54,585,994, an increase of 7.80% compared to the FY 2007 amended budget. One of the prime directives for this budget was the continued maintenance and operation of existing programs and services. This Preliminary Budget accomplishes that objective.

Another priority included within this budget is funding to address continuation of reorganization efforts of city departments and divisions. As part of the reorganization it is recommended that a previously existing position, an Assistant City Attorney (\$64,134), be reinstated in the Legal Department. Other reorganization efforts include the implementation of Phase II of the Department of Public Works reorganization plan. In addition, other positions added are: Maintenance Technician (\$30,226) and a part-time Operations Specialist II (\$24,785) position at the Airport; one additional Code Enforcement Officer (\$37,555) and a Plans Examiner/Inspector (\$39,044) in Construction Safety; an Automated Route Operator (\$30,535) for an additional brush/bulk route in Solid Waste; a Meter Changer (\$27,935) in Metering; two additional Utility Technician I positions in Water Distribution (\$57,356); and one additional Senior Operator (\$40,111) for the Water Treatment Plant. A total of 10 new positions (9.5 FTEs) at a net cost of \$351,681 were funded in the FY 2008 Budget.

Other new programs and services in the Proposed FY 2008 Budget are expansions/additions of programs. Programs that were funded are: Airport certification pay (\$15,667); Strategic Investment Zone (\$85,000); Fire Department radio-cell phones for trucks (\$6,936); Fire Department civil defense batteries (\$5,040); Fleet Services certification pay (\$26,459); Fleet Services increase in tool allowance (\$699), Golf Course Junior Golf Academy (net cost \$0); Municipal Court City Marshal program (approximately \$30,000 to be funded with Restricted Security Funding through a budget adjustment); Parks contract mowing (\$10,600); Parks irrigation water cost (\$32,500); Street maintenance for continuous lighting system on I-35 (\$10,000); and the addition of a Construction Crew in Sewer Collection (\$628,120 – reduced pay-as-you-go by this amount) for an in-house sewer line repair/replacement program. Net cost of programs funded in FY 2008 is \$222,901 (includes the addition of 4 positions in Sewer Collection).

There are also three other areas I would like to mention with regard to General Fund expenditures: fuel, utility costs, and health insurance.

As Council is aware, fuel costs continue to be a concern. This Budget proposes to maintain our current level of funding for fuel with a few adjustments for departments with increased usage. I think we need to recognize the volatility of this expense, continue to monitor the market, and budget accordingly. This item represents an increase of \$23,434 in the Preliminary Budget as compared to amended FY 2007 budget.

Although utility costs have continued to increase substantially over the past few years, we were able to adjust the budget with slight to moderate increases this year. This is due, in part, to prudent budgeting last year and the ability to maintain an ‘internal’ reserve fund to hedge against future increases.

Finally, health care. The cost for employee health care benefits make up a substantial portion of the City’s overall expense associated with personnel and health insurance costs make up a significant portion of benefit cost. At the time this budget was prepared, we anticipated a 10.97% decrease (\$232,038). As of the writing of this transmittal letter, bid proposals have been opened and now the anticipated FY 2008 premium will decrease by only 5%. While the decrease is still good news, it is less than what we were anticipating. Accordingly, some final adjustments will need to be made prior to the adoption of the FY 2008 Budget. I will continue to work with our health care provider for additional

options and benefits that will, I hope, allow us to hold health care costs down in the future and provide better choices for our employees and the City.

Capital Improvements Program

As mentioned earlier, the CIP proposals in the Proposed FY 2008 Budget are significant. The Proposed Budget, in many respects, sets forth a multi-year program that will be historic with regard to its scope and impact on our residents. All totaled, \$43,691,933 in CIP projects and planning is being proposed. The CIP proposals address multiple areas of interest and opportunity in our City and with our residents. All of the CIP proposals have but one end objective in mind...to make our City stronger and better.

The approach I am recommending with regard to the CIP work is a multi-layered, multi-year framework. This framework has four components:

1. Multi-year Non-Routine Capital Recommended for Certificates of Obligation Bond Funding (C.O. CIP) - \$12,000,000
2. Multi-year Non-Routine Capital Recommended for Utility Revenue Bond Funding (U.R. CIP) - \$12,000,000
3. Multi-year Non-Routine Capital Recommended for General Obligation Bond Funding (G.O. CIP) - \$14,710,000
4. Routine Capital Recommended for General Operating Budget Funding - \$4,981,933 is proposed for the capital budget which includes equipment and public infrastructure projects that are underway and/or planned for this fiscal year. Of this amount, \$1,902,361 of capital will be funded with Fund Balance Designated for Capital – Unallocated.

Within the Capital Improvement Projects section of this document, the specific projects recommended within each category of funding are listed. Also included are the projects identified for future funding.

A few notes relating to the CIP projects and approach:

1. With regard to the C.O. CIP ... the retirement of a significant amount of debt affords us the opportunity to re-invest those funds in much needed CIP work and to do so without adversely affecting the tax rate. The amount of available revenue associated with this debt retirement dictated the amount of funding that was available, which was \$12,000,000 for FY 2008.
2. With regard to the U.R. CIP ... the majority of the projects recommended on this list are related to repair and renovation of our existing infrastructure. Many of the projects have some history with one or more regulatory agencies and require our attention. Additionally, I would anticipate that the update of our Water & Sewer Master Plan will require the modification of the listing. A significant, multi-year approach to our utility infrastructure planning and maintenance is both needed and assumed in the recommendations. Finally, rate increases (estimated at \$2.22 per month for our average residential customer, approximately 3.82% increase; \$8.81 for our average commercial customers, approximately 2.65% increase) are associated with the U.R. CIP and needed to support the projects being recommended.
3. As previously mentioned, the FY 2007 Budget recommended certain Parks and Fire projects be addressed via a potential general obligation bond issue. The Parks project list for this potential G.O. issue have been identified and are listed in the CIP document accompanying this Preliminary Budget. The Parks G.O. bond project lists totals of a recommended \$7,575,000 worth of projects, to include replacing Lions Park pool with an aquatic center and the expansion of the Summit.

With regards to Fire, the Long Range Plan has not been completed as of the delivery of this Preliminary FY 2008 Budget. There were significant and substantial operating and capital requests made by the Fire Department in the budget process in anticipation of the Long Range Plan. I am recommending that we defer consideration of most of those requests until the Long Range Plan has been delivered, considered and adopted. However, I am recommending a 'place holder' amount of funding (\$250,000) that would be used as a starting point for addressing whatever the ultimate report might recommend.

With regards to the G.O. bond issue for Fire, we have tentatively identified \$7,135,000 as the amount for the Fire needs on the ballot. This would address a couple of pieces of equipment and the potential relocation/renovation of Fire Station #1. Again, I would suggest that this amount be viewed as a 'place holder' contingent upon the Long Range Plan.

All that said, and as of this writing, the Preliminary Budget for FY 2008 is recommending a \$14,710,000 G.O. bond issue be considered in FY 2008.

Water and Wastewater Fund

Total revenues are presented at \$25,506,688, an increase of 10.58% compared to the FY 2007 adopted budget. Revenues for the water and wastewater fund are based on a proposed rate increase of 6.26% for a residential water customer assuming an average use of 10,000 gallons, 0.77% for a residential sewer customer assuming an average use of 6,000 gallons, 6.40% for a commercial water customer assuming an average use of 43,908 gallons, and 0.10% for a commercial sewer customer assuming an average use of 47,361 gallons. The proposed rate increase is necessary in order to support needed capital improvements and replacements. The total water connections for this utility is 19,060 for residential, 2,861 for commercial and 3 wholesale. The water connections are growing at a rate of approximately 3% per year.

Expenses, capital improvements and debt service for the water and wastewater fund are presented at \$25,506,688, an increase of 10.58%. The capital improvements include the allocation of \$2,885,552 to continue the long-term replacement program of water and sewer infrastructures. This annual amount is in addition to the capital improvement program improvements described herein. An additional \$690,062 is included to fund equipment needs.

Hotel and Motel Fund

Total revenues and expenditures are presented at \$1,242,900 an increase of 6.29% compared to the FY 2007 adopted budget. The Railroad and Heritage Museum is funded with a total of \$210,142 which includes \$17,000 in capital for the Santa Fe Depot. The Mayborn Center added \$30,000 in capital to replace a vehicle and a floor scrubber.

Federal and State Grant Fund

Total revenues include the award of two grants; Community Development Block Grant (CDBG) - \$524,136 and Project FOCUS grant (\$37,412). The proposed allocation of CDBG funds are as follows - public services \$73,379, street/drainage improvements \$345,930, and general administration \$104,827.

Drainage Fund

Total revenues are presented at \$675,100, an increase of 8.10% and expenditures at \$829,884, an increase of 32.89% compared to the FY 2007 adopted budget. The additional expenditures to be funded in part with fund balance include replacing a hydraulic excavator for \$140,000 and purchasing a Portable Saturn 3 Camera Inspection equipment for \$53,000. The drainage fee was originally created in FY 1999 for 5 years and approved for another 5 years in FY 2004. The expenditures of the drainage fund represent personnel, operational, and capital cost related to maintenance of existing drainage systems.

Conclusion

I have attempted to provide you with a brief synopsis of the Preliminary Budget for FY 2008. Developing the budget is a team effort that requires participation and input by citizens, City Council and City staff. My thanks to all of the Department and Division Heads who helped put this Preliminary Budget together. Their ability to respond, many times on short notice, to my inquiries and requests for additional information was appreciated and helpful.

I also want to extend a special word of appreciation to Director of Finance, Traci Barnard and her staff for the many hours of work and effort they put in toward the development of this Preliminary Budget. Of special note is the work done by Assistant Finance Director, Melissa Przybylski and Budget Analyst, Miranda Hennig. Also special thanks to Belinda Mattke and Kim Foutz for their efforts in developing the five year capital improvements program. Quite simply, this document could not have been produced without them.

I look forward to the coming weeks of discussion, review, and direction by Council.

Respectfully Submitted,

David Blackburn
City Manager
City of Temple, Texas

CITY OF TEMPLE, TEXAS

ADOPTED TAX RATE VS. EFFECTIVE TAX RATE

Fiscal Year	Adopted Tax Rate			Effective Tax Rate	Increase in Adopted Rate over Effective Tax Rate	
	I & S	M & O	Total		\$	%
1999	\$0.2302	\$0.3270	\$0.5572	\$0.5488	\$0.0084	1.53%
2000	0.2302	0.3270	0.5572	0.5404	0.0168	3.11%
2001	0.2402	0.3520	0.5922	0.5518	0.0404	7.32%
2002	0.2445	0.3520	0.5965	0.5792	0.0173	2.99%
2003	0.2620	0.3273	0.5893	0.5722	0.0171	2.99%
2004	0.2537	0.3510	0.6047	0.5972	0.0075	1.26%
2005	0.2349	0.3674	0.6023	0.5731	0.0292	5.10%
2006	0.2199	0.3546	0.5745	0.5579	0.0166	2.98%
2007	0.2339	0.3395	0.5734	0.5568	0.0166	2.98%
2008*	0.2289	0.3392	0.5681	0.5516	0.0165	2.99%

*Proposed Tax Rate

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, SCHEDULING THE ADOPTION OF THE PROPOSED TAX RATE FOR AUGUST 23, 2007, AND SETTING PUBLIC HEARINGS FOR AUGUST 10, 2007, AND AUGUST 16, 2007, ON THE PROPOSED TAX RATE FOR FY2007-2008; DIRECTING THE CITY SECRETARY TO PUBLISH THE REQUIRED NOTICE OF THE PUBLIC HEARINGS; DECLARING FINDINGS OF FACTS; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, Chapter 26 of the Property Tax Code requires all taxing entities to comply with truth-in-taxation laws in adopting their tax rates in an effort to make taxpayers aware of tax rate proposals and, in certain cases, to roll back or limit a tax increase; and

Whereas, the City Council has determined that it is in the public interest to schedule the adoption of the proposed tax rate for August 23, 2007, and to set public hearings for August 10, 2007, and August 16, 2007, on the proposed tax rate for FY2007-2008.

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

Part 1: The City Council sets the proposed tax rate at \$56.81 per \$100 of assessed property valuation, and schedules the adoption of the proposed tax rate for August 23, 2007, at a special meeting at 5:00 p.m. in the City Council Chambers on the second floor of the Municipal Building located at Main and Central in Temple, Texas.

Part 2: Public hearings to discuss the proposed tax rate of \$56.81 per \$100 of assessed property valuation will be held in the City Council Chambers on the second floor of the Municipal Building located at Main and Central in Temple, Texas, at a special meeting at 5:00 p.m. on Friday, August 10, 2007, and at a regular meeting at 5:00 p.m. on Thursday, August 16, 2007.

Part 3: The City Secretary is hereby directed to publish notice of said public hearings as required by the City Charter and applicable portions of the Texas Property Tax Code.

Part 4: It is hereby officially found and determined that the meeting at which this Resolution is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED this the **2nd** day of **August, 2007**.

THE CITY OF TEMPLE, TEXAS

WILLIAM A. JONES, III, Mayor

ATTEST:

APPROVED AS TO FORM:

Clydette Entzminger
City Secretary

Jonathan Graham
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

08/02/07
Item #4(A)-(B)
Consent Agenda
Page 1 of 1

DEPT./DIVISION SUBMISSION & REVIEW:

Clydette Entzminger, City Secretary

ITEM DESCRIPTION: Approve Minutes:

- (A) July 19, 2007 Special Called Meeting
- (B) July 19, 2007 Regular Meeting

STAFF RECOMMENDATION: Approve minutes as presented in item description.

ITEM SUMMARY: Copies of minutes are enclosed for Council review.

FISCAL IMPACT: N/A

ATTACHMENTS:

July 19, 2007 Special Called Meeting
July 19, 2007 Regular Meeting

SPECIAL CALLED MEETING

TEMPLE CITY COUNCIL

JULY 19, 2007

The Temple City Council conducted a Special Called Meeting on Thursday, July 19, 2007 at 3:30 p.m. in the Third Floor Conference Room, Municipal Building, 2 North Main Street, Temple, TX.

City Council & Staff Present:

Mayor William A. Jones, III
Mayor Pro Tem Martha Tyroch
Councilmember Tony Jeter
Councilmember Patsy E. Luna
Councilmember Russell Schneider

David Blackburn, City Manager
Jonathan Graham, City Attorney
Traci Barnard, Director of Finance
Clydette Entzminger, City Secretary

The agenda for this meeting was posted on the bulletin board at the Municipal Building on July 13, 2007 at 11:30 am in compliance with the Open Meetings Law.

The following is a summary of the proceedings of this meeting. It is not intended to be a verbatim translation.

Mayor Jones called the Special Called Meeting of the Temple City Council to order at 3:30 p.m. in the Third Floor Conference Room, Municipal Building.

1. Receive a briefing on the Municipal Court/Utility Business Office relocation.

Executive Session. The City Council may go into executive session pursuant to Section 551.072 of the Texas Government Code to discuss the purchase, exchange, lease or sale of real property related to this project.

Traci Barnard, Director of Finance, stated a contract was awarded to Architectural Edge in the spring of 2007 to perform a space needs and site analysis for the Municipal Court facility and the Water Business Office. She introduced Tanya Mikeska and Randy Stumberg with Architectural Edge to present the results of that analysis.

Mr. Stumberg began with a review of the existing facilities and staff in Municipal Court and the Water Business Office. Both are greatly undersized and are severely limited in their ability to grow with the City. The site selection criteria included ease of access by pedestrian, vehicular and public transport; positive impact on community; proximity to existing City facilities; sized to construct approximately 17,000 square feet of building; and available parking or space to build parking for 100 spaces. The construction budget for the facility is \$3,200,000, approximately \$188 per square foot for the proposed 17,000 square foot facility.

The data collection for the space needs and site analysis began with the review of the existing facilities, Mr. Stumberg continued. They also interviewed end users for current and future needs and toured four water/utility offices and six Municipal Courts in Texas. The major space considerations for Municipal Court include: public lobby and circulation; courtroom(s); security; court administration; judge and prosecutor areas; jury deliberation; and support. Mr. Stumberg discussed some of the important features and uses in each of these areas and provided photos from other cities.

Space considerations for the Water Business Office include: public lobby and circulation; payment windows and customer service; and support. Currently, about one-third of all bills are paid in person through walk-up or drive-through. Mr. Stumberg discussed the utility customer projections through 2030. Future needs show that online and bank draft customers will increase and the personal interaction with customers will decrease resulting in no need for additional square footage as part of this 20 year projection. Mr. Stumberg continued with an analysis of the important features and uses for the areas proposed to be included in the Water Business Office.

The project timeline was presented, which indicates the selection of a construction manager at risk by the Council at their September 20th Council meeting. Bidding would then occur early in March 2008 with contract award in April 2008. Project completion and move in is anticipated in April and May 2009.

Mr. Stumberg also presented a summary of the space analysis for both facilities, showing both current and future requirements. This summary showed the square footage for each particular area in each facility, along with the associated costs, based on a building cost estimator program. David Blackburn, City Manager, asked the Council to focus on the inadequacy of the current spaces. The analysis has projected the need for 17,000 square feet for Municipal Court and the Water Business Office for the next 20 years, which is 2.5 times more than the current space. Mr. Blackburn added he concurred with the projected space needs, based on the analysis presented.

At this time, Mayor Jones stated the Council would enter into executive session to discuss the purchase, exchange, lease or sale of real property related to this project.

At approximately 4:55 pm Mayor Jones reconvened the regular session of the City Council, stating no action would be taken regarding this item.

2. Discuss the Proposed FY 2007-2008 City of Temple Budget.

Mr. Blackburn provided the Council with a handout showing the requested FY 2007-2008 Public Service Agency funding. He noted all of the requests were funded in the budget he filed with the Council in June.

Mayor Jones stated the Council might need some future discussion regarding this issue and what the Council's policy should be regarding public service agency funding. The Council needs to decide which agencies they want to fund and at what level.

3. Discuss, as may be needed, Regular Meeting agenda items for the meeting posted for

Thursday, July 19, 2007.

There was no discussion of this item.

There being no further business, Mayor Jones adjourned the Special Called Meeting at 5:00 pm.

William A. Jones, III, Mayor

ATTEST:

Clydette Entzminger
City Secretary

REGULAR MEETING OF THE TEMPLE CITY COUNCIL

JULY 19, 2007

The City Council of the City of Temple, Texas conducted a Regular Meeting on Thursday, July 19, 2007 at 5:00 PM in the Council Chambers, Municipal Building, 2nd Floor, 2 North Main Street.

Present:

Councilmember Tony Jeter
Mayor Pro Tem Martha Tyroch
Councilmember Patsy E. Luna
Councilmember Russell Schneider
Mayor William A. Jones, III

I. CALL TO ORDER

1. Invocation

Dr. Ulysses Barnes, Sr., Pastor of Corinth Baptist Church, voiced the invocation.

2. Pledge of Allegiance

The Pledge of Allegiance was led by Thomas Pechal, Temple Fire and Rescue, and members of the Junior Fire Cadet Program.

II. PUBLIC COMMENTS

There were no public comments.

III. PROCLAMATIONS & SPECIAL RECOGNITIONS

3. (A) Recognition of 2007 Junior Fire Cadet Program

Thomas Pechal, Temple Fire and Rescue, stated the City has supported the Junior Fire Cadet program for the past nine years. This year's class had 47 students. Mr. Pechal discussed the components of this 4-week program. He thanked the Council for their support.

The members of the Junior Fire Cadet Program introduced themselves to the Council and audience.

(B) Recognition of Fire Safety Poster Contest Winner

Mr. Pechal introduced Daniel Morin, Fire Safety Poster Contest Winner. Daniel's poster placed first in the City competition, first in the County competition, first in the Central Texas Regional competition and placed third out of 45 participants in the State competition.

Mr. Pechal presented Daniel with a ribbon and congratulated him on this achievement.

IV. PUBLIC HEARING

4. Conduct a public hearing to receive comments and questions concerning the 2006 Drinking Water Quality Report (Consumer Confidence Report).

Bruce Butscher, Director of Public Works, explained the requirements for the City to present the 2006 Drinking Water Quality Report and make it available to all of the City's water customers. A public hearing must also be held to receive public comments.

Mayor Jones declared the public hearing to be open with regard to agenda item 4 and asked if anyone wished to address this item. There being no comments, Mayor Jones closed the public hearing.

V. CONSENT AGENDA

5. Consider adopting a resolution approving the Consent Agenda items and the appropriate resolutions for each of the following:

(A) July 5, 2007 Special Called Meeting

(B) July 5, 2007 Regular Meeting

(C) 2007-5094-R: Consider adopting a resolution authorizing a contract amendment to the professional services agreement with Kasberg, Patrick & Associates, L.P. (KPA) for engineering services to include design, right of way acquisition services, construction administration, and on-site representation in an amount not to exceed \$268,620 required for Outer Loop Phase 3 (from FM2305 to approximately 950 feet south of Jupiter Drive) and right of way acquisition services for Outer Loop Phases 4, 5 & 6 (from approximately 950 feet south of Jupiter Drive to IH 35) in an amount not to exceed \$363,720, for a total not to exceed amount of \$632,340 and authorizing the City Manager to acquire right of way to the extent of appropriated funds.

(D) 2007-5095-R: Consider adopting a resolution authorizing a contract with Trac-Works, Inc. of Ennis for the rehabilitation of the Industrial Rail Road from Industrial Blvd. across Lucius McCelvey to N W HK Dodgen Loop in the amount of \$118,176.

(E) 2007-5096-R: Consider adopting a resolution authorizing a construction contract with Alpha Constructors, Inc. of Temple for improvements to Baker Baseball Field and replacement restrooms in Lions Community Park in the amount of \$384,360, and rejecting all initial bids received for this project on May 22, 2007.

(F) 2007-5097-R: Consider adopting a resolution authorizing a construction contract with JHL Construction of Gatesville to install park trails in South Temple Community Park and Woodbridge Neighborhood Park in the amount of \$123,563.25 and

authorizing a deductive change order in the amount of \$6,685.25 for Woodbridge Neighborhood Park for a net contract award of \$116,878.

(G) 2007-4155: SECOND READING - Consider adopting an ordinance amending the Tax Increment Financing Reinvestment Zone No. 1 Financing Plan for FY 2007 in the amount of \$125,000 to fund acquisition of land in the North Zone.

(H) 2007-4156: SECOND READING - Z-FY-07-40: Consider adopting an ordinance authorizing the approval of a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a future restaurant to be located on proposed Lot 5, Block 1, Wildflower Court II.

(I) 2007-5098-R: Consider adopting a resolution authorizing a Declaration of Trust establishing the City of Temple Employee Benefits Trust in order to reduce the cost of medical insurance, dental insurance, life insurance, and long term disability insurance for both the City and employees electing dependent coverage.

(J) 2007-5099-R: Consider adopting a resolution authorizing funding from the Child Safety Fees for the purchase of equipment for the "Kids Fire Safety Challenge" in the amount of \$23,872.

(K) 1. 2007-5088-R: Consider adopting a resolution authorizing the purchase of an approximately 10 acre tract with improvements located at 5217 Wendland Road in the City's Tax Increment Financing Reinvestment Zone No. 1 for economic development purposes.

2. 2007-5089-R: Consider adopting a resolution authorizing the purchase of an approximately 10 acre tract of unimproved property located on the east side of Wendland Road, about one-half mile south of Moores Mill Road, in the City's Tax Increment Financing Reinvestment Zone No. 1 for economic development purposes. Executive Session. The City Council may go into executive session pursuant to Section 551.072 of the Texas Government Code to discuss the purchase, exchange, lease, or sale of this real property.

(L) 2007-5100-R: Consider adopting a resolution authorizing certain City employees to conduct investment transactions, transfer funds, and represent the City in other financial transactions.

(M) 2007-5101-R: Consider adopting a resolution authorizing budget amendments for fiscal year 2006-2007.

(N) 2007-5102-R: Consider adopting a resolution authorizing the nomination of a member to serve on the Brazos G Regional Water Planning Group.

Motion by Councilmember Patsy E. Luna to adopt resolution approving Consent Agenda items, with the exception of items (E), (K) 1. and 2., and (N), seconded by Councilmember

Russell Schneider.

Motion passed unanimously.

(E) 2007-5096-R: Consider adopting a resolution authorizing a construction contract with Alpha Constructors, Inc. of Temple for improvements to Baker Baseball Field and replacement restrooms in Lions Community Park in the amount of \$384,360, and rejecting all initial bids received for this project on May 22, 2007.

Mayor Pro Tem Tyroch stated she would like the public to know about these improvements that are being made at Baker Field.

Ken Cicora, Director of Parks and Leisure Services, stated Baker Field will receive new restrooms, concession and storage facilities. He thanked the Council for their support of this project.

Motion by Mayor Pro Tem Martha Tyroch to adopt resolution approving Consent Agenda Item (E), seconded by Councilmember Patsy E. Luna.

Motion passed unanimously.

(K) 1. 2007-5088-R: Consider adopting a resolution authorizing the purchase of an approximately 10 acre tract with improvements located at 5217 Wendland Road in the City's Tax Increment Financing Reinvestment Zone No. 1 for economic development purposes.

- 2. 2007-5089-R: Consider adopting a resolution authorizing the purchase of an approximately 10 acre tract of unimproved property located on the east side of Wendland Road, about one-half mile south of Moores Mill Road, in the City's Tax Increment Financing Reinvestment Zone No. 1 for economic development purposes. Executive Session. The City Council may go into executive session pursuant to Section 551.072 of the Texas Government Code to discuss the purchase, exchange, lease, or sale of this real property.**

Jonathan Graham, City Attorney, stated these items were tabled at the previous Council meeting. He recommended that Item (K) 1. be approved, with a purchase price of \$300,000. Funds are appropriated in the RZ budget for this purchase. There will be some related closing costs, as well.

Staff is continuing negotiations regarding item (K) 2. and Mr. Graham recommended that item be tabled.

Motion by Councilmember Patsy E. Luna to adopt resolution approving Consent Agenda item (K) 1, to include a purchase price of \$300,000 plus closing costs, and tabling Consent Agenda item (K)2, seconded by Mayor Pro Tem Martha Tyroch.

Motion passed unanimously.

(N) 2007-5102-R: Consider adopting a resolution authorizing the nomination of a member to serve on the Brazos G Regional Water Planning Group.

Mayor Jones asked that this item be tabled for additional consideration.

Motion by Mayor Pro Tem Martha Tyroch to table Consent Agenda item (N), seconded by Councilmember Russell Schneider.

Motion passed unanimously.

VI. REGULAR AGENDA

RESOLUTIONS

6. **(A) 2007-5103-R: P-FY-07-15: Consider adopting a resolution authorizing the preliminary plat of Hidden Villages, a 26.59 acre, 77 lot residential plat located at the southeast corner of the Hartrick Bluff Road and Georgetown Railroad intersection, with the following developer requested exceptions to the Subdivision Ordinance:**
1. **Section 33-98 (c) to waive the required 4 feet wide sidewalk along the collector known as Hartrick Bluff Road;**
 2. **Section 33-93 (h) to allow a cul-de-sac length of 600 feet instead of the maximum allowed 500 feet length for Hideaway Villages Drive;**
 3. **Section 33-102 to allow staggered park fee payments with the use of a developer's agreement; and**
 4. **Section 33-93 (e) to allow center line curve radii of 220 feet and 320 feet along the collector sized Hartrick Bluff Road (60' of right-of-way, 36' pavement width) instead of the minimum required center line curve radius of 375 feet.**

(B) 2007-5104-R: Consider adopting a resolution authorizing a Street Use License to allow a gated entrance in the right-of-way of Hidden Villages Drive, a proposed street within a proposed 26.59 acre, 77-lot residential subdivision to be known as Hidden Villages, located at the southeast corner of Hartrick Bluff Road and the Georgetown Railroad.

Tammy Lyerly, Planner, presented this item to the City Council. This development contains 77 single family lots. She discussed each of the developer's requested exceptions. She

also showed an aerial map noting the area of the proposed development and the existing streets. The subdivision will be developed in three phases, with one entrance off of Hartrick Bluff Road.

The Thoroughfare Plan in this area was also presented and discussed as it relates to the alignment of Hartrick Bluff Road, which is a collector street. Perimeter street fees will be subject to 550 linear feet of improvements and realignment. If the exception for sidewalks is not approved by Council, Ms. Lyerly asked that those costs be included in the estimate for perimeter street fees. Next, Ms. Lyerly discussed the improvements to Hartrick Bluff Road that have already occurred, including reduction in speed limits and the placement of chevrons and curve advisory signage. Traffic circles and other types of traffic calming devices will be implemented with future improvements to Hartrick Bluff Road. Ms. Lyerly also showed the proposed utilities and drainage plans for this subdivision.

Next, Ms. Lyerly explained the developer's agreement being proposed for the payment of staggered park fees. The development will contain two private gated areas into South Temple Community Park to the east of the development.

Councilmember Schneider questioned why the developer would provide two private park areas and pay park fees.

Ms. Lyerly stated the two private park areas don't meet the requirements of the ordinance for dedication. A clubhouse, swimming pool and playground equipment will be provided. The use of staggered park fees is a new concept in which both the City and developer work together to develop the adjacent park.

The Planning and Zoning Commission recommended approval (4/3) of the preliminary plat including the developer's requested exceptions. Ms. Lyerly presented the staff recommendations, as follows: (1) The Council requires improvements to Hartrick Bluff Road to be built to collector street standards (60 feet of right-of-way, 36 feet pavement width) containing the traffic calming devices be made prior to beginning the final plat process. (2) The Council requires Hartrick Bluff Road contain traffic calming devices, in the form of two traffic circles as shown in an exhibit to the Resolution. (3) The Council grants an exception to the centerline radius requirement of 375 feet for Hartrick Bluff Road to allow the measurements of 220 feet and 320 feet and (4) The Council requires that the sidewalk should be constructed along Hartrick Bluff Road as part of the perimeter street fees. (The Commission recommended an exception to this requirement.)

Councilmember Schneider recommended the sidewalk not be constructed at this time since it will just have to be torn out when Hartrick Bluff is improved.

Mayor Jones stated exceptions to the sidewalk requirements were granted on adjacent developments so if required, this sidewalk would go nowhere.

Ms. Lyerly also discussed the requested street use license for the gated entry for Hidden Villages, item 6(B). She showed the location of the gated entry along Hartrick Bluff Road. The entry would have a median, with a queing for twelve vehicles before the gate, as well as a turn-around feature. The hours of operation of the gate would be 7:00 pm to 7:00 am.

A lock box would be provided for the Fire Department and Public Works, with a minimum 12 foot truck clearance if a top is added to the gate in the future. Underground conduits were requested by AT&T and Oncor Electric Delivery.

Mayor Jones asked that the 12' clearance for the gate top be reviewed and increased.

The Councilmembers continued their discussion regarding the development agreement for the park and park fees and the sidewalks. They also discussed why the improvements to Hartrick Bluff Road or the traffic calming devices were included as part of this preliminary plat approval since there was no obligation for the developer to construct these.

Ms. Lyerly clarified that the developer is required to pay one-half of the perimeter street fees for the portion of their subdivision along Hartrick Bluff.

Vic Turley, the applicant's engineer, addressed the proposed park amenities in this subdivision and explained the reasoning for the staggering of the park fees. The entire east side of the development abuts a park. Mr. Turley did express concern with the language in the resolution requiring the developer to design Hartrick Bluff.

Mayor Jones clarified that the necessary right of way and pavement width for Hartrick Bluff were included in Part 1 of the proposed resolution. He suggested that Part 2 of the resolution be eliminated and if the Council desired to grant the exception for the sidewalk it be included in Part 1 of the resolution.

Motion by Councilmember Russell Schneider to adopt resolutions for items 6(A) and (B), authorizing the developer's requested exceptions as indicated in Part 1 of the proposed resolution (A), with the addition of the exception for the sidewalk, and the removal of Part 2 of the resolution (A), seconded by Mayor Pro Tem Martha Tyroch.

Motion passed unanimously.

William A. Jones, III, Mayor

ATTEST:

Clydette Entzminger
City Secretary



COUNCIL AGENDA ITEM MEMORANDUM

08/02/07
Item #4(C)
Consent Agenda
Page 1 of 1

DEPT./DIVISION SUBMISSION & REVIEW:

Donna McClain, Right of Way Agent

ITEM DESCRIPTION: Consider adopting a resolution authorizing a farm lease with Ed Brenek for 8.164 acres of City-owned land located east of Wilson Park; and approximately 39 acres of City-owned land located on Little Flock Road.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: Ed Brenek has been leasing 8.164 acres of City-owned land that at one time was part of a larger tract, a portion of which was conveyed to the American GI Forum. Mr. Brenek also leases the GI Forum land. The City's tract is too small to be leased independently. The American GI Forum receives \$10 per acre per year and we have been leasing for that same amount with the understanding that he will maintain an additional approximately 5.536 acres along the creek.

Ed Brenek has also been leasing approximately 39 acres of pastureland and cropland on Little Flock Road that the City acquired in 1999. Approximately 14 acres is used for crops at \$25 per acre per year and approximately 25 acres is pastureland at \$20 per acre per year. The house is not included in the lease.

Mr. Brenek would like to continue both leases.

Staff recommends leasing both the 8.164 acres and the 39 acres to Ed Brenek beginning January 1, 2008 and ending December 31, 2008.

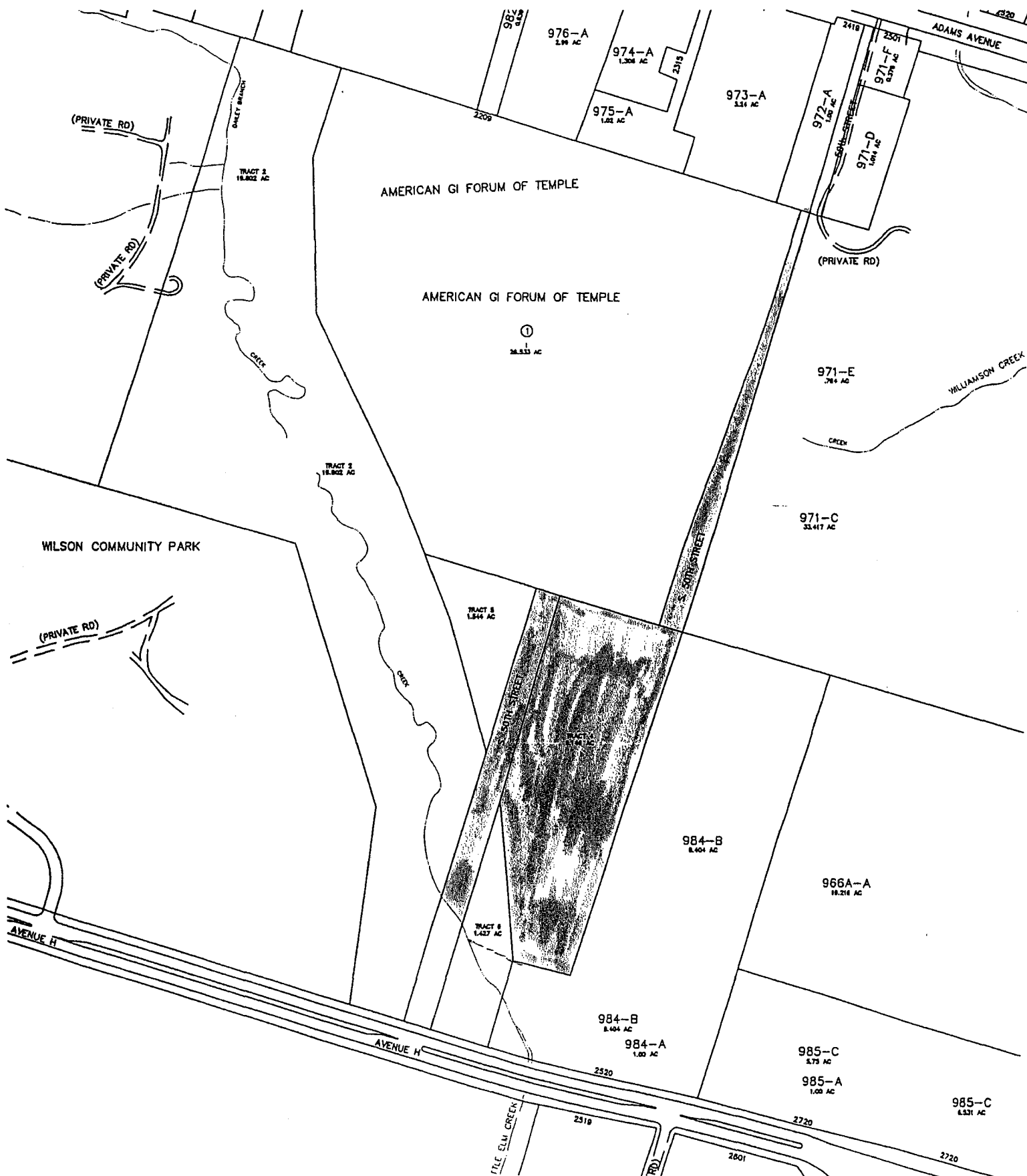
FISCAL IMPACT: \$81.64 per year for the Wilson Park lease and \$850 per year for the Little Flock Road lease would be paid by Ed Brenek and deposited into the General Fund.

ATTACHMENTS:

[Location Map](#)
[Resolution](#)

Tables

"A"



EXHIBIT

A

tabbles

ADAMS AVENUE/SH 53

REVISED 08-21-00

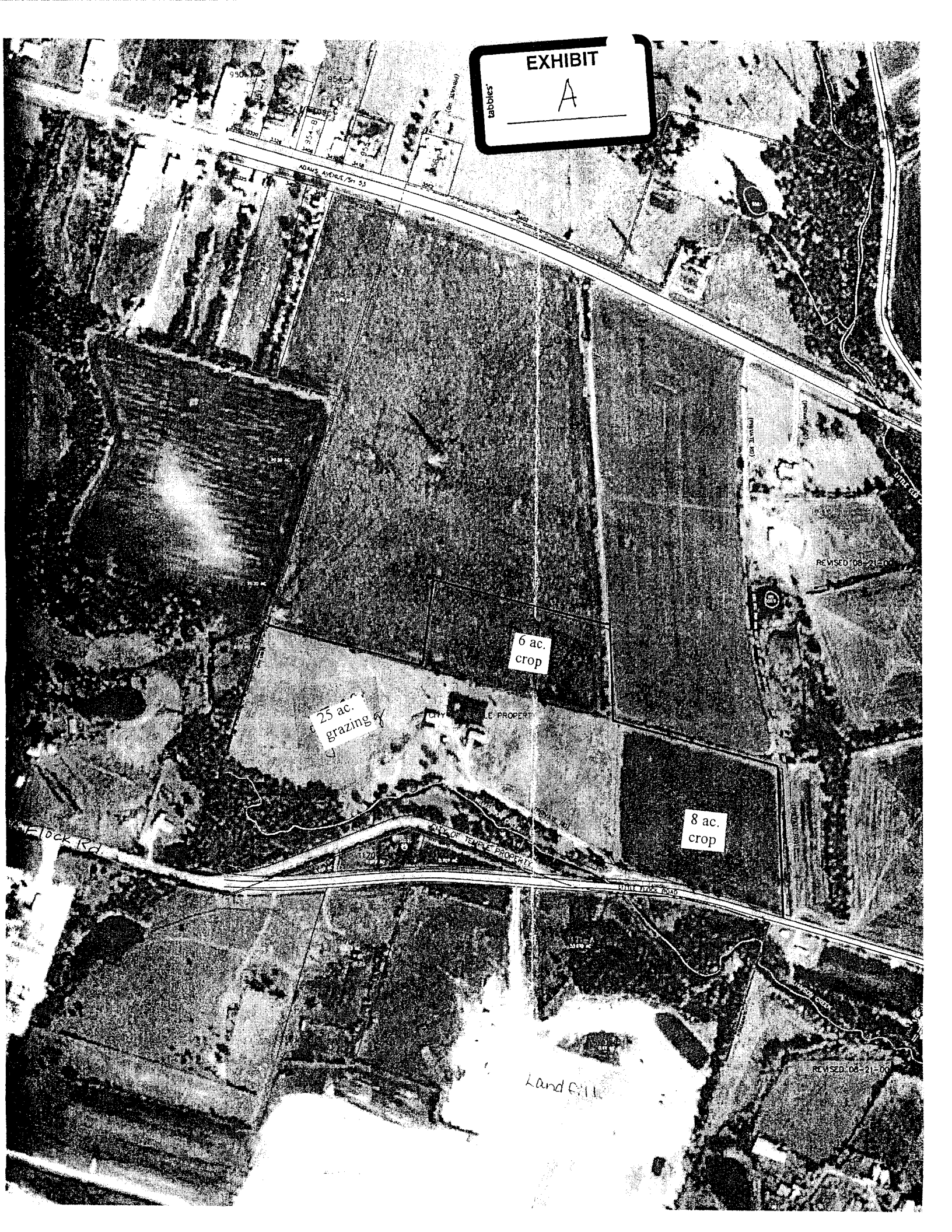
6 ac.
crop

25 ac.
grazing

8 ac.
crop

REVISED 08-21-00

Landfill



RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE,
TEXAS, AUTHORIZING A FARM LEASE FOR APPROXIMATELY 8.164
ACRES OF CITY-OWNED LAND LOCATED EAST OF WILSON PARK;
AND PROVIDING AN OPEN MEETINGS CLAUSE.**

Whereas, the City has had a request to renew a lease with Ed Brenek to continue leasing approximately 8.164 acres of City-owned land located east of Wilson Park for farming purposes;

Whereas, the annual lease amount is \$81.64, and the lease term will be from January 1, 2008, through December 31, 2008, and will provide that the City can terminate the lease with a thirty (30) day notice;

Whereas, granting the lease now allows the tenant time to prepare the land for next year's crop; and

Whereas, the City Council has considered the matter and deems it in the public interest to authorize this action.

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

Part 1: The City Council authorizes the City Manager, or his designee, to execute a farm lease for an annual amount of \$81.64, between the City of Temple and Ed Brenek, after approval as to form by the City Attorney, for lease of approximately 8.164 acres of City-owned land located east of Wilson Park.

Part 2: It is hereby officially found and determined that the meeting at which this Resolution is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED this the **2nd** day of **August**, 2007.

THE CITY OF TEMPLE, TEXAS

WILLIAM A. JONES, III, Mayor

ATTEST:

APPROVED AS TO FORM:

Clydetta Entzminger
City Secretary

Jonathan Graham
City Attorney

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE,
TEXAS, AUTHORIZING A FARM LEASE FOR APPROXIMATELY 39
ACRES OF CITY-OWNED LAND LOCATED ON LITTLE FLOCK ROAD;
AND PROVIDING AN OPEN MEETINGS CLAUSE.**

Whereas, the City has had a request to renew a lease with Ed Brenek to continue leasing approximately 39 acres of City-owned land located on Little Flock Road for farming and grazing purposes;

Whereas, the annual lease amount is \$850, and the lease term will be from January 1, 2008, through December 31, 2008, and will provide that the City can terminate the lease with a thirty (30) day notice;

Whereas, granting the lease now allows the tenant time to prepare the land for next year's crop; and

Whereas, the City Council has considered the matter and deems it in the public interest to authorize this action.

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

Part 1: The City Council authorizes the City Manager, or his designee, to execute a farm lease for an annual amount of \$850, between the City of Temple and Ed Brenek, after approval as to form by the City Attorney, for lease of approximately 39 acres of City-owned land located on Little Flock Road.

Part 2: It is hereby officially found and determined that the meeting at which this Resolution is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED this the **2nd** day of **August**, 2007.

THE CITY OF TEMPLE, TEXAS

WILLIAM A. JONES, III, Mayor

ATTEST:

APPROVED AS TO FORM:

Clydette Entzminger
City Secretary

Jonathan Graham
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

08/02/07
Item #4(D)
Consent Agenda
Page 1 of 1

DEPT./DIVISION SUBMISSION & REVIEW:

Donna McClain, Right of Way Agent

ITEM DESCRIPTION: Consider adopting a resolution authorizing a farm lease with Carl and Charles Grisham on 164 acres of City-owned land located near Old Howard Road within the Tax Increment Financing Reinvestment Zone No. 1.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: Carl and Charles Grisham had been leasing the 181.5 acres of farm land near Old Howard Road from the Harrisons before the City purchased the Harrison property in 2004 for future Reinvestment Zone No. 1 development. Since the City purchase, the Grishams have leased the land from the City of Temple for pasture and crops. The Grishams would like to continue the City's lease for 2008. However, there are plans for an industrial park plat along the extension of Industrial Blvd. and a portion of that proposed plat extends into the area of this lease. It has been calculated that 17.5 acres needs to be removed from the area leased, leaving 164 acres in the proposed lease area.

Staff recommends leasing 164 acres, as shown on the attached drawing that are not affected by the City's current plans. The lease period will be January 1, 2008 through December 31, 2008. The total amount of the lease will be \$1,968 per year (\$12.00 per acre). Granting the lease now allows the tenant time to prepare the land for next year's crop.

The Bell County Extension Agent has confirmed that the lease price is within the range for this part of Bell County considering the soil type.

FISCAL IMPACT: \$1,968 would be paid by the Grishams and deposited into the General Fund.

ATTACHMENTS:

[Location Map](#)
[Resolution](#)

DRAUGHON-MILLER
CENTRAL TEXAS
REGIONAL AIRPORT

AIRPORT TR

AIRPORT TR

PEPPER CREEK RD

PROPOSED FARM LEASE 164 ACRES
Harrison to City of Temple 180+ acres

nts
N

500'
1,300'
Future Projects Area

Future Projects Area

OLD HOWARD RD

INDUSTRIAL BLVD

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A FARM LEASE FOR 164 ACRES OF CITY-OWNED LAND LOCATED NEAR OLD HOWARD ROAD WITHIN THE TAX INCREMENT FINANCING REINVESTMENT ZONE NO. ONE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, Carl and Charles Grisham have requested extending a lease for 164 acres (formerly 181.5 acres) of City-owned land located near Old Howard Road for pasture and crops;

Whereas, the lease amount is \$12 per acre per year for a total annual amount of \$1,968, with a lease period from January 1, 2008, through December 31, 2008, and the lease will provide that the City can terminate the lease with a 30 day notice;

Whereas, granting the lease now allows the tenants time to prepare the land for next year's crop; and

Whereas, the City Council has considered the matter and deems it in the public interest to authorize this action.

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

Part 1: The City Council authorizes the City Manager, or his designee, to execute a farm lease for an annual amount of \$1,968, between the City of Temple and Carl and Charles Grisham, after approval as to form by the City Attorney, for lease of 164 acres of City-owned land located near Old Howard Road within the Tax Increment Financing Reinvestment Zone No. One for pasture and crop purposes.

Part 2: It is hereby officially found and determined that the meeting at which this Resolution is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED this the **2nd** day of **August**, 2007.

THE CITY OF TEMPLE, TEXAS

WILLIAM A. JONES, III, Mayor

ATTEST:

APPROVED AS TO FORM:

Clydetta Entzminger
City Secretary

Jonathan Graham
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

08/02/07
Item #4(E)
Consent Agenda
Page 1 of 1

DEPT./DIVISION SUBMISSION & REVIEW:

Donna McClain, Right of Way Agent

ITEM DESCRIPTION: Consider adopting a resolution authorizing a farm lease with Carl and Charles Grisham on 68 acres of City-owned land located on Old Howard Road within the Tax Increment Financing Reinvestment Zone No. 1.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: Carl and Charles Grisham have been leasing the 152.8 acres of farm land on Old Howard Road that we purchased from them in 2003 for future Reinvestment Zone No.1 development. However, the City will soon be extending Industrial Blvd. through this tract to connect to airport property and platting is planned along both sides of the Industrial Blvd. extension. The Grishams would like to continue leasing 68 acres west of the proposed Industrial Blvd. extension that should not interfere with the City's current plans for improvements.

Staff recommends leasing 68 acres to Carl and Charles Grisham for a total amount of \$680 per year (\$10.00 per acre) beginning January 1, 2008 and ending December 31, 2008. Granting the lease now allows the tenant time to plan for next year.

The Bell County Extension Agent has confirmed that the lease price is within the range for this part of Bell County considering the soil type.

FISCAL IMPACT: \$680 would be paid by the Grishams and deposited into the General Fund.

ATTACHMENTS:

[Location Map](#)
[Resolution](#)

DRAUGHON-MILLER
CENTRAL TEXAS
REGIONAL AIRPORT

Proposed Farm Lease

68 acres

Grisham to City of Temple 152.8

Approx 1,000'

AIRPORT TR

PEPPER CREEK RD

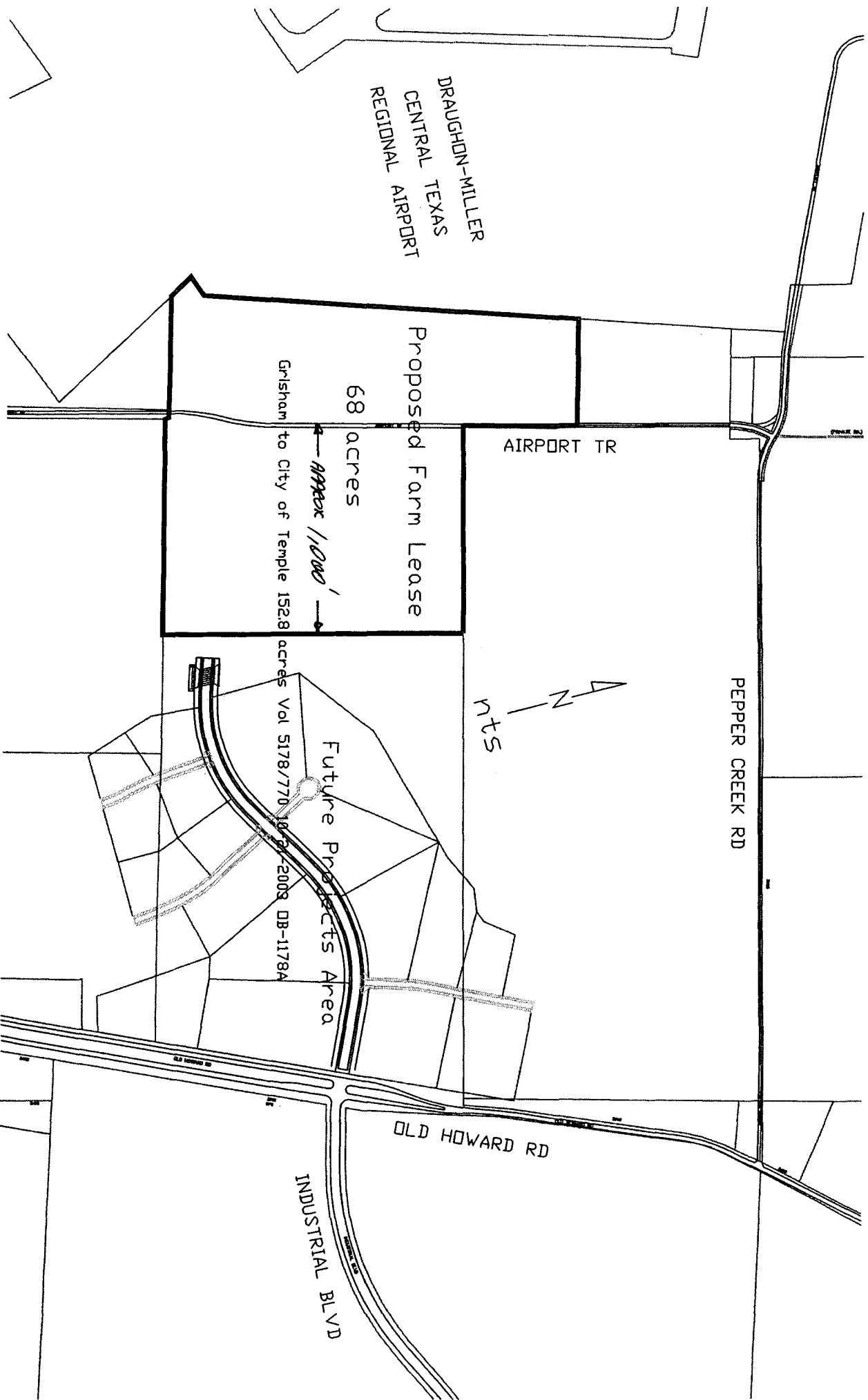
N
nts

Future Projects Area

acres Vol 5178/770-10-24-2003 DB-1178A

OLD HOWARD RD

INDUSTRIAL BLVD



RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE,
TEXAS, AUTHORIZING A FARM LEASE FOR 68 ACRES OF CITY-
OWNED LAND LOCATED ON OLD HOWARD ROAD WITHIN THE TAX
INCREMENT FINANCING REINVESTMENT ZONE NUMBER ONE; AND
PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the City has had a request to renew a lease with Carl and Charles Grisham for approximately 68 acres (formerly 152.8 acres) of City-owned land located on Old Howard Road within the Tax Increment Financing Reinvestment Zone No. One;

Whereas, the lease amount is \$10 per acre per year for an annual amount of \$680, and the lease term will be from January 1, 2008, through December 31, 2008, and will provide that the City can terminate the lease with a thirty (30) day notice;

Whereas, granting the lease now allows the tenants time to prepare the land for next year's crop; and

Whereas, the City Council has considered the matter and deems it in the public interest to authorize this action.

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

Part 1: The City Council authorizes the City Manager to execute a farm lease for an annual amount of \$680, between the City of Temple and Carl and Charles Grisham, after approval as to form by the City Attorney, for lease of approximately 68 acres of City-owned land located on Old Howard Road within the Tax Increment Financing Reinvestment Zone No. One.

Part 2: It is hereby officially found and determined that the meeting at which this Resolution is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED this the 2nd day of **August**, 2007.

THE CITY OF TEMPLE, TEXAS

WILLIAM A. JONES, III, Mayor

ATTEST:

APPROVED AS TO FORM:

Clydetta Entzminger
City Secretary

Jonathan Graham
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

08/02/07
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Consent Agenda
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DEPT./DIVISION SUBMISSION & REVIEW:

Donna McClain, Right of Way Agent

ITEM DESCRIPTION: Consider adopting a resolution authorizing a farm lease with Harry Macey on 4.0 acres of land located on an unused corner of Lions Park across the creek to the southwest from the main part of the park.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: Harry Macey owns land adjacent to Lions Park along Shallowford Road and has been leasing 4.0 acres of City-owned land at Lions Park that abuts his land since August of 2005. He has a crop on the land.

Since this 4.0 acre tract is across Bird Creek from the remainder of Lions Park this area is not used as a part of Lions Park. As long as the property is being leased the City does not have to add it to its mowing responsibilities. The tenant has fenced the area at his expense. The lease period is from January 1, 2008 to December 31, 2008. Granting the lease now allows the tenant time to make plans for next year.

Staff recommends extending the lease at \$10 per acre per year to Mr. Macey. The lease allows the City to terminate with a 30-day notice should we need the land for a public purpose.

FISCAL IMPACT: \$40.00 per year will be deposited in the General Fund.

ATTACHMENTS:

[Location map](#)
[Resolution](#)

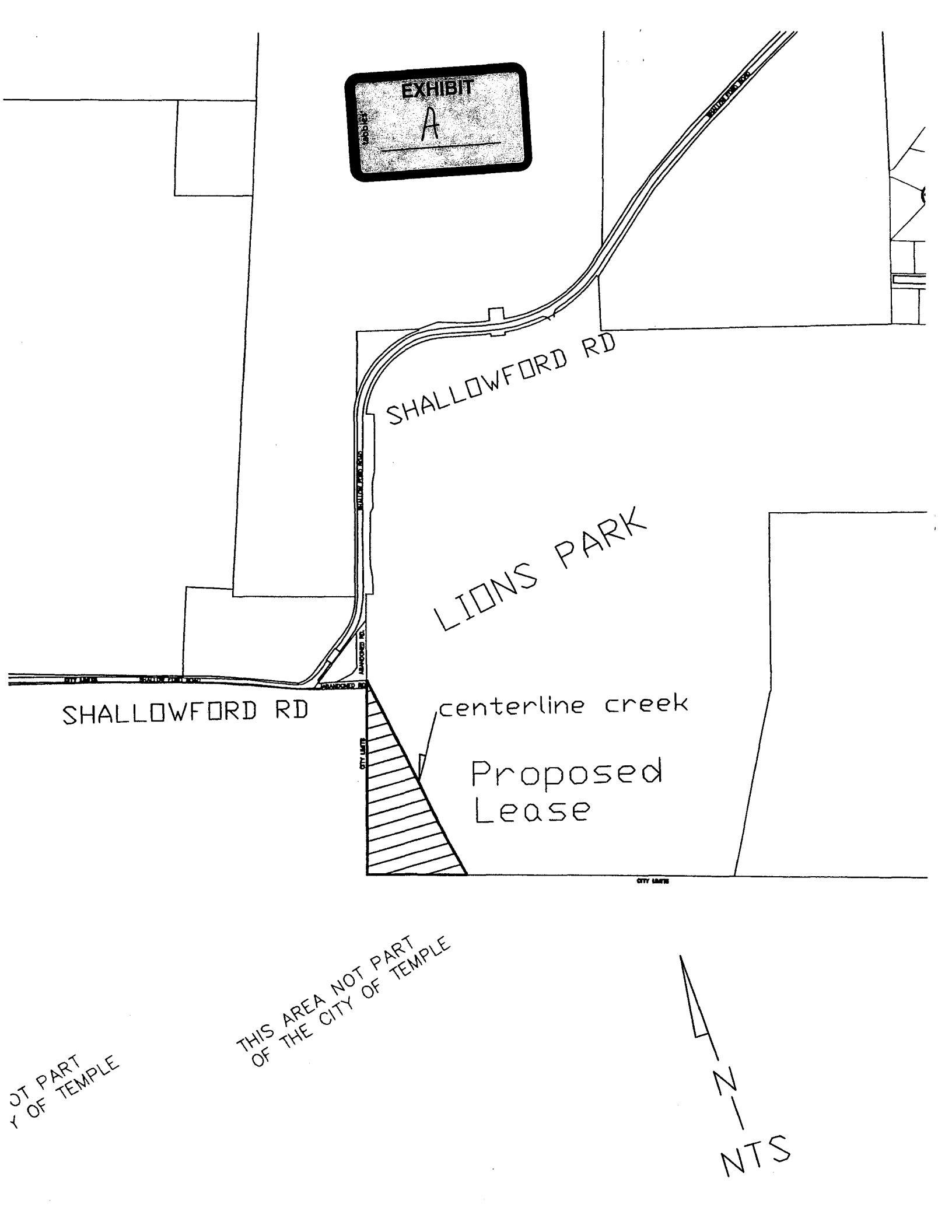


EXHIBIT
A

SHALLOWFORD RD

SHALLOWFORD RD

LIONS PARK

centerline creek

Proposed Lease

THIS AREA NOT PART OF THE CITY OF TEMPLE

NTS

EXHIBIT
A

SHALLOWFORD RD

SHALLOWFORD RD

LIONS PARK

centerline creek

Proposed Lease

CITY LIMIT

CITY LIMIT

OT PART
Y OF TEMPLE

THIS AREA NOT PART
OF THE CITY OF TEMPLE

N
NTS

EXHIBIT
A

SHALLOWFORD RD

SHALLOWFORD RD

LIONS PARK

centerline creek

Proposed Lease

THIS AREA NOT PART OF THE CITY OF TEMPLE

NTS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A FARM LEASE BETWEEN THE CITY OF TEMPLE AND HARRY MACEY FOR APPROXIMATELY 4 ACRES OF LAND ON AN UNUSED CORNER OF LIONS PARK ACROSS THE CREEK TO THE SOUTHWEST FROM THE MAIN PART OF THE PARK; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, Harry Macey requested an extension to a farm lease for land on an unused corner of Lions Park along Shallowford Road;

Whereas, the lease term will be from January 1, 2008, through December 31, 2008, and the lease will provide that the City can terminate the lease with a 30 day notice;

Whereas, the Staff recommends approval of the lease for an additional term for \$10 per acre per year for a total amount of \$40 per year; and

Whereas, the City Council has considered the matter and deems it in the public interest to authorize this action.

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

Part 1: The City Council authorizes the City Manager, or his designee, to execute a farm lease for an annual amount of \$40, between the City of Temple and Harry Macey, after approval as to form by the City Attorney, for lease of approximately 4 acres of City-owned land located on an unused corner of Lions Park across the creek to the southwest from the main part of the park, for farming purposes.

Part 2: It is hereby officially found and determined that the meeting at which this Resolution is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED this the 2nd day of **August**, 2007.

THE CITY OF TEMPLE, TEXAS

WILLIAM A. JONES, III, Mayor

ATTEST:

APPROVED AS TO FORM:

Clydette Entzminger
City Secretary

Jonathan Graham
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

08/02/07
Item #4(G)
Consent Agenda
Page 1 of 1

DEPT./DIVISION SUBMISSION & REVIEW:

Donna McClain, Right of Way Agent

ITEM DESCRIPTION: Consider adopting a resolution authorizing a farm lease with Monique Rincones on approximately 3.7 acres located at the southeast corner of the Service Center property on East Avenue H.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: Monique Rincones has been leasing approximately 3.7 acres of City-owned land on the southeast corner of the Service Center property on the east side of a drainage channel running through the property on E. Avenue H since 2003. The purpose of the lease is for grazing horses owned by her. Her home is adjacent to this tract of land.

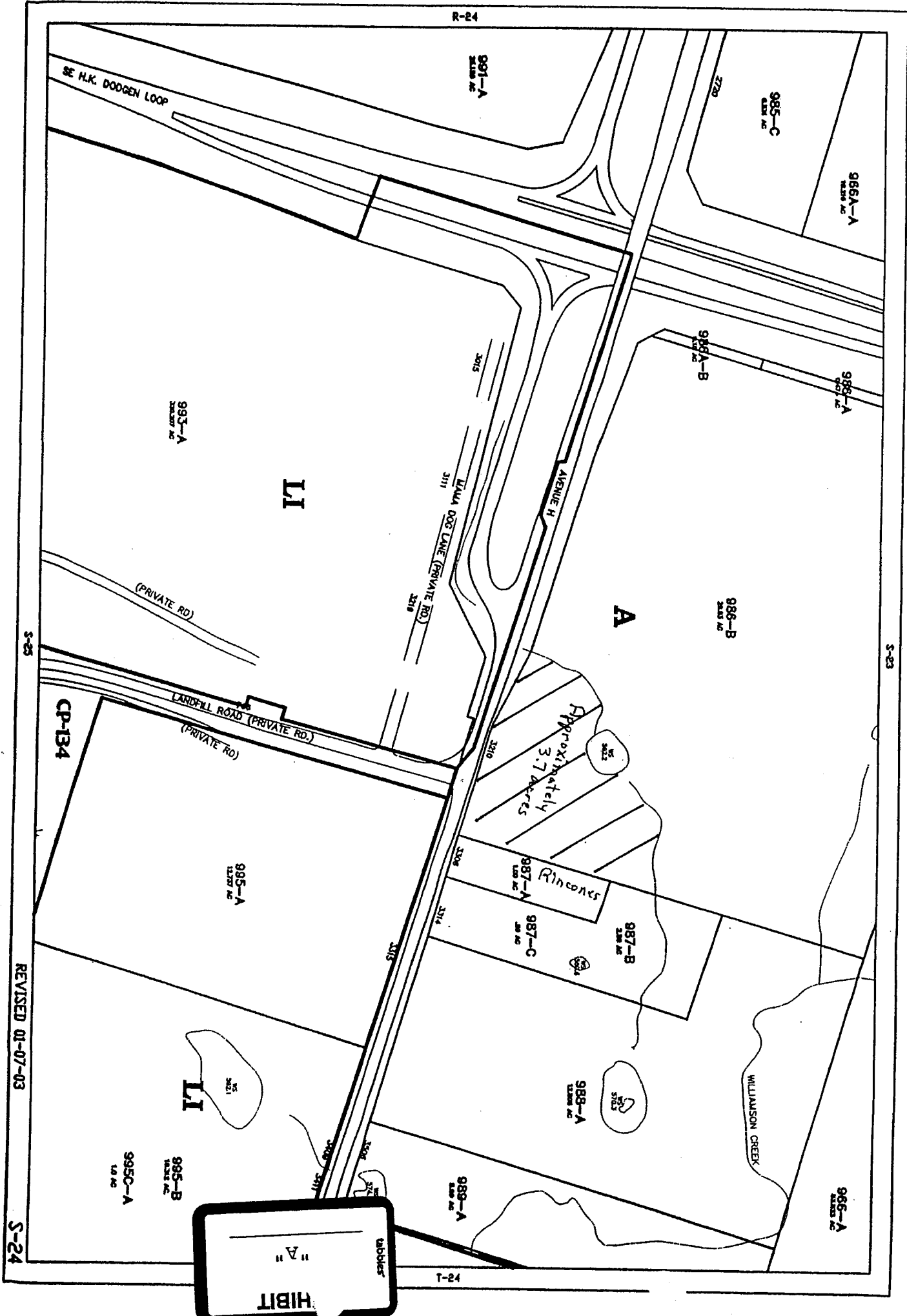
This area is not used by the City and as long as the property is being leased the City does not have to add it to its mowing responsibilities. The tenant has fenced the area at her expense. The lease period is from January 1, 2008 to December 31, 2008. Granting the lease now allows the tenant time to make plans for next year.

Staff recommends extending the lease at \$10 per acre per year to Ms. Rincones for grazing purposes. The lease allows the City to terminate with a 30-day notice should we need the land for a public purpose.

FISCAL IMPACT: \$37.00 per year will be deposited in the General Fund.

ATTACHMENTS:

[Location map](#)
[Resolution](#)



RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS,
AUTHORIZING A FARM LEASE FOR APPROXIMATELY 3.7 ACRES OF CITY-
OWNED LAND LOCATED AT THE SOUTHEAST CORNER OF THE SERVICE
CENTER PROPERTY ON EAST AVENUE H; AND PROVIDING AN OPEN
MEETINGS CLAUSE.

Whereas, the City has had a request to renew a lease of approximately 3.7 acres of City-owned land located at the southeast corner of the Service Center property on East Avenue H;

Whereas, the lease term will be from January 1, 2008, through December 31, 2008, and the lease will provide that the City can terminate the lease with a 30 day notice;

Whereas, the Staff recommends approval of the lease for \$37 per year for 3.7 acres; and

Whereas, the City Council has considered the matter and deems it in the public interest to authorize this action.

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

Part 1: The City Council authorizes the City Manager, or his designee, to execute a farm lease for an annual amount of \$37, between the City of Temple and Monique Rincones, after approval as to form by the City Attorney, for lease of approximately 3.7 acres of City-owned land located at the southeast corner of the Service Center property on East Avenue H.

Part 2: It is hereby officially found and determined that the meeting at which this Resolution is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED this the **2nd** day of **August**, 2007.

THE CITY OF TEMPLE, TEXAS

WILLIAM A. JONES, III, Mayor

ATTEST:

APPROVED AS TO FORM:

Clydette Entzminger
City Secretary

Jonathan Graham
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

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Item #4(H)
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DEPT./DIVISION SUBMISSION & REVIEW:

Bruce A. Butscher P.E., Director of Public Works
Thomas Brown, Superintendent of Distribution & Collection

ITEM DESCRIPTION: Consider adopting a resolution authorizing a construction contract with TTG Utilities of Gatesville for the emergency replacement of an 8" sewer line in the area of 1909 Curtis B. Elliott (Wilson Park Complex) in the amount of \$103,734.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: Sewer maintenance crews have responded to sewer problems in the Wilson Park Complex along the creek near the walking trail. The creek banks have eroded causing the old clay sewer line to be exposed. Early this year the City of Temple received a Notice of Violation from the Texas Commission on Environmental Quality (TCEQ) and was recently assessed with a fine by TCEQ for failure to prevent wastewater from getting into the receiving stream.

Due to the close proximity of the sports complex, it is deemed a potential health hazard. The City of Temple Engineering Department has conducted a site visit and recommended the sewer line be relocated immediately.

Due to the emergency nature of the project Bell Contractors from Belton, Texas and TTG Utilities of Gatesville were asked to submit bids on the project. TTG Utilities was low bid and have been contracted to complete the emergency replacement. A Notice to Proceed was issued on July 30, 2007.

A map is attached of the project location. The sewer line which runs along the creek washed out and is a heavily rooted area. The scope of work using the open cut method is as follows.

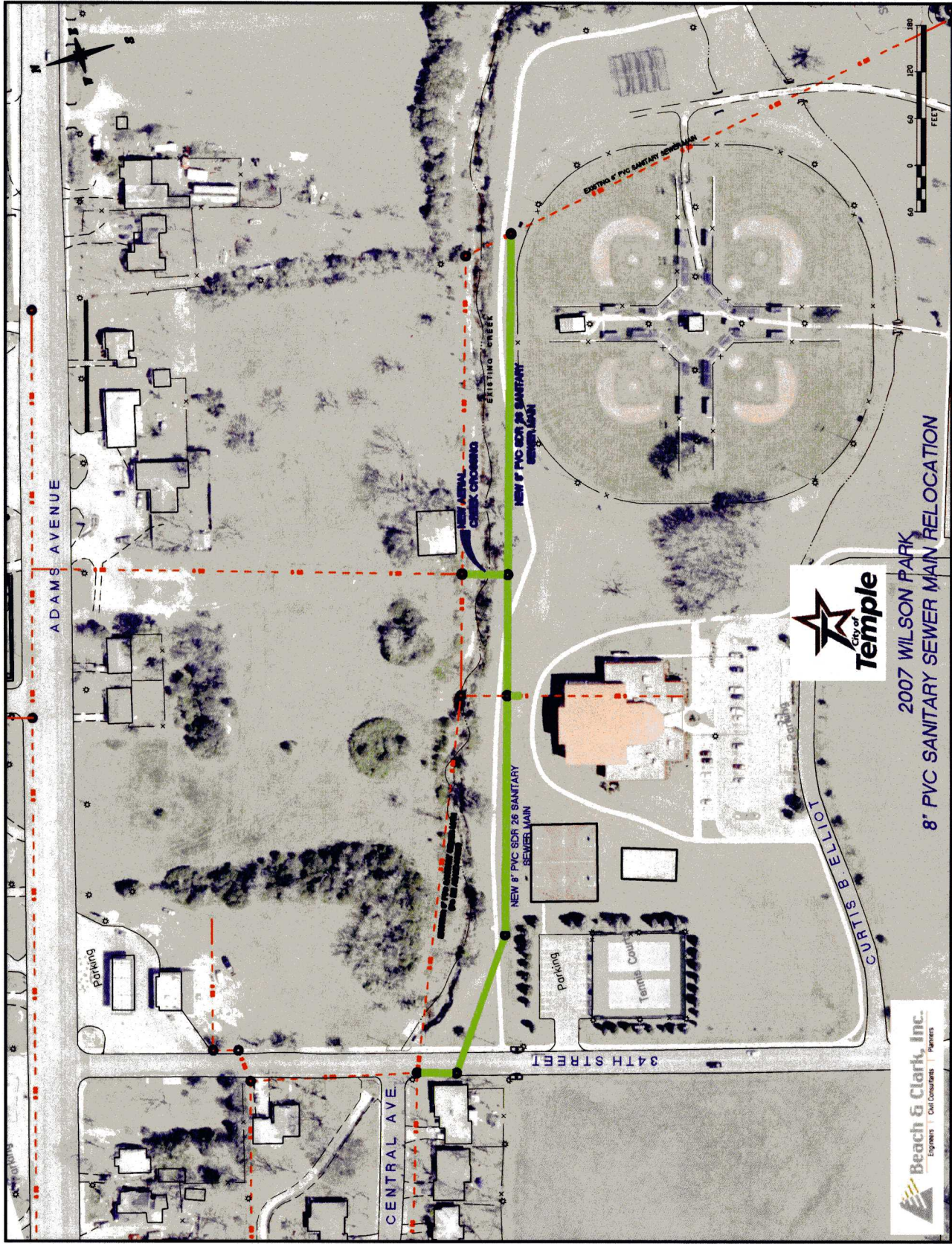
<u>Wilson Park Sewer Line Replacement</u>	<u>Quantity</u>	<u>Unit</u>
1. Mobilization, Bonds, Permits	1	LS
2. ROW Prep, Utility Verification, Adj. & Abandon	20	STA
3. Remove & Replace H.M.A.C.	60	SY
4. Remove & Replace Curb & Gutter	20	LF
5. Remove & Replace Concrete Flatwork	30	SY

6. Demo & Remove Exist Manhole	4	EA
7. Demo & Remove Existing Aerial Crossing	1	EA
8. 6" Concrete Pipe Encasement	20	LF
9. 8" PVC SDR 26 Sewer Main by Open Cut	2,000	LF
10. Connect to Existing Manhole	3	EA
11. 4' Diameter Manhole	7	EA
12. 6" Sewer Service Connection	1	EA
13. Aerial Sewer Crossing	1	LS
14. Hydromulch Grass Seeding	3,250	SY
15. Trench Safety Plan & Impl.	2,000	LF
16. Traffic & Pedestrian Safety Plan & Impl.	1	LS
17. Testing per TCEQ & City of Temple	1	LS

FISCAL IMPACT: A budget amendment is presented for Council's approval appropriating \$104,000 to account 520-5400-535-6361, project 540002, from various accounts within the Water and Sewer Fund's operating budget to fund the emergency contract in the amount of \$103,734 with TTG Utilities of Gatesville. An additional \$24,611 has been previously appropriated for this project to fund the professional services agreement with Beach Engineering for engineering services. Total cost of the project is \$128,345.

ATTACHMENTS:

[Location Map](#)
[Budget Amendment](#)
[Resolution](#)



2007 WILSON PARK
8" PVC SANITARY SEWER MAIN RELOCATION



FY **2007****BUDGET ADJUSTMENT FORM**

Use this form to make adjustments to your budget. All adjustments must balance within a Department.

Adjustments should be rounded to the nearest \$1.

+

-

ACCOUNT NUMBER	PROJECT #	ACCOUNT DESCRIPTION	INCREASE		DECREASE	
520-5400-535-63-61	540002	Sewer Mains	\$ 104,000			
520-5000-535-26-16		Professional			\$ 51,600	
520-5400-535-62-13	100054	Automotive			2,000	
520-5400-535-62-20	100053	Heavy Equipment			10,000	
520-5400-535-62-22	100055	Machinery & Equipment			9,000	
520-5000-535-65-36		Contingency			18,100	
520-5700-580-71-20		Water Rebate Contracts			7,000	
520-5900-535-63-62	100228	Water and Sewer Extensions			6,300	
TOTAL.....			\$ 104,000		\$ 104,000	

EXPLANATION OF ADJUSTMENT REQUEST- Include justification for increases AND reason why funds in decreased account are available.

To appropriate funds in the amount of \$104,000 to fund the construction contract with TTG Utilities for the emergency replacement of an 8" sewer line in the Wilson Park Complex. Funds are available in various accounts within the Water & Sewer Fund to fund this emergency replacement.

DOES THIS REQUEST REQUIRE COUNCIL APPROVAL?

☒

Yes

☐

No

DATE OF COUNCIL MEETING

8/2/2007

WITH AGENDA ITEM?

☒

Yes

☐

No

Department Head/Division Director

Date

☐

Approved

Disapproved

Finance

Date

☐

Approved

Disapproved

City Manager

Date

☐

Approved

Disapproved

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSTRUCTION CONTRACT WITH TTG UTILITIES, LP, OF GATESVILLE, TX, FOR THE EMERGENCY REPLACEMENT OF AN 8 INCH SEWER LINE IN THE AREA OF 1909 CURTIS B. ELLIOTT DRIVE (WILSON PARK COMPLEX), IN THE AMOUNT OF \$103,734; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, recent sewer problems in the Wilson Park Complex have necessitated the immediate relocation of an 8 inch sewer line which is causing a potential health hazard;

Whereas, the Staff recommends accepting the bid (\$103,734) received from TTG Utilities, LP, of Gatesville, Texas, for this project;

Whereas, funds for this project are available for this project but an amendment to the FY2006-07 budget needs to be approved to transfer the funds to the appropriate expenditure account; and

Whereas, the City Council has considered the matter and deems it in the public interest to authorize this action.

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

Part 1: The City Council authorizes the City Manager, or his designee, to execute a construction contract, not to exceed \$103,734, between the City of Temple, Texas, and TTG Utilities, LP, of Gatesville, Texas, after approval as to form by the City Attorney, for the emergency replacement of an 8 inch sewer line in the area of 1909 Curtis B. Elliott Drive (Wilson Park Complex).

Part 2: The City Council approves an amendment to the FY2006-07 budget, substantially in the form of the copy attached as Exhibit A, for this project.

Part 3: It is hereby officially found and determined that the meeting at which this Resolution is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED this the **2nd** day of **August**, 2007.

THE CITY OF TEMPLE, TEXAS

WILLIAM A. JONES, III, Mayor

ATTEST:

APPROVED AS TO FORM:

Clydetta Entzminger
City Secretary

Jonathan Graham
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

08/02/07
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DEPT./DIVISION SUBMISSION & REVIEW:

Jonathan Graham, City Attorney
Traci Barnard, Director of Finance

ITEM DESCRIPTION: Consider adopting a resolution authorizing a development agreement and a contribution to the Encinas Group in the amount of \$130,000 to meet the City's financial commitment to Phase II of the Village at Meadow Bend, a family tax credit project.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

BACKGROUND: On February 5, 2004, the City Council adopted a resolution in support of family tax credit project application with the State of Texas submitted by the Encinas Group for Phase II of the Village at Meadowbend. Phase II of The Village at Meadowbend is a family town home development at the intersection of Martin Luther King, Jr. Drive and Case Road. In support of the application, the City of Temple provided a letter of support signed by the City Manager that among other things, committed the City to provide financial support in aid of the project in the amount of up to 50% of the cost of onsite water and wastewater improvements up to \$130,000. This commitment by the City earned points for the Encinas application and the application was approved by the State.

Phase II of the Village at Meadowbend has been completed by Bill Encinas' company, and the Staff has reviewed documentation by the engineering firm (Turley & Associates) that demonstrates that the onsite improvements for water and wastewater lines, and some oversizing of water lines, justify a payment of \$130,000.

FISCAL IMPACT: A budget amendment is presented for Council's approval appropriating \$130,000 to fund the development agreement with Encinas Group to account 520-5900-535-6521 from available funds in account 520-5700-580-7110, bond principal. These funds are available from the funds appropriated for the BRA Revenue Refunding Series 1993 debt service payments. This series of bonds will be paid off in FY 2007.

ATTACHMENTS:

[Letter to TDHCA](#)
[Budget Adjustment](#)
[Resolution](#)

MARK S. WATSON
City Manager
mwatson@ci.temple.tx.us



RANDALL E. HOLLY
Assistant City Manager
rholly@ci.temple.tx.us

February 24, 2004

Ms. Edwina Carrington
Executive Director
Texas Dept. of Housing & Community Affairs
P.O. Box 13941
Austin, Texas 78711

Dear Ms. Carrington:

The City of Temple is pleased to lend its support for the Village at Meadowbend Subdivision – Phase II. The proposed apartment project will greatly advance housing deficiencies with the city limits of Temple.

Noting the value of this project, the City of Temple has agreed to financially support the Village at Meadowbend Apartments II, L.P. through our utility extension policy reserved for residential properties. The City of Temple will participate in expanding proposed utility improvements on a 50/50 shared cost arrangement with an assisted amount of up to \$130,000 being specifically reserved for on-site utility main improvements for this project. This extension will extend across and through the Phase II project.

This commitment is contingent upon the project participating in the housing tax credit program administered by the Texas Department of Housing and Community Affairs and complying with the housing tax credit rules to provide affordable housing to families.

As we look at the ultimate completion of the Village at Meadowbend, including not only this apartment project, but future single family residential units, we are pleased to support this project. If I can answer any questions, please call me at 254-298-5600.

Sincerely,

Mark S. Watson
City Manager
City of Temple

FY 2007**BUDGET ADJUSTMENT FORM**

Use this form to make adjustments to your budget. All adjustments must balance within a Department.

Adjustments should be rounded to the nearest \$1.

			+		-	
ACCOUNT NUMBER	PROJECT #	ACCOUNT DESCRIPTION	INCREASE		DECREASE	
520-5900-535-65-21		Utility Improvements	\$ 130,000			
520-5700-580-71-10		Bond Principal			\$ 130,000	
TOTAL.....			\$ 130,000		\$ 130,000	

EXPLANATION OF ADJUSTMENT REQUEST- Include justification for increases AND reason why funds in decreased account are available.

To appropriate funds in the amount of \$130,000 to fund the development agreement with the Encinas Group to meet the City's financial commitment to Phase II of the Village at Meadow Bend, a family tax credit project. These fund are available from funds appropriated for the BRA Revenue Refunding Series 1993 debt service payments. This series of bonds will be paid off in FY 2007.

DOES THIS REQUEST REQUIRE COUNCIL APPROVAL?

☒

Yes

☐

No

DATE OF COUNCIL MEETING

8/2/2007

WITH AGENDA ITEM?

☒

Yes

☐

No

Department Head/Division Director_____
Date☐
☐

Approved

Disapproved

Finance_____
Date☐
☐

Approved

Disapproved

City Manager_____
Date☐
☐

Approved

Disapproved

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A DEVELOPMENT AGREEMENT AND A CONTRIBUTION TO THE ENCINAS GROUP IN THE AMOUNT OF \$130,000 TO MEET THE CITY'S FINANCIAL COMMITMENT TO PHASE II OF THE VILLAGE AT MEADOWBEND, A FAMILY TAX CREDIT PROJECT; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, on February 5, 2004, the City Council adopted a resolution in support of family tax credit project application with the State of Texas submitted by Encinas Group for Phase II of the Village at Meadowbend, a family town home development at the intersection of Martin Luther King, Jr., Drive and Case Road;

Whereas, in support of the application the City of Temple provided a letter of support signed by the City Manager, that among other things committed the City to provide financial support in aid of the project in the amount of up to 50% of the cost of onsite water and wastewater improvements up to \$130,000 – this commitment by the City earned points for the Encinas application and the application was approved by the State;

Whereas, Phase II of the Village at Meadowbend has been completed by Bill Encinas' company, and the Staff has reviewed the documentation by the engineering firm which demonstrates that the onsite improvements for water and wastewater lines, and some oversizing of the water lines, justifies a payment of \$130,000;

Whereas, funds are available for this expense but an amendment to the FY2006-07 budget needs to be approved to transfer the funds to the appropriate expense account; and

Whereas, the City Council has considered the matter and deems it in the public interest to authorize this action.

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

Part 1: The City Council authorizes the City Manager, or his designee, to execute a development agreement, for an amount not to exceed the City's contribution of \$130,000, between the City of Temple and Encinas Group, after approval as to form by the City Attorney, to meet the City's financial commitment to Phase II of the Village at Meadowbend, a family tax credit project.

Part 2: The City Council approves an amendment to the FY2006-07 budget, substantially in the form of the copy attached as Exhibit A, for this development agreement.

Part 3: It is hereby officially found and determined that the meeting at which this Resolution is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED this the **2nd** day of **August**, 2007.

THE CITY OF TEMPLE, TEXAS

WILLIAM A. JONES, III, Mayor

ATTEST:

APPROVED AS TO FORM:

Clydette Entzminger
City Secretary

Jonathan Graham
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

08/02/07
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Consent Agenda
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DEPT./DIVISION SUBMISSION & REVIEW:

Jonathan Graham, City Attorney

ITEM DESCRIPTION: Consider adopting a resolution authorizing the purchase of an approximately 10 acre tract of unimproved property located on the east side of Wendland Road, about one-half mile south of Moores Mill Road, in the City's Tax Increment Financing Reinvestment Zone No. 1 for economic development purposes.

Executive Session. The City Council may go into executive session pursuant to Section 551.072 of the Texas Government Code to discuss the purchase, exchange, lease, or sale of this real property.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: The Temple Economic Development Corporation has negotiated the purchase of an approximately 10 acre tract in the reinvestment zone. The property is on the east side of Wendland Road, about one-half mile south of Moores Mill Road. The property has no improvements on it.

TEDC is requesting that the City acquire the project for economic development purposes, and is prepared to assign the purchase contract with the City. The Board of Directors for City of Temple Tax Increment Financing Reinvestment Zone Number One has allocated funds for the acquisition of this property in the Financing Plan for the Zone, and the Board recently voted to recommend that the City accept assignment of the purchase contract for the 10 acre tract, and proceed with acquiring the property.

The purchase price for the land is still being negotiated. Closing costs will be approximately \$3,000-5,000. We hope to have the final purchase price prior to the City Council meeting.

FISCAL IMPACT: The Financing Plan for TIFRZ #1 has \$67,000 set aside in account # 795-9500-531-6110, project # 950002, for the acquisition of this property and related expenses.

ATTACHMENTS:

[Resolution](#)

RESOLUTION NO. 2007-5089-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING THE PURCHASE OF AN APPROXIMATELY UNIMPROVED 10 ACRE TRACT LOCATED AT WENDLAND ROAD IN THE CITY'S TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER ONE FOR ECONOMIC DEVELOPMENT PURPOSES; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the Temple Economic Development Corporation has negotiated the purchase of an approximately 10 acre tract of land located on the east side of Wendland Road about a half mile south of Moores Mill Road;

Whereas, the Board of Directors for the City of Temple Tax Increment Financing Reinvestment Zone Number One allocated funds for the acquisition of this property in the Financing Plan for the Zone and the Board recently voted to recommend that the City accept assignment and the purchase contract for the tract and proceed with acquiring the property;

Whereas, funds are available for the acquisition of this property and related expenses in Account No. 795-9500-531-6110; and

Whereas, the City Council has considered the matter and deems it in the public interest to authorize this action.

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

Part 1: The City Council authorizes the acquisition of an approximately unimproved 10 acre tract of land located on the east side of Wendland Road about a half mile south of Moores Mill Road in the City's Tax Increment Financing Reinvestment Zone Number One for economic development purposes, for a cost not to exceed \$_____.

Part 2: The City Council authorizes the City Manager, or his designee, to execute any documents, after approval by the City Attorney, that may be necessary for this purchase.

Part 3: It is hereby officially found and determined that the meeting at which this Resolution is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED this the **2nd** day of **August**, 2007.

THE CITY OF TEMPLE, TEXAS

WILLIAM A. JONES, III, Mayor

ATTEST:

APPROVED AS TO FORM:

Clydette Entzminger
City Secretary

Jonathan Graham
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

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Consent Agenda
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DEPT./DIVISION SUBMISSION & REVIEW:

David Blackburn, City Manager

ITEM DESCRIPTION: Consider adopting a resolution authorizing the nomination of a member to serve on the Brazos G Regional Water Planning Group.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: The Brazos G Regional Water Planning Group (Brazos G) was established in 1998, as the result of the passage of Senate Bill 1, to develop a comprehensive regional water plan for its 37-county planning area, which extends generally along the Brazos River from Ken, Stonewall and Knox Counties in the northwest to Washington and Lee Counties in the southeast. The goal of the planning process is to assure that sufficient water will be available at a reasonable cost to ensure public health, safety and welfare, further economic development and protect agricultural and natural resources. The Brazos G submitted its first regional water plan to the State in 2001 and has just completed the development of the 2006 Brazos G Regional Water Plan.

The Brazos G is soliciting nominations for two voting members representing various interests – one representing ‘Environmental Interest’ and one representing ‘Small Businesses’. The appointed members will fill terms that expire at the last meeting of calendar year 2007 and will be eligible to serve a maximum of five consecutive two-year terms.

We are recommending the City of Temple submit a nomination for a member to serve on the Brazos G, representing the Small Business interests. Bell County resident Horace Grace recently resigned from this position and it would be in our best interest to continue to have this position filled by a Bell County resident.

Gail Peek has been contacted and has expressed an interest in serving on this Group. Accordingly, I would recommend submitting Gail Peek as a nomination for the position representing small business on the Brazos G Regional Water Planning Group.

FISCAL IMPACT: None

ATTACHMENTS:

[Brazos G Voting Members
Resolution](#)

BRAZOS G RWPG VOTING MEMBERS (19): (updated 2/1/07)			
NAME / TITLE	PHYSICAL ADDRESS ----- COUNTY	MAILING ADDRESS	TELEPHONE
Scott Mack, Dentist CHAIR	P.O. Box 148 Mexia, TX 76667 (LIMESTONE COUNTY)	SAME	Home: (254) 562-9111 Fax: (254) 562-9111
Dale Spurgin Judge, Jones County VICE-CHAIR	P.O. Box 148 Anson, TX 79501 (JONES COUNTY)	SAME	Office: (325) 823-3741 Fax: (325) 823-4223
Phil Ford, General Manager/ CEO SECRETARY / TREASURER	Brazos River Authority 4600 Cobbs Drive Waco, TX 76714-7555 (MCLENNAN COUNTY)	Brazos River Authority P.O. Box 7555 Waco, TX 76714-7555	Office: (254) 761-3194 Fax: (254) 761-3203
Jon Burrows, County Judge	Bell County 101 E. Central Belton, TX 76513 (BELL COUNTY)	Bell County P.O. Box 768 Belton, TX 76513	Office: (254) 933-5105 Fax: (254) 933-5179
Tom Clark General Manager	Brushy Creek MUD 2008 Enterprise Drive Round Rock, TX 78664 (WILLIAMSON COUNTY)	SAME	Office: (512) 255-7871 x211 Fax: (512) 255-0332
Alva Cox Public Works Director	City of Granbury P.O. Box 969 Granbury, TX 76048 (HOOD COUNTY)	SAME	Office: (817) 573-7030 Fax: (817) 573-5591
Scott Diermann, Plant Manager	TXU Tradinghouse SES 1868 Lake Felton Pkwy. Waco, TX 76705-5025 (MCLENNAN COUNTY)	SAME	Office (254) 863-4901 Fax: (254) 863-4936
Tim Fambrough, County Judge	Nolan County 100 E. 3rd Street, S-105 Sweetwater, TX 79556 (NOLAN COUNTY)	SAME	Office: (325) 235-2263 Fax: (325) 236-9416
Horace R. Grace Owner	AMG Enterprises, Inc. Route 1, Box 25, Mighty Oak Lane Killeen, TX 76542 (BELL COUNTY)	AMG Enterprises, Inc. P.O. Box 10065 Killeen, TX 76542	Office: (254) 526-9200 Fax: (254) 526-9200
Terry Kelley, General Manager	Johnson County SUD 2849 Highway 171 South Cleburne, TX 76031 (JOHNSON COUNTY)	Johnson County SUD P.O. Box 509 Cleburne, TX 76033-0509	Office: (817) 645-6646 Fax: (817) 641-6916
Mike McGuire General Manager	Rolling Plains GCD 135 N. Munday Ave. P.O. Box 717 Munday, Texas 76371 (KNOX COUNTY)	SAME	Office: (940) 422-1095 Fax: (940) 422-1094

BRAZOS G RWPG VOTING MEMBERS (19): (updated 2/1/07)			
NAME / TITLE	PHYSICAL ADDRESS ----- COUNTY	MAILING ADDRESS	TELEPHONE
Tommy O. O'Brien, Director of Water Utilities	City of Abilene 555 Walnut, Suite 203 Abilene, TX 79604 (TAYLOR COUNTY)	City of Abilene P.O. Box 60 Abilene, TX 79604-0060	Office: (325) 676-6416 Fax: (325) 676-6458
Stephen L. Stark, Retired, PhD, Professor	4719 St. Andrews Drive College Station, TX 77845 (BRAZOS COUNTY)	SAME	Home: (979) 690-6459
Mike Sutherland County Judge	Burleson County 100 W. Buck, S-306 Caldwell, TX 77836 (BURLESON COUNTY)	SAME	Office: (979) 567-2333 Fax: (979) 567-2372
Wiley Stem III, Assistant City Manager	City of Waco 300 Austin Avenue Waco, TX 76701 (MCLENNAN COUNTY)	City of Waco P.O. Box 2570 Waco, TX 76702-2570	Office: (254) 750-5640 Fax: (254) 750-5880
Randy Wacławczyk Principal Geologist	LFR, Inc. 15808 Ranch Road, 620 North, Suite 205 Austin, TX 78717 (MILAM COUNTY; Alcoa Consultant)	SAME	Office: (512) 238-3318 Fax: (512) 238-3001
Kent Watson, General Manager	Wickson Creek Special Utility District 8770 Highway 21 E Bryan, TX 77808 (BRAZOS COUNTY)	Wickson Creek Special Utility District P.O. Box 4756 Bryan, TX 77805	Office: (979) 589-3030 Fax: (979) 589-3275
Kathleen J. Webster Retired Real Estate Broker	6 Glen Abbey Court Abilene, Texas 79606-5046 (TAYLOR COUNTY)	SAME	Office: (325) 698-7206 Fax: (324) 695-8210
Wayne Wilson Self-employed; ranching & insurance	Wilson Cattle Company P. O. Box 365 Wheelock, Texas 77882 (BRAZOS COUNTY)	SAME	Office: (979) 589-2136 Fax: (979) 589-1896

BRAZOS G RWPG		NON-VOTING MEMBERS (9):		(updated 2/1/07)	
NAME / TITLE		MAILING ADDRESS	TELEPHONE	E-MAIL ADDRESS	
John Baker, Technical Services Manager and Assistant General Manager		Brazos River Authority 4600 Cobbs Dr. P.O. Box 7555 Waco, TX 76714-7555	Office: (254) 761-3166 Fax: (254) 761-3204	jbaker@brazos.org	
James Kowis Manager, Water Supply Planning Sec.		Lower Colorado River Authority P.O. Box 220 Austin, TX 78767-0220	Office: (512) 498-1551 Fax: (512) 473-3551	james.kowis@lcra.org	
John Grant, Chair of Region F; and, General Manager, Colorado River Municipal Water District		c/o Colorado River Municipal Water District P.O. Box 869 Big Spring, TX 79721-0869	Office: (432) 267-6341, Ext. 301 Fax: (432) 267-3121	jgrant@crmwd.org	
Terry Lopas Special Projects Manager		Brazos River Authority 4600 Cobbs Dr. P.O. Box 7555 Waco, TX 76714-7555	Office: (254) 761-3181 Fax: (254) 761-3207	tlopas@brazos.org	
Mark Jordan, Manager, River Management		LCRA P O Box 220 Austin, TX 78767	Office: (512) 473-4023 Fax: (512) 473-3551	mark.jordan@lcra.org	
Kevin Kluge, Project Manager		Texas Water Development Board 1700 N. Congress Ave. Austin, TX 78711	Office: (512) 936-0829 Fax: (512) 936-0889	kkluge@twdb.state.tx.us	
Dan Opdyke, Water Planning Coordinator		Texas Parks and Wildlife Department 3000 IH-35 South, Suite 320 Austin, TX 78704	Office: (512) 939-0829 Fax: (512) 936-0889	Dan.Opdyke@tpwd.state.tx.us	
E. W. Wesley, North Texas Regional Director		Texas Department of Agriculture 1720 Regal Row, Suite 118. Dallas, TX 75235	Office: (214) 631-0265 Fax: (214) 631-0271	ew.wesley@agr.state.tx.us	
Paul Zweiacker, Manager, Environmental Permitting		Texas Utilities 1601 Bryan Street, Energy Plaza Dallas, TX 75201-3411	Office: (214) 812-4345 Fax: (214) 812-5695	pzweiack1@txu.com	

RESOLUTION NO. 2007-5102-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING THE NOMINATION OF A MEMBER TO SERVE ON THE BRAZOS G REGIONAL WATER PLANNING GROUP; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the Brazos G Regional Water Planning Group (Brazos G) was established in 1998, as a result of the passage of Senate Bill 1, to develop an comprehensive regional water plan for its 37-county planning area, which extends generally along the Brazos River from Ken, Stonewall and Knox Counties in the northwest to Washington and Lee Counties in the southeast;

Whereas, the goal of the planning process is to assure that sufficient water will be available at a reasonable cost to ensure public health, safety and welfare, further economic development and protect agricultural and natural resources;

Whereas, the Staff recommends submitting a nomination for a member to serve on the Brazos G to represent small business interests since a Bell County resident recently resigned from this position, and it would be in our community's best interest to continue to have this position filled by a Bell County resident; and

Whereas, the City Council has considered the matter and deems it in the public interest to authorize this action.

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

PART 1: The City Council authorizes the nomination of Gail Peek as a member to serve on the Brazos G Regional Water Planning Group to represent small business interests.

PART 2: It is hereby officially found and determined that the meeting at which this Resolution is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED this the **2nd** day of **August**, 2007.

THE CITY OF TEMPLE, TEXAS

WILLIAM A. JONES, III, Mayor

ATTEST:

APPROVED AS TO FORM:

Clydette Entzminger
City Secretary

Jonathan Graham
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

08/02/07
Item #4(L)
Consent Agenda
Page 1 of 1

DEPT. /DIVISION SUBMISSION & REVIEW:

Tim Dolan, AICP, Planning Director

ITEM DESCRIPTION: Consider adopting a resolution authorizing the Planning Director to modify the term limits with applicable licensing processes for various Conditional Use Permits (CUP's).

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: The purpose of the resolution is to allow the Planning Director to modify the term limits for various CUP's issued for the sale of alcoholic beverages for on-premise consumption in a restaurant. The proposed resolution removes the time limit for the applicant to apply for licensing and permit provisions, which included a common regulation that the CUP recipient comply with applicable licensing within six (6) months from the date of the CUP issuance.

The locations include:

1. The Temple Towne Crossing, entire subdivision (Ordinance 2001-2747) and
2. Wildflower Addition, Outblocks 456-F, 4546-K, known as 3701 General Bruce Drive, (Ordinance 2004-3956) and
3. The Bird Creek Crossing, Lots 1, 4, 5, 6, 7, 8 and 9, Block 1 and Lot 1, Block 2 (Ordinance 2006-4064) and
4. Wildflower Addition, Block 2, (Ordinance 2007-1156).

Restaurants are planned for these areas, and some ground leases or sales have not happened but are anticipated in the future.

In future CUP requests Staff will recommend the removal of the six (6) month time limit to apply for the licensing requirement.

FISCAL IMPACT: None

ATTACHMENTS:

[Resolution](#)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING THE PLANNING DIRECTOR TO MODIFY THE TERM LIMITS WITH APPLICABLE LICENSING PROCESSES FOR VARIOUS CONDITIONAL USE PERMITS (CUP); AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, several ordinances which approved conditional use permits (CUP) for the sale of alcoholic beverages for on-premise consumption in a restaurant provided a six month expiration period if the applicants had not applied to the Texas Alcoholic Beverage Commission for a permit;

Whereas, those ordinances specifically allow the City Council to extend those time frames for applying for a permit and restaurants are planned for the areas (as listed below) approved by the CUP's and negotiations for leases or sales are still in the process of being finalized;

Whereas, in future CUP requests, Staff will recommend the removal of the 6 month period time limit to apply for licensing requirement; and

Whereas, the City Council has considered the matter and deems it in the public interest to authorize this action.

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

Part 1: The City Council authorizes extends time frames for the applicants in each of the CUP ordinances listed below to apply to the Texas Alcoholic Beverage Commission for an alcoholic permit for twenty-four months from the date of this resolution:

- (a) The Temple Towne Crossing, entire subdivision (**Ordinance 2001-2747**);
- (b) Wildflower Addition, Outblocks 456-F, 4546-K, known as 3701 General Bruce Drive, (**Ordinance 2004-3956**);
- (c) The Bird Creek Crossing, Lots 1, 4, 5, 6, 7, 8 and 9, Block 1 and Lot 1, Block 2 (**Ordinance 2006-4064**); and
- (d) Wildflower Addition, Block 2, (**Ordinance 2007-1156**).

Part 2: It is hereby officially found and determined that the meeting at which this Resolution is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED this the **2nd** day of **August**, 2007.

THE CITY OF TEMPLE, TEXAS

WILLIAM A. JONES, III, Mayor

ATTEST:

APPROVED AS TO FORM:

Clydette Entzminger
City Secretary

Jonathan Graham
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

08/02/07
Item #4(M)
Consent Agenda
Page 1 of 1

DEPT./DIVISION SUBMISSION & REVIEW:

Traci Barnard, Director of Finance

ITEM DESCRIPTION: Consider adopting a resolution authorizing budget amendments for fiscal year 2006-2007.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: This item is to recommend various budget amendments, based on the adopted FY 2006-2007 budget. The amendments will involve transfers of funds between contingency accounts, department and fund levels.

FISCAL IMPACT: The total amount of budget amendments is \$412,211.

ATTACHMENTS:

Budget amendments
Resolution

CITY OF TEMPLE
BUDGET AMENDMENTS FOR FY 2006-2007 BUDGET
August 2, 2007

ACCOUNT #	PROJECT #	DESCRIPTION	APPROPRIATIONS	
			Debit	Credit
110-2000-521-2516		Judgments & Damages (Police)	\$ 1,400	
110-1500-515-6531		Contingency - Judgments & Damages		\$ 1,400
Attorney fees for lawsuit filed against City -- Steven Taylor v. City of Temple				
110-3150-551-2122		Supplies/Other (Golf Course)	\$ 10,000	
110-3150-551-2623		Other Contract Services	\$ 12,000	
110-0000-445-2550		Junior Golf Academy		\$ 13,195
110-0000-445-2550		Junior Golf Academy (donation from Parks Foundation)		\$ 8,805
This is for the remaining expenditures for the Junior Golf Academy, which will be offset by increased revenues.				
110-3500-552-2311		Buildings & Grounds (Parks)	\$ 18,106	
110-1500-515-6531		Contingency - Judgments & Damages		\$ 5,000
110-0000-461-0855		Claims Due City		\$ 13,106
To appropriate funds to pay for the labor and parts to repair the Spray Park that was vandalized. \$700 is for the assessment fee and \$17,406 is needed for the replacement parts and labor. \$5,000 is available in Judgments & Damages contingency for the insurance deductible. The remaining \$13,106 will be recognized in Claims Due to the City to be paid by TML.				
110-3700-524-2516		Judgments & Damages (Construction Safety)	\$ 832	
110-1500-515-6531		Contingency - Judgments & Damages		\$ 832
Attorney fees for lawsuit filed against the City - - Centex Investments, Inc. v. City of Temple				
110-4000-555-2225		Books & Periodicals (Library)	\$ 660	
110-4000-555-2337		Book Bindings	\$ 100	
110-0000-461-0841		Donations/Gifts		\$ 760
Spend library donations as designated				
240-4400-551-2721		Food Products/Preparation (Mayborn Center)	\$ 6,000	
240-4400-551-2723		Beverage Goods	\$ 500	
240-4400-551-2725		Alcohol Beverages	\$ 2,500	
240-0000-445-1033		Catering Food Service		\$ 4,000
240-0000-445-1063		Food Sales		\$ 2,000
240-0000-445-1064		Beverage Sales		\$ 500
240-0000-445-1072		Alcoholic Beverage - Cash Sales		\$ 2,500
More funding for food, beverage, and alcohol is needed due to an increase in the size and number of events requiring food service.				

CITY OF TEMPLE
BUDGET AMENDMENTS FOR FY 2006-2007 BUDGET
August 2, 2007

			APPROPRIATIONS	
ACCOUNT #	PROJECT #	DESCRIPTION	Debit	Credit
260-3600-560-6524	100190	FAA Runway Rehabilitation (Airport)	\$ 275,000	
260-0000-490-2588		Transfer In - Airport Grant Match		\$ 27,500
260-0000-431-0163		Federal Grants		\$ 247,500
110-9100-591-8160		Transfer Out - Grant Fund	\$ 27,500	
110-0000-352-1345		Designated Capital Projects - Airport Grant		\$ 27,500
Appropriated grant funds and City matching funds for acquisition of acreage costs for the Airport Runway Extension Project grant. The grant will be administered by the State.				
351-1100-513-2616		Professional Services (City Manager)	\$ 10,000	
351-0000-490-2582		Transfer In - General Fund		\$ 10,000
110-9100-591-8151		Transfer Out - Capital Projects Fund	\$ 10,000	
110-0000-352-1345		Designated Capital Projects - Unallocated		\$ 10,000
This budget adjustment appropriates \$10,000 needed for the design and architectural services (Master Plan) for the development of Martin Luther King Drive between Avenue B and Avenue C. Estimates include preparing and rendering a Master Plan to accommodate one (1) 9,100 s.f. Retail Building, one (1) 6,000 s.f. Retail Building for multiple tenants and a future building of similar size and arrangement. Also included in this Master Plan is parking, consideration to lighting, signage and façade design of proposed buildings. Construction plans for the proposed façade design will accompany complete Construction Plans (under separate contract) as required by the City of Temple. The total of these services are not to exceed \$10,000. These funds are available in Designated Capital Projects - Unallocated.				
351-3500-552-2616		Professional (Parks)	\$ 5,000	
351-0000-490-2582		Transfer In - General Fund		\$ 5,000
110-9100-591-8151		Transfer Out - Capital Projects Fund	\$ 5,000	
110-0000-352-1345		Designated Capital Projects - Unallocated		\$ 5,000
On April 5, 2007, Council approved a budget adjustment in the amount of \$16,500 with Kimley-Horn to provide the City with a conceptual design of a new swimming facility at Lions Park and an estimated cost for construction. They will provide geo-tech analysis of the proposed site and also evaluate if one of the other City swimming pool locations would be the better location for a therapeutic and lap pool. This budget adjustment provides funding for a contract amendment with Kimley-Horn in the amount of \$5,000 to propose new site locations and test soil conditions at proposed sites.				
520-5400-535-6361	540002	Sewer Mains (Sewer Collection)	\$ 24,611	
520-5400-535-2616		Professional		\$ 10,000
520-5200-535-2616		Professional		\$ 8,000
520-5400-535-6361	2006CF	Sewer Mains		\$ 6,611
To appropriate funds in the amount of \$24,611 to fund the professional services agreement with Beach Engineering for the design of the sewer line replacement at Wilson Park.				
520-5400-535-2516		Judgments & Damages (Sewer Collection)	\$ 440	
520-5000-535-6532		Contingency (Administration)		\$ 440
Settlement of claim filed against the City of Temple by Edward L. Chlapek seeking reimbursement for damage to a house at 407 W. Avenue M on June 29, 2007, from a sewage backup.				

CITY OF TEMPLE
BUDGET AMENDMENTS FOR FY 2006-2007 BUDGET
August 2, 2007

ACCOUNT #	PROJECT #	DESCRIPTION	APPROPRIATIONS	
			Debit	Credit
520-5400-535-2516		Judgments & Damages (Sewer Collection)	\$ 2,562	
520-5000-535-6532		Contingency (Administration)		\$ 2,562
<p>Settlement of claim filed against the City of Temple by Douglas and Lisa Smith seeking reimbursement for damage to their residence located at 18 West Upshaw on January 13, 2007, from a sewage backup. Actual amount of claim paid is \$3,990. \$1,428 is available in the Judgment & Damages account in the Sewer Collection Department. An additional \$2,562 is available in Contingency to appropriate the difference needed.</p>				
TOTAL AMENDMENTS			\$ 412,211	\$ 412,211
GENERAL FUND				
		Beginning Contingency Balance	\$	38,765
		Added to Contingency Sweep Account	\$	-
		Carry forward from Prior Year	\$	65,000
		Taken From Contingency	\$	(69,467)
		Net Balance of Contingency Account	\$	34,298
		Beginning Judgments & Damages Contingency	\$	70,000
		Added to Contingency Judgments & Damages from Council Contingency	\$	-
		Taken From Judgments & Damages	\$	(45,431)
		Net Balance of Judgments & Damages Contingency Account	\$	24,569
		Beginning Compensation Plan Contingency	\$	650,000
		Added to Compensation Plan Contingency	\$	-
		Taken From Compensation Plan Contingency	\$	(650,000)
		Net Balance of Compensation Plan Contingency Account	\$	-
		Net Balance Council Contingency	\$	58,867
		Beginning Balance Budget Sweep Contingency	\$	-
		Added to Budget Sweep Contingency	\$	-
		Taken From Budget Sweep	\$	-
		Net Balance of Budget Sweep Contingency Account	\$	-
WATER & SEWER FUND				
		Beginning Contingency Balance	\$	6,359
		Added to Contingency Sweep Account	\$	-
		Taken From Contingency	\$	(3,002)
		Net Balance of Contingency Account	\$	3,357
		Beginning Compensation Plan Contingency	\$	136,500
		Added to Compensation Plan Contingency	\$	-
		Taken From Compensation Plan Contingency	\$	(136,500)
		Net Balance of Compensation Plan Contingency Account	\$	-
		Net Balance Water & Sewer Fund Contingency	\$	3,357
HOTEL/MOTEL TAX FUND				
		Beginning Contingency Balance	\$	34,905
		Added to Contingency Sweep Account	\$	-
		Taken From Contingency	\$	-
		Net Balance of Contingency Account	\$	34,905

CITY OF TEMPLE
BUDGET AMENDMENTS FOR FY 2006-2007 BUDGET
August 2, 2007

ACCOUNT #	PROJECT #	DESCRIPTION	APPROPRIATIONS	
			Debit	Credit
		Beginning Compensation Plan Contingency	\$	20,000
		Added to Compensation Plan Contingency	\$	-
		Taken From Compensation Plan Contingency	\$	(16,000)
		Net Balance of Compensation Plan Contingency Account	\$	4,000
		DRAINAGE FUND		
		Beginning Compensation Plan Contingency	\$	11,500
		Added to Compensation Plan Contingency	\$	-
		Taken From Compensation Plan Contingency	\$	(7,200)
		Net Balance of Compensation Plan Contingency Account	\$	4,300
		FED/STATE GRANT FUND		
		Beginning Contingency Balance	\$	-
		Carry forward from Prior Year	\$	155,068
		Added to Contingency Sweep Account	\$	-
		Taken From Contingency	\$	(128,096)
		Net Balance of Contingency Account	\$	26,972

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE,
TEXAS, APPROVING BUDGET AMENDMENTS TO THE 2006-2007
CITY BUDGET; AND PROVIDING AN OPEN MEETINGS CLAUSE.**

Whereas, on the 31st day of August, 2006, the City Council approved a budget for the 2006-2007 fiscal year; and

Whereas, the City Council deems it in the public interest to make certain amendments to the 2006-2007 City Budget.

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

Part 1: The City Council approves amending the 2006-2007 City Budget by adopting the budget amendments which are more fully described in Exhibit A, attached hereto and made a part hereof for all purposes.

Part 2: It is hereby officially found and determined that the meeting at which this Resolution is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED this the 2nd day of **August**, 2007.

THE CITY OF TEMPLE, TEXAS

WILLIAM A. JONES, III, Mayor

ATTEST:

APPROVED AS TO FORM:

Clydette Entzminger
City Secretary

Jonathan Graham
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

08/02/07
Item #5(A)
Regular Agenda
Page 1 of 2

DEPT./DIVISION SUBMISSION & REVIEW:

Tim Dolan, Planning Director

ITEM DESCRIPTION: FIRST READING – PUBLIC HEARING - Z-FY-07-43: Consider adopting an ordinance authorizing the amendment to the West Temple Comprehensive Plan from Office and Residential uses to Community Facilities (Schools) uses on 31.108± out of portions of land commonly known as Outblocks 1094A-A and 1094-A and C, City Addition, located on the north side of West Adams Avenue, between Hilliard Road and Brooks Drive.

P&Z COMMISSION RECOMMENDATION: The Planning and Zoning Commission voted 8/0 to recommend approval of an amendment to the West Temple Comprehensive Plan from Office and Residential uses to Community Facilities (Schools) at its meeting on July 16, 2007. Commissioner Norman was absent.

STAFF RECOMMENDATION: Staff recommends approval of an amendment to the West Temple Comprehensive Plan to reflect Community Facilities (Schools) for the subject property for the following reasons:

1. The mixture of future land use categories for the subject property should be unified to match the proposed use.

If approved on first reading, the second reading is set for August 16, 2007.

ITEM SUMMARY: Please refer to the Staff Report and draft minutes of case Z-FY-07-43, from the Planning and Zoning meeting, July 16, 2007. This proposal is associated with zone change case Z-FY-07-44, a zone change from the Single-Family One (SF-1), Multiple-Family One (MF-1), Office One (O-1) and General Retail (GR) Districts to solely the SF-1 District. The Applicant is Holy Trinity Catholic High School.

Fifteen notices were sent out. As of Tuesday, July 24 at 8 AM, four notices were returned in favor of and no notices were returned in opposition to the request. The newspaper printed notice of the Planning and Zoning Commission's public hearing on July 6, 2007 in accordance with state law and local ordinance.

FISCAL IMPACT: None

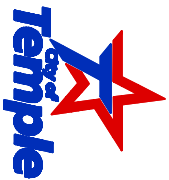
ATTACHMENTS:

[Future Land Use Map](#)

[P&Z Staff Report \(Z-FY-07-43\)](#)

[P&Z Minutes \(07/16/07\)](#)

[Ordinance](#)



Z-FY-07-43

Holy Trinity Catholic High School

**Outblock #1094A-A
1094A & 1094C**

- AGRICULTURAL**
 - (A) Agricultural
- RESIDENTIAL**
 - Low Density (0-2 DU/ACRE) (UE)
 - Moderate Density (2-6 DU/ACRE) (SF-1, SF-2, SF-3, MH, 2-F)
 - Medium Density (6-12 DU/ACRE) (MH, 2-F, TH, MF-1)
 - High Density (12-25 DU/ACRE) (MH-2)
- COMMERCIAL**
 - Neighborhood and Community Retail (NS, GR)
 - Office (O-1, O-2)
 - Regional Commercial (C, CA)
- MIXED USE**
 - Mixed Use Areas
- INDUSTRIAL**
 - Light and Heavy Industrial (LI, HI)
- COMMUNITY FACILITIES**
 - CF-E (Schools)
 - CF-G (General)
 - CF-M (Medical)
 - CF-R (Religious)
- PARKS**
- Proposed Rezone**



SF-1 - MF-1 - GR - 01

**J Stone /GIS Mapping
06-11-07**



PLANNING AND ZONING COMMISSION AGENDA ITEM

07/16/07
Item 3a
Page 1 of 1

APPLICANT / DEVELOPMENT: Holy Trinity Catholic High School

CASE MANAGER: Brian Mabry, AICP, Senior Planner

ITEM DESCRIPTION: Z-FY-07-43 Hold a public hearing to consider an amendment to the West Temple Comprehensive Plan from Office and Residential uses to Community Facilities (Schools) uses on 31.108± out of portions of land commonly known as Outblocks 1094A-A and 1094-A and C, City Addition, located on the north side of West Adams Avenue, between Hilliard Road and Brooks Drive. (Applicant: Holy Trinity Catholic High School)

BACKGROUND: This request tracks with Z-FY-07-44, a zone change request from SF-1, O-1, GR and MF-1 to solely SF-1. The applicant wants to rezone this property to SF-1 to accommodate a private school. The subject property is roughly "T-shaped", with a portion of the property fronting on FM 2305 (a major arterial), west of Brooks Drive (a local street) and east of Hilliard Road (a major arterial and part of the future route of the outer loop).

The West Temple Comprehensive Plan was adopted June 17, 1999. The future land use designation for the subject property is currently Medium and Moderate Density Residential and Office. The Community Facilities (Schools) future land use category is not described in the text of the Plan, it is only shown on the future land use map. Amending the future land use map to show Community Facilities (Schools) is in keeping with past practice of showing such uses on the map.

PUBLIC NOTICE: Fifteen notices were sent out. As of Wednesday, July 11 at 5 PM, one notice was returned in favor of and none were returned in opposition to the request. The newspaper printed notice of the public hearing on July 6, 2007 in accordance with state law and local ordinance.

STAFF RECOMMENDATION: Staff recommends approval of an amendment to the West Temple Comprehensive Plan to reflect Community Facilities (Schools) for the subject property for the following reasons:

1. The mixture of future land use categories for the subject property should be unified to match the proposed use.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Future Land Use Map

EXCERPTS FROM THE
PLANNING & ZONING COMMISSION MEETING
MONDAY, JULY 16, 2007

ACTION ITEMS

- 3.(a) Z-FY-07-43** Hold a public hearing to consider an amendment to the West Temple Comprehensive Plan from Office and Residential uses to Community Facilities (Schools) uses on 31.108 ± out of portions of land commonly known as Outblocks 1094A-A and 1094-A and C, City Addition, located on the north side of West Adams Avenue, between Hilliard Road and Brooks Drive. (Applicant: Holy Trinity Catholic High School)

Mr. Brian Mabry, Senior Planner, presented this item as outlined in the Planning and Zoning Commission agenda background. He showed an aerial of the property and surrounding area and the future land use map of the area. Mr. Mabry said the purpose of the property is to accommodate a private school. He said at the time the West Temple Comprehensive Plan was adopted in 1999, the Community Facilities (Schools) future land use category was not described in the text of the Plan, it is only shown on the future land use map. Mr. Mabry said amending the future land use map to show Community Facilities is in keeping with past practice of showing such uses on the map. He said Staff is recommending approval of an amendment to the Comprehensive Plan due to a mixture of future land use categories for the subject property should be unified to match the proposed use which is a large school on FM 2305. Mr. Mabry continued his presentation for the zone change for the subject property.

Motion to recommend approval of Z-FY-07-43, by Commissioner Pope; seconded by Commissioner Hurd.

Motion passed (8/0).

- 3.(b) Z-FY-07-44** Hold a public hearing to consider a zone change from Single Family One District (SF-1), Office One District (O-1), General Retail District (GR) and Multiple Family One District (MF-1) to Single Family One District (SF-1) on approximately 31.108 acres of land out of land commonly known as Outblocks 1094A-A, 1094-A and 1094-C, City Addition, located north of West Adams Avenue, between Hilliard Road and Brooks Drive. (Applicant: Holy Trinity Catholic High School)

Mr. Brian Mabry, Senior Planner, presented this item as outlined in the Planning and Zoning Commission agenda background. He displayed an aerial map, pictures of the subject property and the surrounding area, the zoning designation map, the thoroughfare plan of the subject property, and public facility locations. Mr. Mabry said the purpose of the zone change is to combine the mixed zoning on the property to all Single One (SF1) District for the entire property in order to accommodate a private school. He said the applicant is requesting SF1 zoning so that future abutting nonresidential development would be required to provide screening along the property line in accordance with Zoning Ordinance Section 13-102. Mr. Mabry displayed a table showing the existing zoning and current land uses abutting the subject property. He said fifteen notices were mailed to surrounding property owner within 200 feet of the subject property. Three notices were returned in favor of the request and none were returned in opposition to the request. Mr. Mabry said Staff is recommending approval of the zone change based on the following reasons: 1) The request complies with the requested

amendment to the future land use map of the West Temple Plan, 2) The request complies with the Thoroughfare Plan; and 3) The request complies with Adequacy of Public Facilities.

Chair Thomas said by the site plan provided to the Commissioner's it appears that there is a proposed right-of-way out to Hilliard Road. Mr. Mabry stated that he was not aware of that right-of-way. He said the subject property requesting the zone change fronts on FM 2305 and that is the only access to the property.

Commissioner Kjelland asked about the property outside of the subject property. Mr. Mabry said the property outside of the zone change request would remain the existing designated zoning.

Chair Thomas opened the public hearing asking anyone wishing to speak in favor or in opposition to the request to address the Commission.

Mr. John Bandas, Engineer for the applicant, addressed the Commission. He gave a presentation of the zone change request. Mr. Bandas said this project has been in the planning stage for several years. He said the applicant is trying to build a school that will be comparable to the surrounding area.

Chair Thomas closed the public hearing.

There was further discussion between the Commissioner's and Staff in regards to the property adjoining the subject property and what would possibly be built on those properties in the future. Mr. Mabry said screening would be required of nonresidential development. Future development would be required to abide by the regulations of the Zoning Ordinance. Mr. Mabry added that at this time of the zone change process the only access to the property is from FM 2305.

Motion to recommend approval of Z-FY-07-44, by Commissioner Pope; seconded by Commissioner Hurd.

Motion passed (8/0).

ORDINANCE NO. _____
(ZONING NO. Z-FY-07-43)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING AN AMENDMENT TO THE WEST TEMPLE COMPREHENSIVE PLAN FROM OFFICE AND RESIDENTIAL USES TO COMMUNITY FACILITIES (SCHOOLS) USES ON APPROXIMATELY 31.108 ACRES OF LAND OUT OF LAND COMMONLY KNOWN AS OUTBLOCKS 1094A-A, 1094-A AND 1094-C, CITY ADDITION, LOCATED ON THE NORTH SIDE OF WEST ADAMS AVENUE, BETWEEN HILLIARD ROAD AND BROOKS DRIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, THAT:

Part 1: The City Council approves an amendment to the West Temple Comprehensive Plan from Office and Residential Uses to Community Facilities (Schools) on approximately 31.108 acres of land out of land commonly known as Outblocks 1094A-A, 1094-A, and 1094-C, City Addition, located on the north side of West Adams Avenue, between Hilliard Road and Brooks Drive, more fully described in Exhibit A, attached hereto and made a part hereof for all purposes.

Part 2: The City Council directs the Director of Planning to make the necessary changes to the Future Land Use Map accordingly.

Part 3: It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this ordinance are severable and, if any phrase, clause, sentence, paragraph or section of this ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such phrase, clause, sentence, paragraph or section.

Part 4: This ordinance shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Temple, Texas, and it is accordingly so ordained.

Part 5: It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED on First Reading and Public Hearing on the 2nd day of **August**, 2007.

PASSED AND APPROVED on Second Reading on the **16th** day of **August**, 2007.

THE CITY OF TEMPLE, TEXAS

WILLIAM A. JONES, III, Mayor

ATTEST:

APPROVED AS TO FORM:

Clydette Entzminger
City Secretary

Jonathan Graham
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

08/02/07
Item #5(B)
Regular Agenda
Page 1 of 2

DEPT./DIVISION SUBMISSION & REVIEW:

Tim Dolan, Planning Director

ITEM DESCRIPTION: FIRST READING – PUBLIC HEARING - Z-FY-07-44: Consider adopting an ordinance authorizing a zoning change from Single Family One (SF-1), Office One (O-1), General Retail (GR) and Multiple Family One (MF-1) Districts to Single Family One (SF-1) District on approximately 31.108 acres of land out of land commonly known as Outblocks 1094A-A, 1094-A and 1094-C, City Addition, located north of West Adams Avenue, between Hilliard Road and Brooks Drive.

P&Z COMMISSION RECOMMENDATION: The Planning and Zoning Commission voted 8/0 to recommend approval of a zone change from SF-1, O-1, GR and MF-1 to SF-1 at its meeting on July 16, 2007. Commissioner Norman was absent.

STAFF RECOMMENDATION: Staff recommends approval of the zone change for the following reasons:

1. The request complies with the requested amendment to the future land use map of the West Temple Plan;
2. The request complies with the Thoroughfare Plan; and
3. The request complies with Adequacy of Public Facilities.

If approved on first reading, the second reading is set for August 16, 2007.

ITEM SUMMARY: Please refer to the Staff Report and draft minutes of case Z-FY-07-44, from the Planning and Zoning meeting, July 16, 2007. The applicant, Holy Trinity Catholic High School, proposes to establish what the zoning ordinance calls a “denominational school” on the subject property. This use is listed as permitted by right in the SF-1, Single Family One Zoning District. The applicant is requesting the SF-1 Zoning District so that future abutting nonresidential development would be required to provide screening along the property line in accordance with Zoning Ordinance Section 13-102.

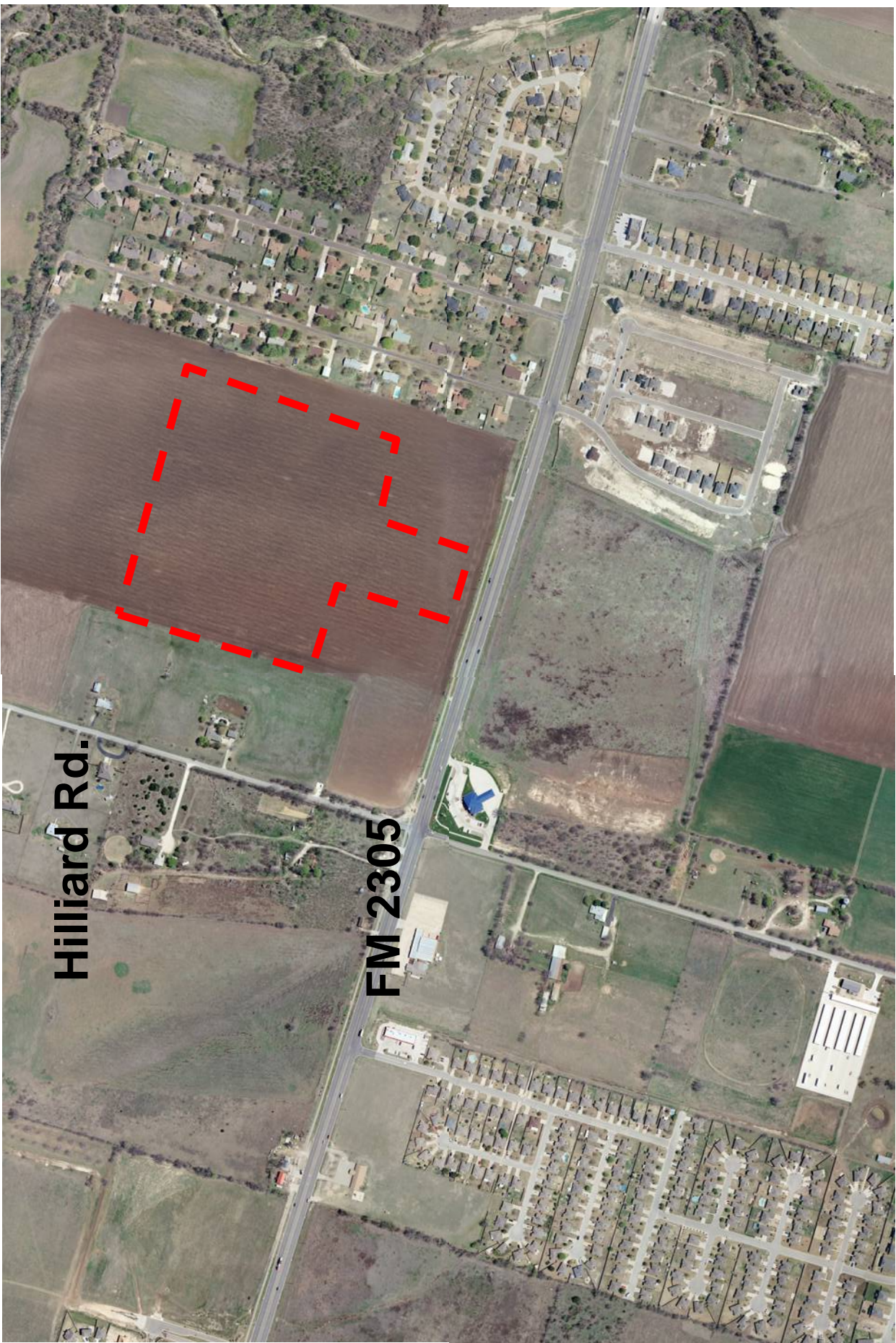
Concerns of the Planning and Zoning Commission are shown in the draft minutes. The Commission did not raise any issues requiring additional staff attention.

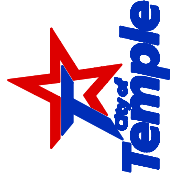
Fifteen notices were sent out. As of Tuesday, July 24 at 8 AM, four notices were returned in favor of and no notices were returned in opposition to the request. The newspaper printed notice of the Planning and Zoning Commission's public hearing on July 6, 2007 in accordance with state law and local ordinance.

FISCAL IMPACT: None

ATTACHMENTS:

[Aerial](#)
[Future Land Use Map](#)
[Zoning Map](#)
[Notice Map](#)
[Applicant's Exhibits](#)
[P&Z Staff Report \(Z-FY-07-4\)](#)
[P&Z Minutes \(July 16, 2007\)](#)
[Ordinance](#)





Z-FY-07-43

Holy Trinity Catholic High School

**Outblock #1094A-A
1094A & 1094C**

AGRICULTURAL

● Agricultural
(A)

RESIDENTIAL

● Low Density
(0-2 DU/ACRE)
(UE)

● Moderate Density
(2-6 DU/ACRE)
(SF-1, SF-2, SF-3, MH, 2-F)

● Medium Density
(6-12 DU/ACRE)
(MH, 2-F, TH, MF-1)

● High Density
(12-25 DU/ACRE)
(MF-2)

COMMERCIAL

● Neighborhood and
Community Retail
(NS, CR)

● Office
(O-1, O-2)

● Regional Commercial
(C, CA)

MIXED USE

● Mixed Use Areas

INDUSTRIAL

● Light and Heavy
Industrial
(LI, HI)

**COMMUNITY
FACILITIES**

● CF-E (Schools)

● CF-G (General)

● CF-M (Medical)

● CF-R (Religious)

● PARKS

**Proposed
Rezone**





Holy Trinity Catholic High School

Outblock #1094-A & C



SF1 - MF1 - GR - 01

J. Stone/GIS Mapping
06-11-07
Scale: 1"=400'



Z-FY-07-44

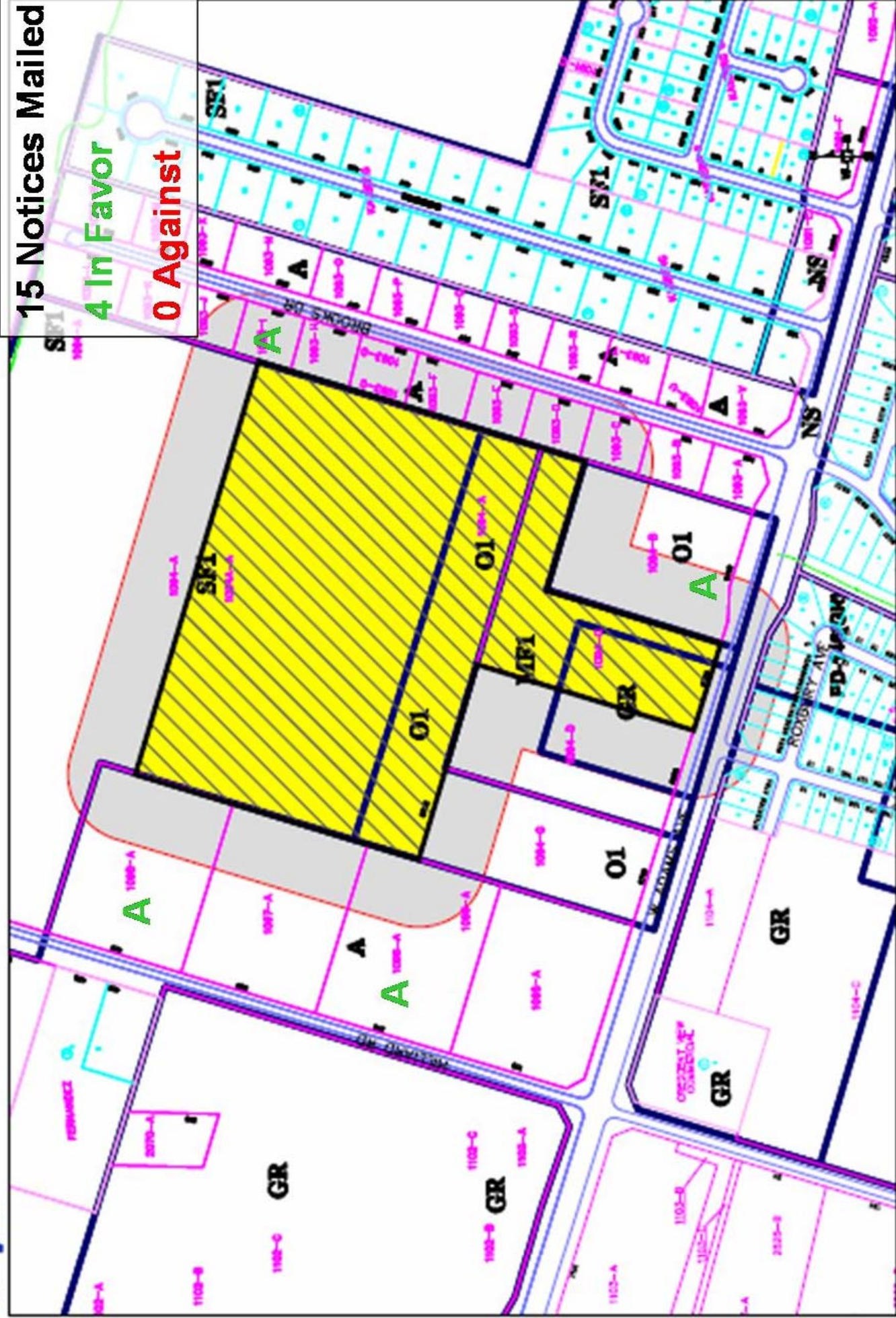
Holy Trinity Catholic High School

**Outblocks #1094A-A
1094A & 1094C**

15 Notices Mailed

4 In Favor

0 Against



**Area of Proposed
Zone Change**



200' Radius

SF1 - MF1 - GR - O1

**J. Stone/GIS Mapping
08-11-07
Scale: 1"=400'**



PARKING - PHASE 1	
VISITOR - 20	
FACULTY - 50	
STUDENT - 40	
TOTAL - 110	
PARKING - FUTURE	
VISITOR - 20	
FACULTY - 50	
STUDENT - 40	
STORAGE - 100	
TOTAL - 210	
PARKING - TOTAL	
PHASE 1 - 110	
FUTURE - 210	
TOTAL - 320	

COLOR LEGEND	
SITE PLAN	
[Grey Box]	PHASE 1 PARKING AND DRIVE
[Light Grey Box]	FUTURE PARKING AND DRIVE
[Hatched Box]	PROPOSED ACCESS ROAD
[Orange Box]	COVERED WALKS / ENTRY
[Yellow Box]	SIDEWALKS
[Blue Box]	FUTURE WET POND

FLOOR PLAN	
[Pink Box]	CHAPEL
[Orange Box]	CLASSROOMS
[Yellow Box]	ADMINISTRATION
[Light Orange Box]	CAFETERIA AND KITCHEN
[Light Yellow Box]	CIRCULATION
[Brown Box]	SUPPORT
[Dark Orange Box]	FUTURE EXPANSION


Holy Trinity
 CATHOLIC HIGH SCHOOL
 418 WORTH 11TH STREET
 TEMPE, AZ 85281
 PHONE: 480.771.9787 FAX: 480.771.2386
 E-MAIL: INFO@HOLYTRINITYCZ.ORG
 WEB: WWW.HOLYTRINITYCZ.ORG
 BUILDING THE CHRISTIAN LEADERS OF TOMORROW



**CONCEPT DESIGN
PRELIMINARY SITE PLAN**
 SCALE: 1" = 100'-0"

SCALE 0 100' 200'
 50'


 spencer godfrey architects, inc.
 spencer godfrey architects, inc.



CONCEPTUAL DESIGN
SCALE: N.T.S.





PLANNING AND ZONING COMMISSION AGENDA ITEM

07/16/07
Item 3b
Page 1 of 3

APPLICANT / DEVELOPMENT: Holy Trinity Catholic High School

CASE MANAGER: Brian Mabry, AICP, Senior Planner

ITEM DESCRIPTION: Z-FY-07-44 Hold a public hearing to consider a zone change from Single Family One District (SF-1), Office One District (O-1), General Retail District (GR) and Multiple Family One District (MF-1) to Single Family One District (SF-1) on approximately 31.108 acres of land out of land commonly known as Outblocks 1094A-A, 1094-A and 1094-C, City Addition, located north of West Adams Avenue, between Hilliard Road and Brooks Drive. (Applicant: Holy Trinity Catholic High School)

BACKGROUND:

The applicant proposes to establish what the zoning ordinance calls a “denominational school” on the subject property. This use is listed as permitted by right in the SF-1, Single Family One Zoning District. The applicant is requesting the SF-1 Zoning District so that future abutting nonresidential development would be required to provide screening along the property line in accordance with Zoning Ordinance Section 13-102.

Concept plans for the school include a chapel, classrooms, athletic fields, a water feature and tennis courts.

Surrounding Property and Uses

Surrounding zoning districts and current uses are diverse. The following table shows the existing zoning and current land uses abutting the subject property:

Direction	Zoning	Current Land Use
North	SF-1	Agriculture
East	A	Single-Family Detached Homes
South	O-1, GR & MF-1	FM 2305 & Agriculture
West	A	Single-Family Detached Homes

The basic zoning configuration is based on a rezoning in 1981 the development for which was never begun.

A zoning request should be reviewed for compliance with the Comprehensive Plan.

Future Land Use Plan & Future Trends

The Future Land Use Map shows several future land use categories for the subject property. They are: Moderate Density Residential, Medium Density Residential and Office. The applicant is seeking to amend the Future Land Use Map to show only Community Facilities (Schools) for the subject property.

Double Sided

The property is part of the West Temple Plan. The Plan does not provide policies related to school placement for the planning area.

Thoroughfare Plan

Farm to Market Road 2305 is designated a Major Arterial on the Thoroughfare Plan. The Plan states that Major Arterials move traffic to and from freeways (I-35 and the Loop) and move traffic through parts of town not served by freeways. Hilliard Road to the west is also designated a Major Arterial on the Plan and will be part of the route of the Outer Loop. Its current pavement width and lack of curb and gutter, however, makes it appear more like a Local Street. Brooks Road to the east is a dead end street and is designated a Local Street on the Plan. The school can only take access from FM 2305 and it is appropriate that a large school take access from a Major Arterial. The zoning request complies with the Thoroughfare Plan.

Adequacy of Public Facilities

A fourteen-inch water line along the north side of FM 2305 and an eighteen-inch sewer line along the south side of FM 2305 serve the site. The extension of the sewer line across FM 2305 will be addressed when the property is platted. The zoning request complies with Adequacy of Public Facilities.

Development Regulations for the SF-1 District

The purpose statement of a Zoning District normally provides guidance for where in the City and under what circumstances the district should be applied. However, the purpose statement for the SF-1, Single-Family One Zoning District does not mention nonresidential uses such as the one that the applicant proposes.

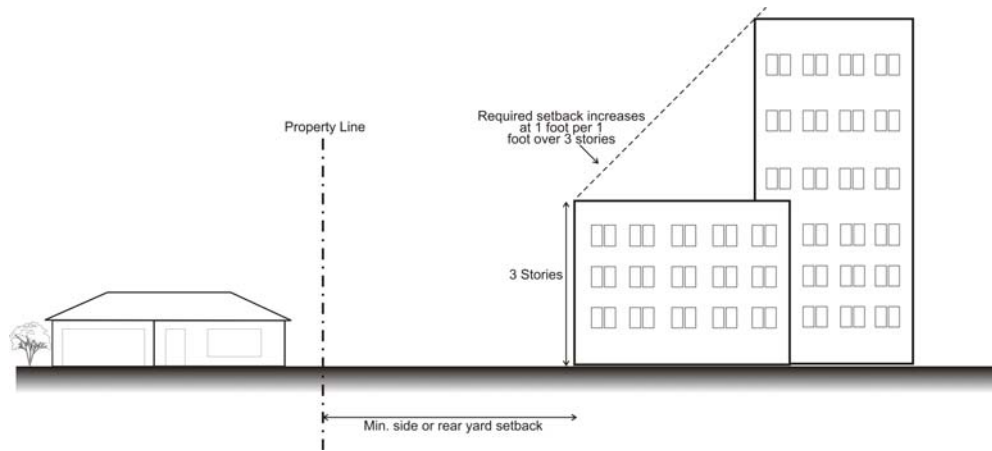
Permitted land uses include single-family detached dwellings, schools, churches and some utilities. The SF-1 District regulations prohibit most nonresidential uses.

The SF-1 Zoning District has the following dimensional requirements for nonresidential uses.

Single-Family One (SF-1)	
Min. Lot Area (sq. ft.)	--
Min. Lot Width (ft.)	--
Min. Lot Depth (ft.)	--
Max. Height (stories)	2
Min. Yard (ft)	
Front	25
Side	20
Rear	10

The Zoning Ordinance allows schools located in residential zoning districts to exceed two stories in height provided that one additional foot of minimum side and rear yard setback is provided for each foot that the structure exceeds three stories in height, as shown below. The conceptual elevation for the school building shows a maximum height of three stories.

Double Sided



Public Notice

Fifteen notices were sent out. As of Wednesday, July 11 at 5 PM, one notice was returned in favor of and no notices were returned in opposition to the request. The newspaper printed notice of the public hearing on July 6, 2007 in accordance with state law and local ordinance.

STAFF RECOMMENDATION: Staff recommends approval of the zone change for the following reasons:

1. The request complies with the requested amendment to the future land use map of the West Temple Plan;
2. The request complies with the Thoroughfare Plan; and
3. The request complies with Adequacy of Public Facilities.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Application
 Future Land Use Map
 Zoning Map
 Aerial
 Applicant's Exhibits
 Notice Map
 Response Letters

EXCERPTS FROM THE
PLANNING & ZONING COMMISSION MEETING
MONDAY, JULY 16, 2007

ACTION ITEMS

- 3.(a) Z-FY-07-43** Hold a public hearing to consider an amendment to the West Temple Comprehensive Plan from Office and Residential uses to Community Facilities (Schools) uses on 31.108 ± out of portions of land commonly known as Outblocks 1094A-A and 1094-A and C, City Addition, located on the north side of West Adams Avenue, between Hilliard Road and Brooks Drive. (Applicant: Holy Trinity Catholic High School)

Mr. Brian Mabry, Senior Planner, presented this item as outlined in the Planning and Zoning Commission agenda background. He showed an aerial of the property and surrounding area and the future land use map of the area. Mr. Mabry said the purpose of the property is to accommodate a private school. He said at the time the West Temple Comprehensive Plan was adopted in 1999, the Community Facilities (Schools) future land use category was not described in the text of the Plan, it is only shown on the future land use map. Mr. Mabry said amending the future land use map to show Community Facilities is in keeping with past practice of showing such uses on the map. He said Staff is recommending approval of an amendment to the Comprehensive Plan due to a mixture of future land use categories for the subject property should be unified to match the proposed use which is a large school on FM 2305. Mr. Mabry continued his presentation for the zone change for the subject property.

Motion to recommend approval of Z-FY-07-43, by Commissioner Pope; seconded by Commissioner Hurd.

Motion passed (8/0).

- 3.(b) Z-FY-07-44** Hold a public hearing to consider a zone change from Single Family One District (SF-1), Office One District (O-1), General Retail District (GR) and Multiple Family One District (MF-1) to Single Family One District (SF-1) on approximately 31.108 acres of land out of land commonly known as Outblocks 1094A-A, 1094-A and 1094-C, City Addition, located north of West Adams Avenue, between Hilliard Road and Brooks Drive. (Applicant: Holy Trinity Catholic High School)

Mr. Brian Mabry, Senior Planner, presented this item as outlined in the Planning and Zoning Commission agenda background. He displayed an aerial map, pictures of the subject property and the surrounding area, the zoning designation map, the thoroughfare plan of the subject property, and public facility locations. Mr. Mabry said the purpose of the zone change is to combine the mixed zoning on the property to all Single One (SF1) District for the entire property in order to accommodate a private school. He said the applicant is requesting SF1 zoning so that future abutting nonresidential development would be required to provide screening along the property line in accordance with Zoning Ordinance Section 13-102. Mr. Mabry displayed a table showing the existing zoning and current land uses abutting the subject property. He said fifteen notices were mailed to surrounding property owner within 200 feet of the subject property. Three notices were returned in favor of the request and none were returned in opposition to the request. Mr. Mabry said Staff is recommending approval of the zone change based on the following reasons: 1) The request complies with the requested

amendment to the future land use map of the West Temple Plan, 2) The request complies with the Thoroughfare Plan; and 3) The request complies with Adequacy of Public Facilities.

Chair Thomas said by the site plan provided to the Commissioner's it appears that there is a proposed right-of-way out to Hilliard Road. Mr. Mabry stated that he was not aware of that right-of-way. He said the subject property requesting the zone change fronts on FM 2305 and that is the only access to the property.

Commissioner Kjelland asked about the property outside of the subject property. Mr. Mabry said the property outside of the zone change request would remain the existing designated zoning.

Chair Thomas opened the public hearing asking anyone wishing to speak in favor or in opposition to the request to address the Commission.

Mr. John Bandas, Engineer for the applicant, addressed the Commission. He gave a presentation of the zone change request. Mr. Bandas said this project has been in the planning stage for several years. He said the applicant is trying to build a school that will be comparable to the surrounding area.

Chair Thomas closed the public hearing.

There was further discussion between the Commissioner's and Staff in regards to the property adjoining the subject property and what would possibly be built on those properties in the future. Mr. Mabry said screening would be required of nonresidential development. Future development would be required to abide by the regulations of the Zoning Ordinance. Mr. Mabry added that at this time of the zone change process the only access to the property is from FM 2305.

Motion to recommend approval of Z-FY-07-44, by Commissioner Pope; seconded by Commissioner Hurd.

Motion passed (8/0).

ORDINANCE NO. _____
(ZONING NO. Z-FY-07-44)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, APPROVING A ZONING CHANGE FROM SINGLE FAMILY ONE (SF-1), OFFICE ONE (O1), GENERAL RETAIL (GR), AND MULTIPLE FAMILY ONE (MF-1) DISTRICTS TO SINGLE FAMILY ONE (SF-1) DISTRICT ON APPROXIMATELY 31.108 ACRES OF LAND OUT OF LAND COMMONLY KNOWN AS OUTBLOCKS 1094A-A, 1094-A AND 1094-C, CITY ADDITION, LOCATED NORTH OF WEST ADAMS AVENUE, BETWEEN HILLIARD ROAD AND BROOKS DRIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, THAT:

Part 1: The City Council approves a zoning change from Single Family One (SF-1), Office One (O1), General Retail (GR), and Multiple Family One (MF-1) Districts to Single Family One (SF-1) District on approximately 31.108 acres of land out of land commonly known as Outblocks 1094A-A, 1094-A, and 1094-C, City Addition, located north of West Adams Avenue, between Hilliard Road and Brooks Drive, more fully described in Exhibit A, attached hereto and made a part hereof for all purposes.

Part 2: The City Council directs the Director of Planning to make the necessary changes to the City Zoning Map accordingly.

Part 3: It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this ordinance are severable and, if any phrase, clause, sentence, paragraph or section of this ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such phrase, clause, sentence, paragraph or section.

Part 4: This ordinance shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Temple, Texas, and it is accordingly so ordained.

Part 5: It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED on First Reading and Public Hearing on the 2nd day of **August**, 2007.

PASSED AND APPROVED on Second Reading on the **16th** day of **August**, 2007.

THE CITY OF TEMPLE, TEXAS

WILLIAM A. JONES, III, Mayor

ATTEST:

APPROVED AS TO FORM:

Clydette Entzminger
City Secretary

Jonathan Graham
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

08/02/07
Item #6
Regular Agenda
Page 1 of 2

DEPT./DIVISION SUBMISSION & REVIEW:

Tim Dolan, Planning Director

ITEM DESCRIPTION: FIRST READING – PUBLIC HEARING - Z-FY-07-45: Consider adopting an ordinance authorizing a zoning change from the Two Family (2F) District to the Neighborhood Service (NS) District on the North 50 Feet of Lot 2, Block A, Bentley Bellview Addition, located at 801 and 803 South 33rd Street.

P&Z COMMISSION RECOMMENDATION: The Planning and Zoning Commission voted 8/0 to recommend approval of a zone change from 2F to NS at its meeting on July 16, 2007. Commissioner Norman was absent.

STAFF RECOMMENDATION: Staff recommends approval of the zoning request from 2F to NS for the following reasons:

1. The request complies with the Future Land Use Plan;
2. The request complies with the Thoroughfare Plan; and
3. The request complies with Adequacy of Public Facilities

If approved on first reading, the second reading is set for August 16, 2007.

ITEM SUMMARY: Please refer to the Staff Report and draft minutes of case Z-FY-07-45, from the Planning and Zoning meeting, July 16, 2007. The applicant, Melinda Bulls, proposes to establish what the zoning ordinance calls a “general business and professional office” on the subject property. This use is listed as permitted by right in the NS District. The applicant proposes to use the existing 1,190 square foot structure for the office. An existing parking lot on the subject property provides adequate parking for an office.

Concerns of the Planning and Zoning Commission are shown in the draft minutes. The Commission did not raise any issues requiring additional staff attention.

Eleven notices were sent out. As of Tuesday, July 24 at 8 AM, three notices were returned in favor of and no notices were returned in opposition to the request. The newspaper printed notice of the Planning and Zoning Commission’s public hearing on July 6, 2007 in accordance with state law and local ordinance.

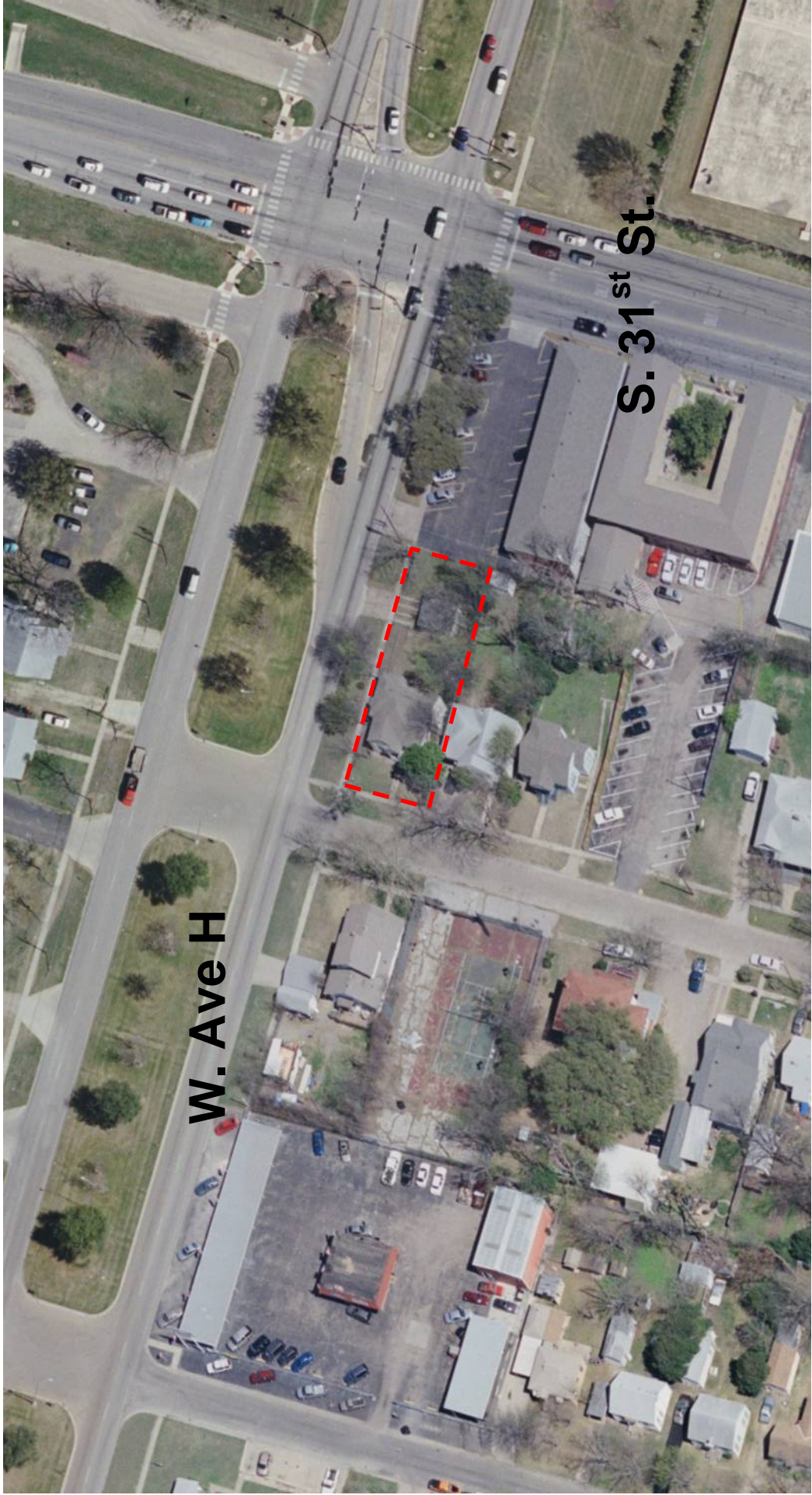
FISCAL IMPACT: NA

ATTACHMENTS:

Aerial
Future Land Use Map
Zoning Map
Notice Map
P&Z Staff Report (Z-FY-07-45)
P&Z Minutes (07/16/07)
Ordinance



Z-FY-07-45 S. 33rd Street N. 50' of Lot 2, Blk A Bentley Bellview



W. Ave H

S. 31st St.



Z-FY-07-45

803 S 33rd

N 50' of Lot 2, Blk A, Bentley Bellview

AGRICULTURAL

● Agricultural
(A)

RESIDENTIAL

● Low Density
(0-2 DU/ACRE)
(UE)

● Moderate Density
(2-6 DU/ACRE)
(SF-1, SF-2, SF-3, MH, 2-F)

● Medium Density
(6-12 DU/ACRE)
(MH, 2-F, TH, MF-1)

● High Density
(12-25 DU/ACRE)
(MF-2)

COMMERCIAL

● Neighborhood and
Community Retail
(NS, GR)

● Office
(O-1, O-2)

● Regional Commercial
(C, CA)

MIXED USE

● Mixed Use Areas

INDUSTRIAL

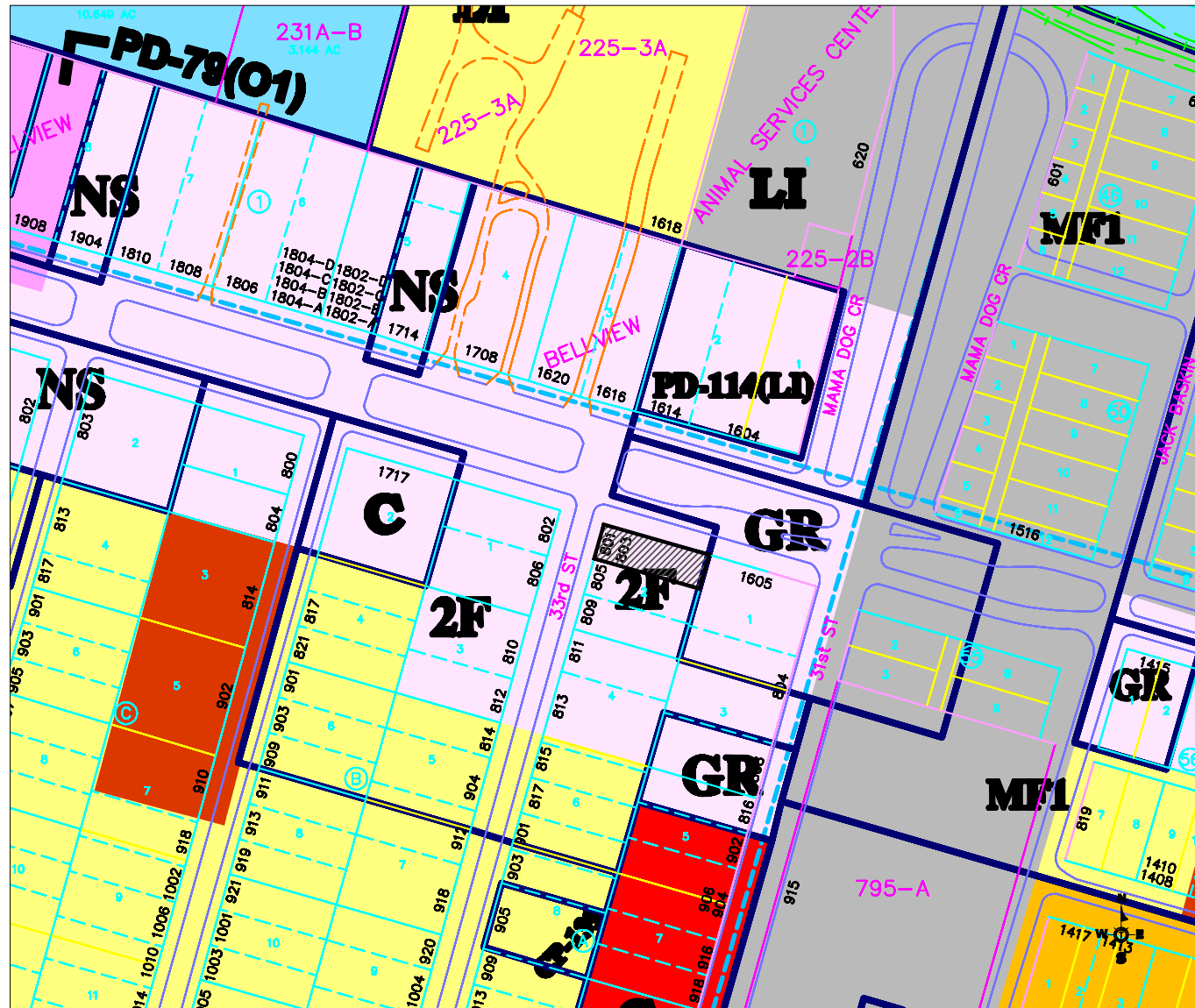
● Light and Heavy
Industrial
(LI, HI)

**COMMUNITY
FACILITIES**

● CF-E (Schools)
● CF-G (General)
● CF-M (Medical)
● CF-R (Religious)

● PARKS

 **Proposed
Rezone**



2F Zoning

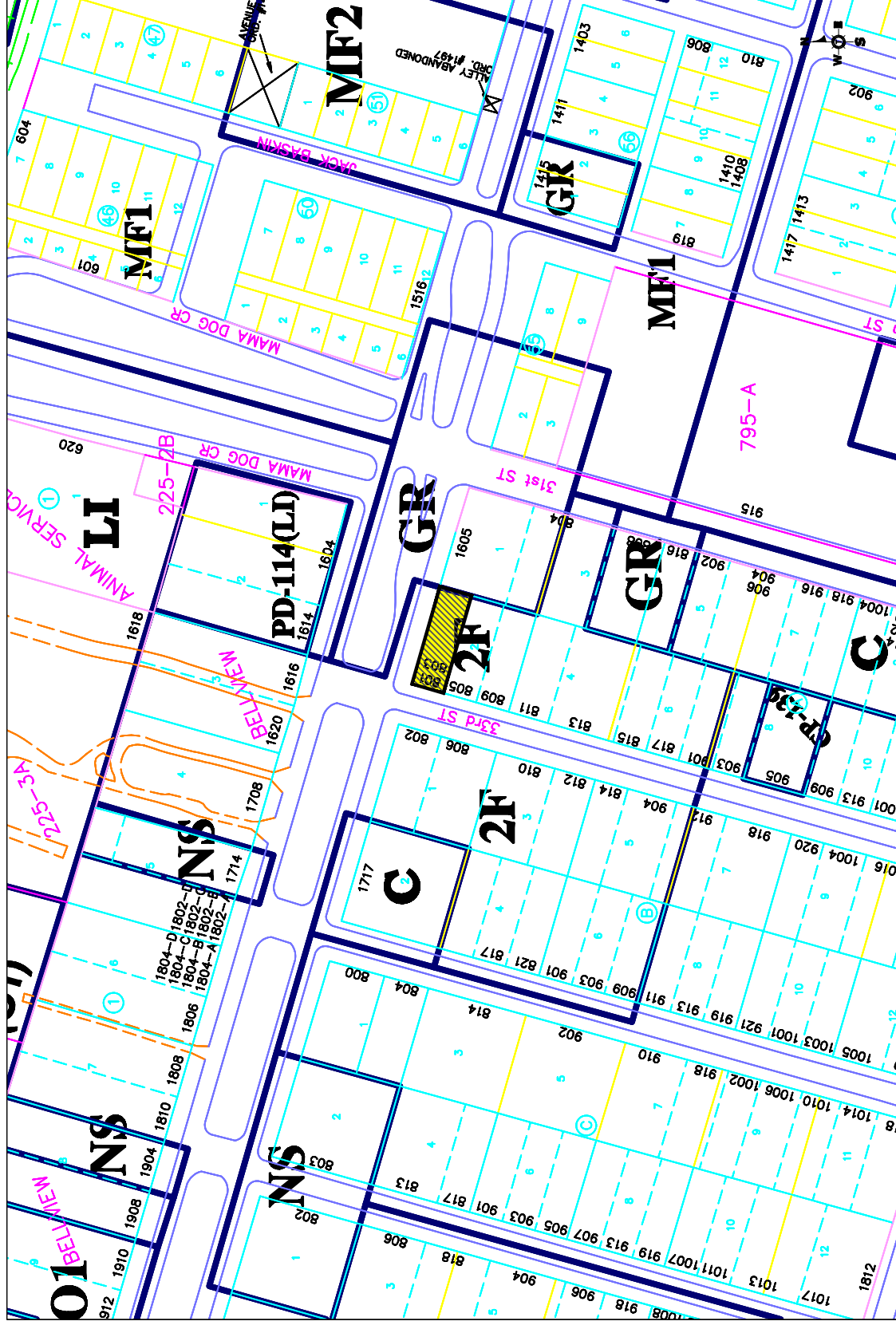
**J Stone/GIS Mapping
06-19-07**



Z-FY-07-45

803 S 33rd

N 50' of Lot 2, Blk A, Bentley Bellview



**Area of Proposed
Zone Change**

2F Zoning

**J. Stone/GIS Mapping
06-19-07
Scale: 1"=200'**



Z-FY-07-45

803 S 33rd Street

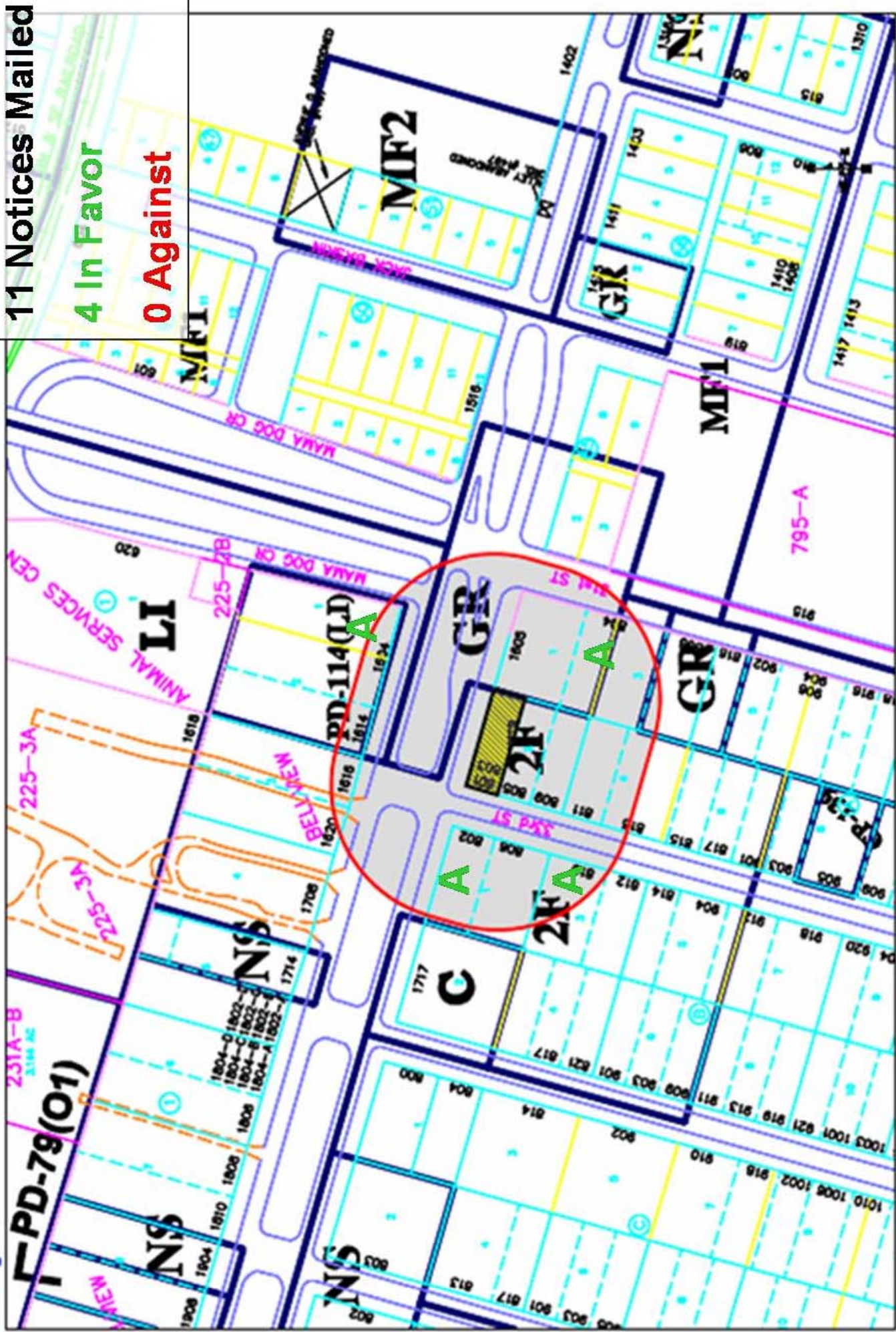
N 50' of Lot 2, Blk A, Bentley Bellview

PD-79(01)

11 Notices Mailed

4 In Favor

0 Against



**Area of Proposed
Zone Change**



200' Radius

2F Zoning

**J. Stone/GIS Mapping
06-19-07
Scale: 1"=200'**



PLANNING AND ZONING COMMISSION AGENDA ITEM

07/16/07
Item 4
Page 1 of 3

APPLICANT: Melinda Bulls

CASE MANAGER: Brian Mabry, AICP, Senior Planner

ITEM DESCRIPTION: Z-FY-07-45 Hold a public hearing to consider a zone change from the Two Family District (2F) to the Neighborhood Service District (NS) on the North 50 Feet of Lot 2, Block A, Bentley Bellview Addition, located at 801 and 803 South 33rd Street. (Applicant: Melinda Bulls)

BACKGROUND:

The applicant proposes to establish what the zoning ordinance calls a “general business and professional office” on the subject property. This use is listed as permitted by right in the NS District. The applicant proposes to use the existing 1,190 square foot structure for the office.

Surrounding Property and Uses

The following table shows the existing zoning and current land uses abutting the subject property:

Direction	Zoning	Current Land Use
North	GR	W. Ave. H (including medians)
East	GR	Beauty salon and office
South	2F	Single-family detached house
West	2F	Single-family detached house

A zoning request should be reviewed for compliance with the Comprehensive Plan.

Future Land Use Plan & Future Trends

The Future Land Use Map shows Neighborhood and Community Retail as the future land use category for the subject property and its surroundings. This category recommends the NS, Neighborhood Service and GR, General Retail Districts. The zoning request complies with the Future Land Use Plan and Future Trends.

Thoroughfare Plan

West Avenue H is designated a Major Arterial on the Thoroughfare Plan. The Plan states that Major Arterials move traffic to and from freeways (I-35 and the Loop) and move traffic through parts of town not served by freeways. South 33rd Street is designated a Local Street on the Thoroughfare Plan. Local Streets are intended to serve residential uses. The existing parking lot for the property takes access from Avenue H. The zoning request complies with the Thoroughfare Plan.

Adequacy of Public Facilities

A six-inch water line runs along the north side of the property and a six-inch sewer line runs along the east side of the property. The zoning request complies with Adequacy of Public Facilities.

Double Sided

Development Regulations for the NS District

The NS District is the most restrictive nonresidential district and is intended to provide day-to-day retail and service needs for residential neighborhood service areas. This District should be located convenient to residential areas in locations such as the corner of a Local Street and a Collector Street that serves the neighborhood. The subject property is located at the corner of a Local Street and a Collector Street.

Permitted land uses include, but are not limited to a convenience store, office, bank, barber or beauty shop, small cleaners, or florist, as well as any residential use except apartments. The NS District regulations prohibit bars, outdoor entertainment, most vehicle sales and service uses (except for fuel sales which require a conditional use permit (CUP)) and manufacturing and industrial uses.

The NS District has the following dimensional requirements for nonresidential uses.

Neighborhood Service (NS)	
Min. Lot Area (sq. ft.)	--
Min. Lot Width (ft.)	--
Min. Lot Depth (ft.)	--
Max. Height (stories)	2 ½
Min. Yard (ft)	
Front	15
Side	10
Rear	--

The existing structure does not meet the side yard setback requirement shown above. Should any expansion of the structure occur in the future, such expansion would have to be within the required setbacks.

Section 13-102 of the Zoning Ordinance requires screening between residential and nonresidential uses in the form of a six-foot fence or wall or a natural landscape screen. A wood fence at the lot line where the subject property abuts a residential use to the south complies with this screening standard.

The Zoning Ordinance requires one off-street parking space per 300 square feet of gross floor area for an office. The existing parking lot at the rear of the building is adequate.

Public Notice

Eleven notices were sent out. As of Wednesday, July 11 at 5 PM, no notices were returned in favor of and no notices were returned in opposition to the request. The newspaper printed notice of the public hearing on July 6, 2007 in accordance with state law and local ordinance

STAFF RECOMMENDATION: Staff recommends approval of the zoning request from 2F to NS for the following reasons:

1. The request complies with the Future Land Use Plan;
2. The request complies with the Thoroughfare Plan; and
3. The request complies with Adequacy of Public Facilities.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Application

Double Sided

Future Land Use Map
Zoning Map
Aerial
Notice Map
Response Letters

EXCERPTS FROM THE
PLANNING & ZONING COMMISSION MEETING
MONDAY, JULY 16, 2007

ACTION ITEMS

4. **Z-FY-07-45** Hold a public hearing to consider a zone change from the Two Family District (2F) to the Neighborhood Service District (NS) on the North 50 feet of Lot 2, Block A, Bentley Bellview Addition, located at 801 and 803 south 33rd Street. (Applicant: Melinda Bulls)

Mr. Brian Mabry, Senior Planner, presented this item as outlined in the Planning and Zoning Commission agenda background. He displayed an aerial map of the subject property, pictures of the subject property and surrounding area, the future land use map, the zoning map, the thoroughfare plan for the subject area, and adequacy of public facilities. Mr. Mabry said the applicant proposes to establish a beauty salon on the subject property. He displayed the aerial map that shows the existing parking area on the subject property which holds approximately five (5) spaces and takes access from Avenue H. rather than from the local street. Mr. Mabry briefly went over the development regulations for the Neighborhood Service District. He said eleven notices were mailed to surrounding property owner within 200 feet of the subject property. Four notices were returned in favor of the request and none were returned in opposition to the request. Mr. Mabry said Staff is recommending approval of the zone change request from 2F to NS.

Commissioner Hurd asked if the existing structure was once a duplex dwelling. Mr. Mabry stated that it was a duplex in the past; however, it is now a single dwelling.

Chair Thomas opened the public hearing asking anyone wishing to speak in favor or in opposition to the request to address the Commission.

Ms. Melinda Bulls, 803 S. 33rd St., applicant and owner, addressed the Commission requesting approval of the zone change.

Chair Thomas closed the public hearing.

Motion to recommend approval of Z-FY-07-45 by Commissioner Kasberg; seconded by Commissioner Hurd.

Motion passed (8/0).

ORDINANCE NO. _____
(ZONING NO. Z-FY-07-45)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, APPROVING A ZONING CHANGE FROM TWO FAMILY DISTRICT (2F) TO NEIGHBORHOOD SERVICE DISTRICT (NS) ON THE NORTH 50 FEET OF LOT 2, BLOCK A, BENTLEY BELLVIEW ADDITION, LOCATED AT 801 AND 803 SOUTH 33RD STREET; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, THAT:

Part 1: The City Council approves a zoning change from Two Family District (2F) to Neighborhood Service District (NS) on the north 50 feet of Lot 2, Block A. Bentley Bellview Addition, located at 801 and 803 South 33rd Street, more fully described in Exhibit A, attached hereto and made a part hereof for all purposes.

Part 2: The City Council directs the Director of Planning to make the necessary changes to the City Zoning Map accordingly.

Part 3: It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this ordinance are severable and, if any phrase, clause, sentence, paragraph or section of this ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such phrase, clause, sentence, paragraph or section.

Part 4: This ordinance shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Temple, Texas, and it is accordingly so ordained.

Part 5: It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED on First Reading and Public Hearing on the **2nd** day of **August**, 2007.

PASSED AND APPROVED on Second Reading on the **16th** day of **August**, 2007.

THE CITY OF TEMPLE, TEXAS

WILLIAM A. JONES, III, Mayor

ATTEST:

APPROVED AS TO FORM:

Clydette Entzminger
City Secretary

Jonathan Graham
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

08/02/07
Item #7(A)
Regular Agenda
Page 1 of 1

DEPT./DIVISION SUBMISSION & REVIEW:

Tim Dolan, Planning Director

ITEM DESCRIPTION: FIRST READING – PUBLIC HEARING - Z-FY-07-47: Consider adopting an ordinance authorizing an amendment to the Future Land Use Plan Map to reflect a change from Medium Density Residential to Neighborhood and Community Retail uses on Lot 20, Block 1, Tal-Coe Place Addition, located at 1118 South 29th Street.

P&Z COMMISSION RECOMMENDATION: The Planning and Zoning Commission voted 7/1 to recommend approval of an amendment to the Future Land Use Map from Medium Density Residential to Neighborhood and Community Retail at its meeting on July 16, 2007.

STAFF RECOMMENDATION: Staff recommends approval of an amendment to the Future Land Use Map to reflect the Neighborhood and Community Retail future land use category for the subject property based on the following reasons:

1. The amendment conforms to Policy 3.3.4.A of the Comprehensive Plan;
2. The proposed amendment partially conforms with current and planned uses for the area.

If approved on first reading, the second reading is set for August 16, 2007.

ITEM SUMMARY: Please refer to the Staff Report and draft minutes of case Z-FY-07-47, from the Planning and Zoning meeting, July 16, 2007. The applicants are James Brooks and Jack Folsom.

Seventeen notices were sent out. As of Tuesday, July 24 at 8 AM, no notices were returned in favor of and no notices were returned in opposition to the request. The newspaper printed notice of the Planning and Zoning Commission's public hearing on Friday, July 6, 2007 in accordance with state law and local ordinance

FISCAL IMPACT: None

ATTACHMENTS:

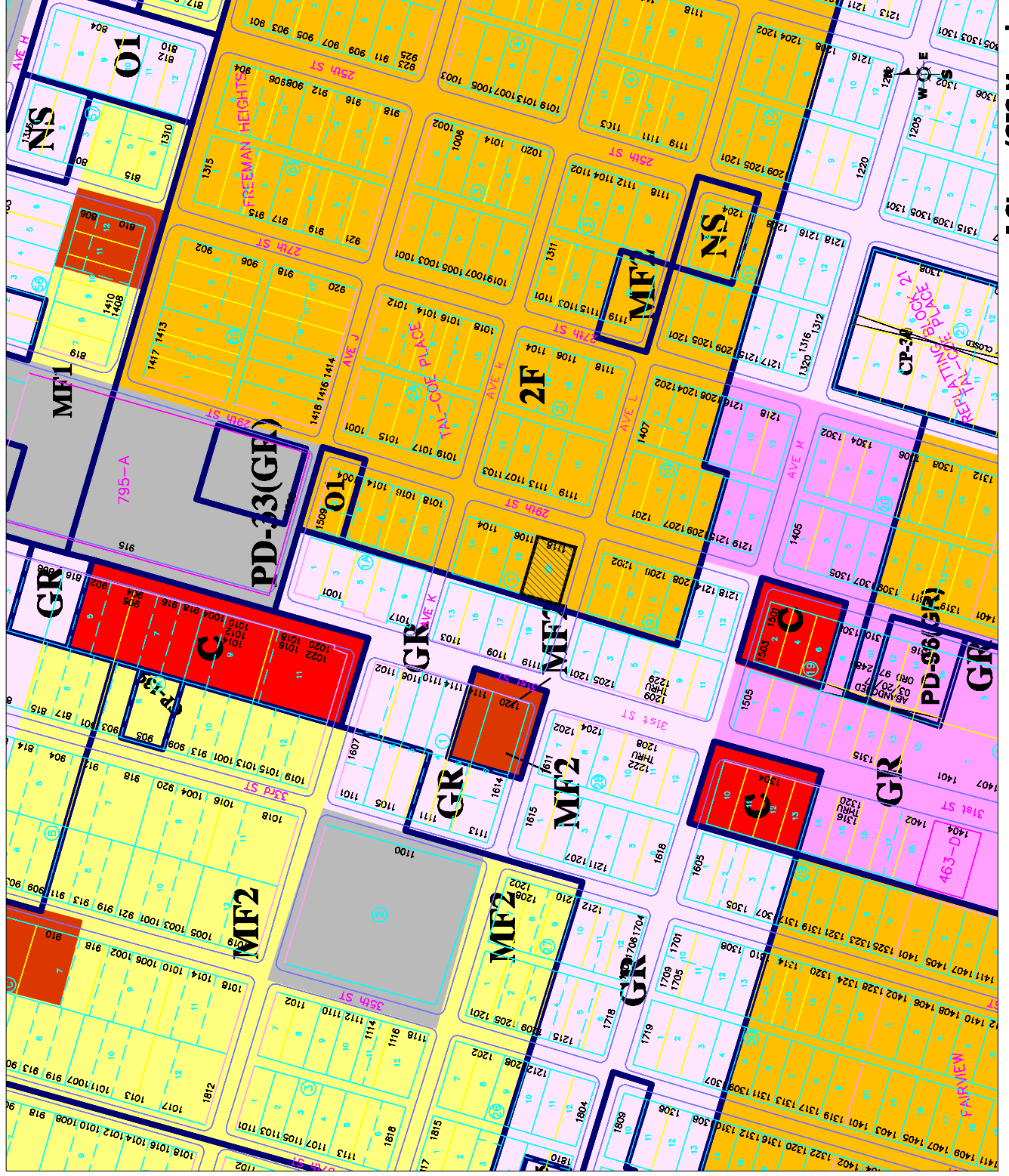
[Future Land Use Map](#)
[P&Z Staff Report \(Z-FY-07-47\)](#)
[P&Z Minutes \(07/16/07\)](#)
[Ordinance](#)



Z-FY-07-47

1118 S 29th

Lot 20, Blk 1 - Talcoe Place



- AGRICULTURAL**
 - Agricultural (A)
- RESIDENTIAL**
 - Low Density (0-2 DU/ACRE) (UE)
 - Moderate Density (2-6 DU/ACRE) (SF-1, SF-2, SF-3, MH, 2-F)
 - Medium Density (6-12 DU/ACRE) (MH, 2-F, TH, MF-1)
 - High Density (12-25 DU/ACRE) (MF-2)
- COMMERCIAL**
 - Neighborhood and Community Retail (NS, GR)
 - Office (O-1, O-2)
 - Regional Commercial (C, CA)
- MIXED USE**
 - Mixed Use Areas
- INDUSTRIAL**
 - Light and Heavy Industrial (LI, HI)
- COMMUNITY FACILITIES**
 - CF-E (Schools)
 - CF-G (General)
 - CF-M (Medical)
 - CF-R (Religious)
 - PARKS

Proposed
Rezone



PLANNING AND ZONING COMMISSION AGENDA ITEM

07/16/07
Item 5a
Page 1 of 2

APPLICANS: James Brooks and Jack Folsom

CASE MANAGER: Brian Mabry, AICP, Senior Planner

ITEM DESCRIPTION: Z-FY-07-47 Hold a public hearing and consider an amendment to the Future Land Use Plan Map to reflect a change from Medium Density to Neighborhood and Community Retail uses on Lot 20, Block 1, Tal-Coe Place Addition, located at 1118 South 29th Street. (Applicant: James Brooks/Jack Folsom)

BACKGROUND: This request tracks with Z-FY-07-48, a zone change request from Two-Family (2F) District to the Neighborhood Services (NS) District. The applicant wants to rezone this property to NS to accommodate a beauty salon.

The Comprehensive Plan was adopted in December 1988. Policy 3.3.3.A of the Comprehensive Plan encourages the location of commercial uses at the intersection of Arterial Streets. The subject property, however, is at the intersection of two streets that the Thoroughfare Plan designates as Local Streets: South 29th Street and West Avenue L.

Policy 3.3.4.A of the Comprehensive Plan discourages development with the following characteristics:

- Shallow lot depth;
- Excessive curb cuts;
- Little or no landscaping;
- Limited parking in front of the building; and
- Parking that dangerously backs up onto Arterial Streets.

The existing development on the subject property has none of these discouraged characteristics. And the applicant intends to use the existing house for the beauty shop.

The future land use category for the subject property is currently Medium Density Residential. The future land use category supports the Manufactured Home (HM), Two-Family (2F), Townhouse (TH) and Multiple Family One (MF-1) Districts. The requested Neighborhood and Community Retail future land use category supports the Neighborhood Service (NS) and General Retail (GR) Districts.

Future land use categories abutting the subject property are as follows:

Direction	Future Land Use Category
North	Medium Density Residential
East	Medium Density Residential
South	Medium Density Residential
West	Neighborhood and Community Retail

The requested Future Land Use Map amendment would extend the Neighborhood and Community Retail designation from South 31st Street, east to South 29th Street. The proposed amendment would partially conform with current and planned uses for the area. The properties to the rear of the subject

property are and will likely continue to be retail and office uses. The properties to the side and across South 29th Street and West Avenue L are and will likely continue to be residential uses; however, the strong retail and office character of the properties along South 31st Street make the properties to the rear good candidates for a light retail service use such as the one proposed.

The subject property is one-half of a block from a Major Arterial (South 31st Street) and one block from a Minor Arterial (West Avenue M). Vehicular access to the existing parking lot on the property would be taken either via Avenue L or from the parking area belonging to the abutting optometrist office to the rear that fronts on 31st Street, since there is only an alley separating the two parking areas.

STAFF RECOMMENDATION: Staff recommends approval of an amendment to the Future Land Use Map to reflect the Neighborhood and Community Retail future land use category for the subject property based on the following reasons:

1. The amendment conforms to Policy 3.3.4.A of the Comprehensive Plan;
2. The proposed amendment partially conforms with current and planned uses for the area; and

Public Notice

Seventeen notices were sent out. As of Wednesday, July 11 at 5 PM, no notices were returned in favor of and no notices were returned in opposition to the request. The newspaper printed notice of the public hearing on Friday, July 6, 2007 in accordance with state law and local ordinance

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Future Land Use Map

EXCERPTS FROM THE
PLANNING & ZONING COMMISSION MEETING
MONDAY, JULY 16, 2007

ACTION ITEMS

- 5.(a) Z-FY-07-47** Hold a public hearing to consider an amendment to the Future Land Use Plan Map to reflect a change from Medium Density to Neighborhood and Community Retail uses on Lot 20, Block 1, Tal-Coe Place Addition, located at 1118 South 29th Street. (Applicant: James Brooks/Jack Folsom)

Mr. Brian Mabry, Senior Planner, presented this item as outlined in the Planning and Zoning Commission agenda background. He displayed an aerial map of the subject property and surrounding properties and the future land use map of the area. Mr. Mabry said the purpose of the request is to amend the Future Land Use Plan to reflect a change from Medium Density to Neighborhood and Community Retail uses to accommodate a beauty salon. He said Staff is recommending approval of an amendment to the Future Land Use Map as written in the staff report.

Motion to recommend approval for Z-FY-07-47, by Commissioner Hurd; seconded by Commissioner Kjelland.

Motion passed (8/0).

- 5.(b) Z-FY-07-48** Hold a public hearing to consider a zone change from Two Family District (2F) to Neighborhood Service District (NS) on Lot 20, Block 1, Tal-Coe Place Addition located at 1118 South 29th Street. (Applicant: James Brooks/Jack Folsom)

Mr. Brian Mabry, Senior Planner, presented this item as outlined in the Planning and Zoning Commission agenda background. He displayed an aerial of the subject property and surrounding area, pictures of the area, the Future Land Use Map, Thoroughfare Plan, locations of public facilities, permitted and prohibited uses, and recapped the purpose of Neighborhood Service zoning. Mr. Mabry showed existing 14 parking spaces which the owner of the salon and the owner of the optometrist would need to work out an agreement for parking to assure that the proposed salon would have the required number of parking spaces. There is a sign that displays additional parking in the rear of the property which belongs to the subject property. Mr. Mabry said seventeen notices were mailed to surrounding property owner within 200 feet of the subject property for the amendment to the Future Land Use Map and the requested zone change. No notices were returned in favor or in opposition to either request. He said Staff is recommending approval of the zone change from Two Family (2F) to Neighborhood Service (NS), as written in the staff report.

Chair Thomas asked how the parking agreement between both businesses would be enforced if the subject property did not require a permit. Mr. Mabry said the City could not enforce the agreement if there is no building permit; however, it is his understanding that when there is a change from residential to commercial, a permit is required to verify the property complies with City code.

Vice-Chair Luck asked if there is an agreement between the two owners is worked out on the property, would the agreement be valid if the owner sells out. Mr. Mabry replied that the agreement would remain with the property.

Commissioner Kasberg said if the zone change is for the entire property and the parking lot is on the subject property, why does there need to be an agreement between the optometrist and the salon. Mr. Mabry said the parking lot belongs to the subject property and if the two agree that the optometrist will be allowed to use part of the spaces the agreement should be in writing and if not the optometrist would need to remove the sign showing additional parking in back.

Chair Thomas opened the public hearing asking anyone wishing to speak in favor or in opposition to Z-FY-07-47 or Z-FY-07-48 to address the Commission.

Ms. Jodie Folsom, 501 Cherokee, Temple, applicant and owner, addressed the Committee on both the amendment to the Future Land Use Map and the requested zone change for the property. She informed the Commissioner's that a building permit will be required due to remodeling of the building. Ms. Folsom stated that she has discussed the parking issue with the owner of the optometrist business and will allow parking for his employees if needed and will instruct him to remove the sign showing additional parking in the back.

Commissioner Pope asked Ms. Folsom if primary entry to the salon would be from the back. Ms. Folsom replied that the intent is to have entry from the front or the back with a walkway in place. If parking is not allowed on the street, entry will have to be from the back which will be addressed in the permitting process.

Chair Thomas closed the public hearing.

Motion to recommend approval of Z-FY-07-48, by Commissioner Hurd; seconded by Commissioner Kjelland.

Motion passed (7/1). Commissioner Kasberg voted nay.

ORDINANCE NO. _____
(ZONING NO. Z-FY-07-47)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING AN AMENDMENT TO THE FUTURE LAND USE MAP TO REFLECT A CHANGE FROM MEDIUM DENSITY RESIDENTIAL TO NEIGHBORHOOD AND COMMUNITY RETAIL USES ON LOT 20, BLOCK 1, TAL-COE ADDITION LOCATED AT 1118 SOUTH 29TH STREET; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, THAT:

Part 1: The City Council approves an amendment to the Future Land Use Map to reflect a change from Medium Density Residential to Neighborhood and Community Retail Uses on Lot 20, Block 1, Tal-Coe Addition located at 1118 South 29th Street, more fully described in Exhibit A, attached hereto and made a part hereof for all purposes.

Part 2: The City Council directs the Director of Planning to make the necessary changes to the Future Land Use Map accordingly.

Part 3: It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this ordinance are severable and, if any phrase, clause, sentence, paragraph or section of this ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such phrase, clause, sentence, paragraph or section.

Part 4: This ordinance shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Temple, Texas, and it is accordingly so ordained.

Part 5: It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED on First Reading and Public Hearing on the 2nd day of August, 2007.

PASSED AND APPROVED on Second Reading on the **16th** day of **August**, 2007.

THE CITY OF TEMPLE, TEXAS

WILLIAM A. JONES, III, Mayor

ATTEST:

APPROVED AS TO FORM:

Clydette Entzminger
City Secretary

Jonathan Graham
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

08/02/07
Item #7(B)
Regular Agenda
Page 1 of 2

DEPT./DIVISION SUBMISSION & REVIEW:

Tim Dolan, Planning Director

ITEM DESCRIPTION: FIRST READING – PUBLIC HEARING – Z-FY-07-48: Consider adopting an ordinance authorizing a zoning change from Two Family (2F) District to Neighborhood Service (NS) District on Lot 20, Block 1, Tal-Coe Place Addition located at 1118 South 29th Street.

P&Z COMMISSION RECOMMENDATION: The Planning and Zoning Commission voted 7/1 to recommend approval of a zone change from 2F to NS at its meeting on July 16, 2007. Commissioner Kasberg voted against and Commissioner Norman was absent.

STAFF RECOMMENDATION: Staff recommends approval of the zoning request from 2F to NS for the following reasons:

4. The request complies with the requested amendment to the Future Land Use Plan;
5. The request complies with the Thoroughfare Plan; and
6. The request complies with Adequacy of Public Facilities.

ITEM SUMMARY: Please refer to the Staff Report and draft minutes of case Z-FY-07-48, from the Planning and Zoning meeting, July 16, 2007. The applicants, James Brooks and Jack Folsom, propose to establish a beauty shop in the 1,677 square-foot structure already existing on the subject property. This use is permitted by right in the NS District. Although zoned 2F, the structure has been unlawfully used as a laboratory for the optometrist office across the alley. Consequently, there is already a parking lot at the rear of the property with 14 spaces.

Concerns of the Planning and Zoning Commission are shown in the draft minutes. Staff has found after further analysis that a parking agreement, as originally recommended, is not needed prior to issuance of a building permit since the shared parking lot is located on the subject property and not on the property of the optometrist office across the alley.

Seventeen notices were sent out. As of Tuesday, July 24 at 8 AM, no notices were returned in favor of and no notices were returned in opposition to the request. The newspaper printed notice of the Planning & Zoning Commission's public hearing on Friday, July 6, 2007 in accordance with state law and local ordinance

FISCAL IMPACT: None

ATTACHMENTS:

Arial
Future Land Use Map
Zoning Map
Notice Map
P&Z Staff Report (Z-FY-07-48)
P&Z Minutes (07/16/07)
Ordinance



Z-FY-07-48 1118 S. 29th St. Lot 20, Blk 1, Talcoe Place

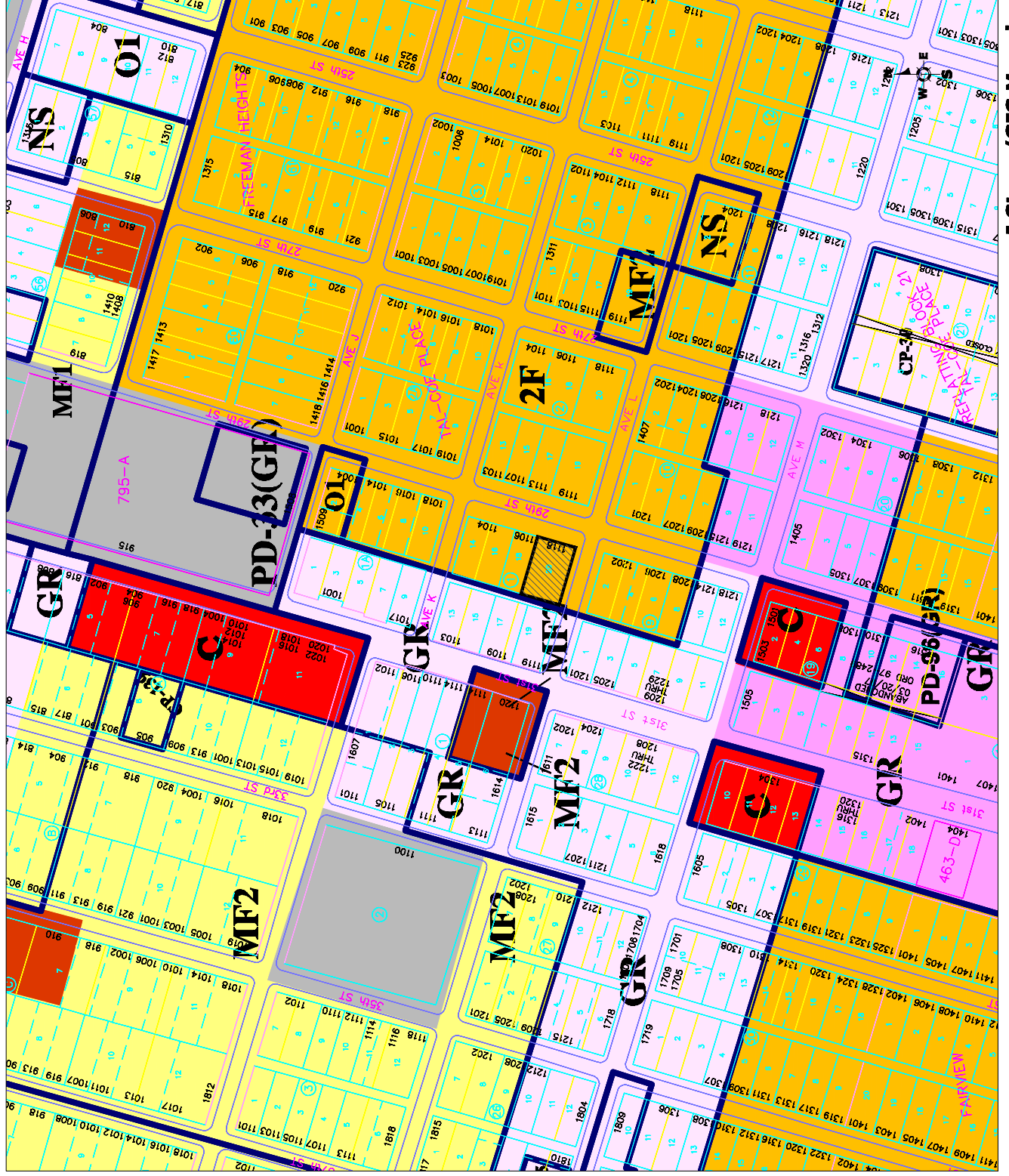




Z-FY-07-47

1118 S 29th

Lot 20, Blk 1 - Talcoe Place



- AGRICULTURAL**
 - Agricultural (A)
- RESIDENTIAL**
 - Low Density (0-2 DU/ACRE) (UE)
 - Moderate Density (2-6 DU/ACRE) (SF-1, SF-2, SF-3, MH, 2-F)
 - Medium Density (6-12 DU/ACRE) (MH, 2-F, TH, MF-1)
 - High Density (12-25 DU/ACRE) (MF-2)
- COMMERCIAL**
 - Neighborhood and Community Retail (NS, GR)
 - Office (O-1, O-2)
 - Regional Commercial (C, CA)
- MIXED USE**
 - Mixed Use Areas
- INDUSTRIAL**
 - Light and Heavy Industrial (LI, HI)
- COMMUNITY FACILITIES**
 - CF-E (Schools)
 - CF-G (General)
 - CF-M (Medical)
 - CF-R (Religious)
 - PARKS

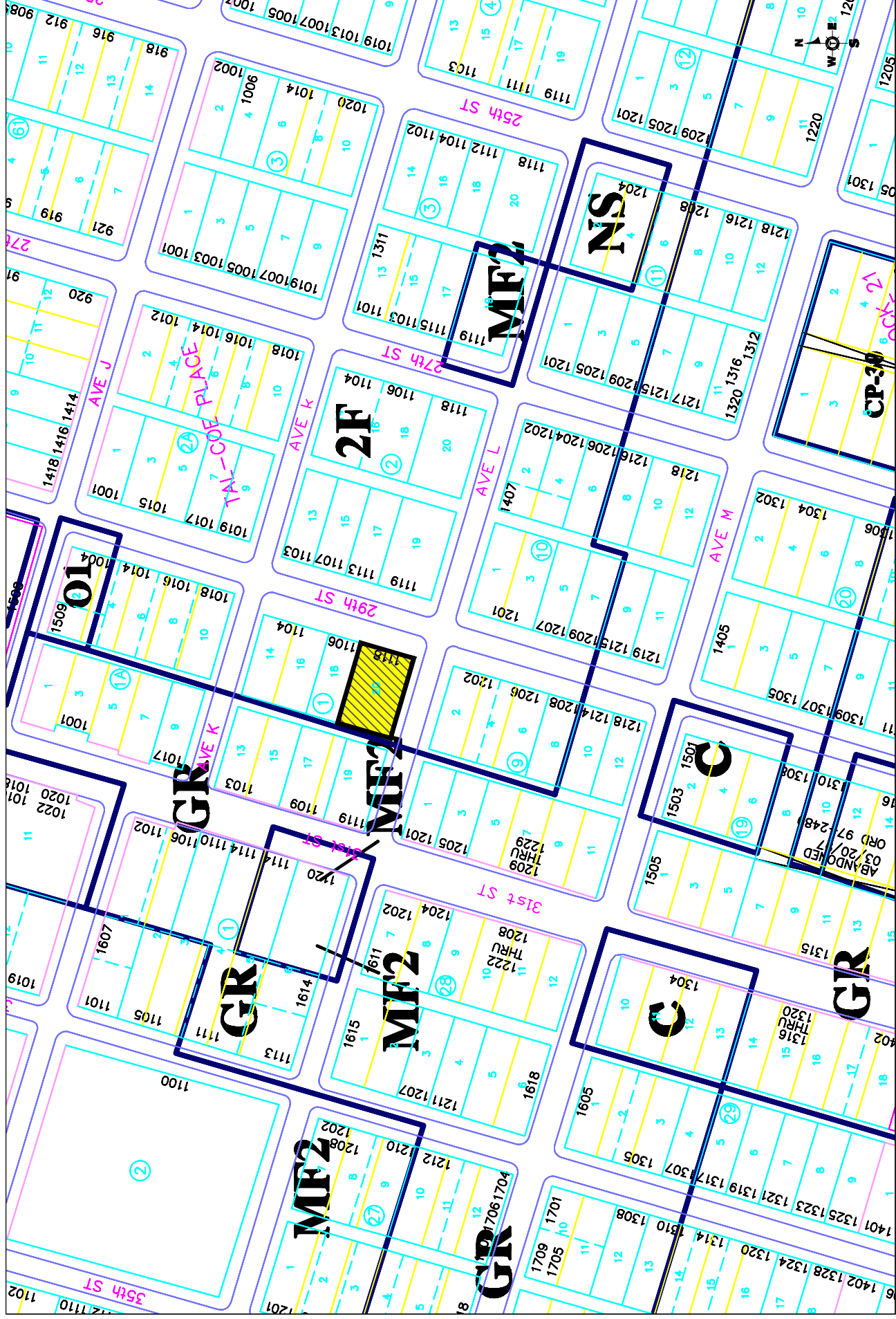
Proposed
Rezone



Z-FY-07-47

1118 S 29th

Lot 20, Blk 1 - Talcoe Place



**Area of Proposed
Zone Change**

2F

**J. Stone/GIS Mapping
06-29-07
Scale: 1"=300'**



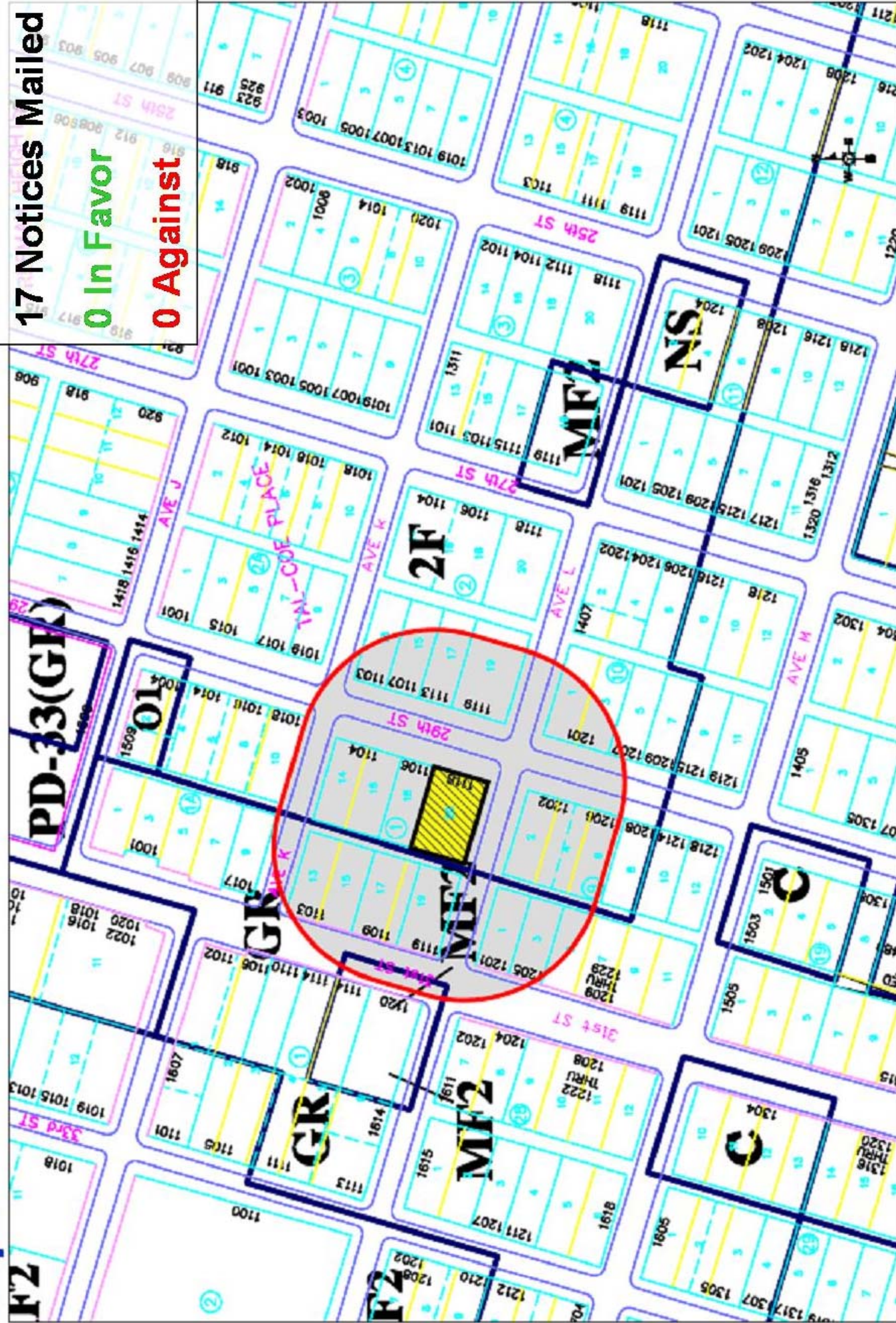
Z-FY-07-47

1118 S 29th

Lot 20, Blk 1 - Talcoe Place

PD-33(GR)

17 Notices Mailed
0 In Favor
0 Against



**Area of Proposed
Zone Change**



200' Radius

2F

J. Stone/GIS Mapping
06-29-07
Scale: 1"=200'



PLANNING AND ZONING COMMISSION AGENDA ITEM

07/16/07
Item 5b
Page 1 of 3

APPLICANT / DEVELOPMENT: James Brooks and Jack Folsom

CASE MANAGER: Brian Mabry, AICP, Senior Planner

ITEM DESCRIPTION: Z-FY-07-48 Hold a public hearing and consider a zone change from Two Family District (2F) to Neighborhood Service District (NS) on Lot 20, Block 1, Tal-Coe Place Addition located at 1118 South 29th Street.

BACKGROUND:

The applicant proposes to establish a beauty shop in the 1,677 square-foot structure already existing on the subject property. This use is permitted by right in the NS District. Although zoned 2F, the structure has been unlawfully used as a laboratory for the optometrist office across the alley. Consequently, there is already a parking lot at the rear of the property with 14 spaces.

Surrounding Property and Uses

The following table shows the existing zoning and current land uses abutting the subject property:

Direction	Zoning	Current Land Use
North	2F	Single-family detached house
East	2F	Single-family detached house
South	2F	Single-family detached house
West	GR	Optometrist office and dental office

A zoning request should be reviewed for compliance with the Comprehensive Plan.

Future Land Use Plan & Future Trends

The future land use category for the subject property is Medium Density Residential. This category supports all three Single-Family Residential Districts and the Manufactured Home (MH) and Two-Family (2F) Districts. The applicant has requested a Future Land Use Map amendment for the subject property to the Neighborhood and Community Retail future land use category. The zoning request complies with the requested amendment.

Thoroughfare Plan

The subject property is located at the intersection of two Local Streets: South 29th Street and West Avenue L. Local Streets are not given a definition or function in the Thoroughfare Plan. However, established planning practice is that Local Streets provide access to each abutting property and serve low levels of local traffic between collector roads at low speeds. The existing parking area would discourage on-street parking and allow the abutting Local Streets to carry out their function. The applicant should be required to execute a parking agreement with the abutting optometrist (who currently uses the site for parking) to guarantee adequate parking will be available to the applicant. The zoning request complies with the Thoroughfare Plan.

Double Sided

Adequacy of Public Facilities

A six-inch water line runs along the south side of the property and a six-inch sewer line runs along the west side of the property. The zoning request complies with Adequacy of Public Facilities.

Development Regulations

The NS District is the most restrictive nonresidential district and is intended to provide day-to-day retail and service needs for residential neighborhood service areas. This District should be located convenient to residential areas in locations such as the corner of a Local Street and a Collector Street that serves the neighborhood. The subject property is located at the corner of two local streets.

Permitted land uses include, but are not limited to a convenience store, office, bank, barber or beauty shop, small cleaners, or florist, as well as any residential use except apartments. The NS District regulations prohibit bars, outdoor entertainment, most vehicle sales and service uses (except for fuel sales which require a conditional use permit (CUP)) and manufacturing and industrial uses.

The NS District has the following dimensional requirements for nonresidential uses.

Neighborhood Service (NS)	
Min. Lot Area (sq. ft.)	--
Min. Lot Width (ft.)	--
Min. Lot Depth (ft.)	--
Max. Height (stories)	2 ½
Min. Yard (ft)	
Front	15
Side	10
Rear	--

Section 13-102 of the Zoning Ordinance requires screening between residential and nonresidential uses in the form of a six-foot fence or wall or a natural landscape screen. A wood fence at the lot line where the subject property abuts a residential use to the north complies with this screening standard.

The Zoning Ordinance requires one off-street parking space per 250 square feet of gross floor area for a beauty shop. The optometrist across the alley currently uses the existing parking lot at the rear of the subject property for parking. The parking lot is adequate to support both uses since there is additional parking at the front of the optometrist's building; however, a shared parking agreement should be executed between the optometrist and the beauty shop owners if the optometrist wants to continue to direct its customers to the parking in the rear. In addition, in order to guarantee adequate parking for the beauty shop, at the time of building permit application, the site plan will need to show that seven parking spaces (1,677 sq. ft./250) will have signs reserving those spaces for beauty shop clients only.

Public Notice

Seventeen notices were sent out. As of Wednesday, July 11 at 5 PM, no notices were returned in favor of and no notices were returned in opposition to the request. The newspaper printed notice of the public hearing on Friday, July 6, 2007 in accordance with state law and local ordinance

STAFF RECOMMENDATION: Staff recommends approval of the zoning request from 2F to NS:

1. Provided that the applicant executes a shared parking agreement with the abutting optometrist guaranteeing adequate parking prior to building permit approval;
2. Because request complies with the requested amendment to the Future Land Use Plan;
3. Because the request complies with the Thoroughfare Plan; and
4. Because the request complies with Adequacy of Public Facilities.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Application
Future Land Use Map
Zoning Map
Aerial
Notice Map
Response Letters

EXCERPTS FROM THE
PLANNING & ZONING COMMISSION MEETING
MONDAY, JULY 16, 2007

ACTION ITEMS

- 5.(a) Z-FY-07-47** Hold a public hearing to consider an amendment to the Future Land Use Plan Map to reflect a change from Medium Density to Neighborhood and Community Retail uses on Lot 20, Block 1, Tal-Coe Place Addition, located at 1118 South 29th Street. (Applicant: James Brooks/Jack Folsom)

Mr. Brian Mabry, Senior Planner, presented this item as outlined in the Planning and Zoning Commission agenda background. He displayed an aerial map of the subject property and surrounding properties and the future land use map of the area. Mr. Mabry said the purpose of the request is to amend the Future Land Use Plan to reflect a change from Medium Density to Neighborhood and Community Retail uses to accommodate a beauty salon. He said Staff is recommending approval of an amendment to the Future Land Use Map as written in the staff report.

Motion to recommend approval for Z-FY-07-47, by Commissioner Hurd; seconded by Commissioner Kjelland.

Motion passed (8/0).

- 5.(b) Z-FY-07-48** Hold a public hearing to consider a zone change from Two Family District (2F) to Neighborhood Service District (NS) on Lot 20, Block 1, Tal-Coe Place Addition located at 1118 South 29th Street. (Applicant: James Brooks/Jack Folsom)

Mr. Brian Mabry, Senior Planner, presented this item as outlined in the Planning and Zoning Commission agenda background. He displayed an aerial of the subject property and surrounding area, pictures of the area, the Future Land Use Map, Thoroughfare Plan, locations of public facilities, permitted and prohibited uses, and recapped the purpose of Neighborhood Service zoning. Mr. Mabry showed existing 14 parking spaces which the owner of the salon and the owner of the optometrist would need to work out an agreement for parking to assure that the proposed salon would have the required number of parking spaces. There is a sign that displays additional parking in the rear of the property which belongs to the subject property. Mr. Mabry said seventeen notices were mailed to surrounding property owner within 200 feet of the subject property for the amendment to the Future Land Use Map and the requested zone change. No notices were returned in favor or in opposition to either request. He said Staff is recommending approval of the zone change from Two Family (2F) to Neighborhood Service (NS), as written in the staff report.

Chair Thomas asked how the parking agreement between both businesses would be enforced if the subject property did not require a permit. Mr. Mabry said the City could not enforce the agreement if there is no building permit; however, it is his understanding that when there is a change from residential to commercial, a permit is required to verify the property complies with City code.

Vice-Chair Luck asked if there is an agreement between the two owners is worked out on the property, would the agreement be valid if the owner sells out. Mr. Mabry replied that the agreement would remain with the property.

Commissioner Kasberg said if the zone change is for the entire property and the parking lot is on the subject property, why does there need to be an agreement between the optometrist and the salon. Mr. Mabry said the parking lot belongs to the subject property and if the two agree that the optometrist will be allowed to use part of the spaces the agreement should be in writing and if not the optometrist would need to remove the sign showing additional parking in back.

Chair Thomas opened the public hearing asking anyone wishing to speak in favor or in opposition to Z-FY-07-47 or Z-FY-07-48 to address the Commission.

Ms. Jodie Folsom, 501 Cherokee, Temple, applicant and owner, addressed the Committee on both the amendment to the Future Land Use Map and the requested zone change for the property. She informed the Commissioner's that a building permit will be required due to remodeling of the building. Ms. Folsom stated that she has discussed the parking issue with the owner of the optometrist business and will allow parking for his employees if needed and will instruct him to remove the sign showing additional parking in the back.

Commissioner Pope asked Ms. Folsom if primary entry to the salon would be from the back. Ms. Folsom replied that the intent is to have entry from the front or the back with a walkway in place. If parking is not allowed on the street, entry will have to be from the back which will be addressed in the permitting process.

Chair Thomas closed the public hearing.

Motion to recommend approval of Z-FY-07-48, by Commissioner Hurd; seconded by Commissioner Kjelland.

Motion passed (7/1). Commissioner Kasberg voted nay.

ORDINANCE NO. _____
(ZONING NO. Z-FY-07-48)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, APPROVING A ZONING CHANGE FROM TWO FAMILY DISTRICT (2F) TO NEIGHBORHOOD SERVICE DISTRICT (NS) ON LOT 20, BLOCK 1, TAL-COE ADDITION LOCATED AT 1118 SOUTH 29TH STREET; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, THAT:

Part 1: The City Council approves a zoning change from Two Family District (2F) to Neighborhood Service District (NS) on Lot 20, Block 1, Tal-Coe Addition located at 1118 South 29th Street, more fully described in Exhibit A, attached hereto and made a part hereof for all purposes.

Part 2: The City Council directs the Director of Planning to make the necessary changes to the City Zoning Map accordingly.

Part 3: It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this ordinance are severable and, if any phrase, clause, sentence, paragraph or section of this ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such phrase, clause, sentence, paragraph or section.

Part 4: This ordinance shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Temple, Texas, and it is accordingly so ordained.

Part 5: It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED on First Reading and Public Hearing on the 2nd day of August, 2007.

PASSED AND APPROVED on Second Reading on the 16th day of August, 2007.

THE CITY OF TEMPLE, TEXAS

WILLIAM A. JONES, III, Mayor

ATTEST:

APPROVED AS TO FORM:

Clydette Entzminger
City Secretary

Jonathan Graham
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

08/02/07
Item #8
Regular Agenda
Page 1 of 1

DEPT./DIVISION SUBMISSION & REVIEW:

Tim Dolan, Planning Director

ITEM DESCRIPTION: P-FY-07-41: Consider adopting a resolution authorizing the final plat of P & D Ranch, two residential lots on 20 acres, located at 9049 Stallion Road, east of Heidenheimer, Texas in Temple's Extra-territorial Jurisdiction (ETJ) with the developer's requested exceptions to Section 12-145 of the City Code of Ordinances requiring one fire hydrant per 600' of street frontage; Section 33-102(d)(2) of the Subdivision Ordinance for payment of park fees; and Section 33-94 of the Subdivision Ordinance for the ribbon curb on rural streets.

P&Z COMMISSION RECOMMENDATION: The Planning and Zoning Commission voted 8/0 to recommend approval of the final plat of P&D Ranch at its meeting on July 16, 2007 with the following exceptions requested by the applicant:

Subdivision Regulations Citation	Requirement
Sec. 12-145 (City Code)	One fire hydrant per 600' of street frontage
Sec. 3-102(d)(2)	Payment of \$225 in park fees per dwelling unit
Sec. 33-94	12" ribbon curb on rural streets

All applicable City departments support the requested exceptions.

STAFF RECOMMENDATION: Staff recommends approval of this plat, subject to the requested exceptions to the Subdivision Ordinance and City Code.

ITEM SUMMARY: Please refer to the Staff Report and draft minutes of case P-FY-07-41, from the Planning and Zoning Commission meeting, July 16, 2007. The Commission did not raise any concerns at its meeting. The City Council is the final decision-making authority since exceptions have been requested.

FISCAL IMPACT: None

ATTACHMENTS:

Plat
P&Z Staff Report (P-FY-07-41)
P&Z Minutes (07/16/07)
Resolution



PLANNING AND ZONING COMMISSION AGENDA ITEM

07/16/07
Item 6
Page 1 of 1

APPLICANT: Dorothy Borders and Jarrard Surveying

CASE MANAGER: Brian Mabry, AICP, Senior Planner

ITEM DESCRIPTION: P-FY-07-41 Consider a recommendation to approve the final plat of P & D Ranch, two residential lots on 20 acres, located at 9049 Stallion Road, east of Heidenheimer, Texas in Temple's ETJ.

STAFF RECOMMENDATION:

Staff recommends approval of the final plat.

BACKGROUND:

This plat was reviewed and deemed complete by the Design Review Committee (DRC) on 06/12/07. The applicant requests exceptions to the following requirements.

Subdivision Regulations Citation	Requirement
Sec. 12-145 (City Code)	One fire hydrant per 600' of street frontage
Sec. 3-102(d)(2)	Payment of \$225 in park fees per dwelling unit
Sec. 33-94	12" ribbon curb on rural streets

The Fire Department supports the fire hydrant exemption request due to East Bell Water Supply's statement that the 3" water line serving the property is not sufficient to support a fire hydrant.

The Parks and Leisure Services Department supports the park fee exception request due to the distance of the subdivision into the ETJ and the small number of lots being platted. The nearest park is South Temple park and it is 3.1 miles from the subject property.

The Planning Department supports the ribbon curb exemption request due to the distance of the subdivision into the ETJ and the small number of lots being platted.

The City Council is the final decision-making authority since exceptions have been requested.

ATTACHMENTS:

Plat

**EXCERPTS FROM THE
PLANNING & ZONING COMMISSION MEETING
MONDAY, JULY 16, 2007**

ACTION ITEMS

- 6. P-FY-07-41** Consider a recommendation to approve the final plat of P & D Ranch, two residential lots on 20 acres located at 9049 Stallion Road, east of Heidenheimer, Texas in Temple's ETJ. (Applicant: Dorothy Borders)

Mr. Brian Mabry, Senior Planner, presented this item as outlined in the Planning and Zoning Commission agenda background. He displayed the plat and informed the Commissioner's that City Council will be the final plat authority due to requested exceptions by the applicant. Mr. Mabry said Staff is recommending approval of the final plat.

Motion to recommend approval of P-FY-07-41, by Commissioner Pilkington; seconded by Commissioner Carothers.

Motion passed (8/0).

RESOLUTION NO. _____

(Zoning No. P-FY-07-41)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING THE FINAL PLAT OF P & D RANCH, TWO RESIDENTIAL LOTS ON 20 ACRES, LOCATED AT 9049 STALLION ROAD, EAST OF HEIDENHEIMER, TEXAS, IN TEMPLE'S EXTRA-TERRITORIAL JURISDICTION (ETJ), SUBJECT TO THE DEVELOPER'S REQUESTED EXCEPTIONS TO THE SUBDIVISION ORDINANCE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, on July 16, 2007, the Planning and Zoning Commission approved the final plat of P & D Ranch, two residential lots on 20 acres, located at 9049 Stallion Road, east of Heidenheimer, Texas, in Temple's Extra-Territorial Jurisdiction (ETJ) with the developer's exceptions to Section 12-145 of the City Code of Ordinances requiring one fire hydrant per 600 feet of street frontage; Section 33-102(d)(2) of the Subdivision Ordinance for payment of park fees; and Section 33-94 of the Subdivision Ordinance for the ribbon curb on rural streets;

Whereas, there was no citizen opposition expressed at the July 16, 2007, Planning and Zoning Commission meeting; and

Whereas, the City Council has considered the matter and deems it in the public interest to approve the final plat of P & D Ranch.

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

Part 1: The City Council approves the final plat of P & D Ranch, two residential lots on 20 acres, located at 9049 Stallion Road, east of Heidenheimer, Texas, in Temple's Extra-Territorial Jurisdiction (ETJ), more fully shown on the Plat which is on file in the City's Planning Department, incorporated herein and referred to by reference, and including the following exceptions: Code of Ordinances, *Section 12-145*, one fire hydrant per 600 feet of street frontage; and Subdivision Ordinance, *Section 3-102(d)(2)*, payment of \$225 in park fees per dwelling unit; and *Section 33-94*, 12 inch ribbon curb on rural streets.

Part 2: It is hereby officially found and determined that the meeting at which this Resolution is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED this the 2nd day of **August**, 2007.

THE CITY OF TEMPLE, TEXAS

WILLIAM A. JONES, III, MAYOR

ATTEST:

APPROVED AS TO FORM:

Clydette Entzminger
City Secretary

Jonathan Graham
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

08/02/07
Item #9
Regular Agenda
Page 1 of 3

DEPT./DIVISION SUBMISSION & REVIEW:

Amy M. House, Director of Human Resources

ITEM DESCRIPTION: Discussion of the award of contracts by the City of Temple Employee Benefits Trust for employee health insurance and dental insurance.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: (A) The City offers four plans for medical and prescription insurance to its active employees, retirees under age 65 and their dependents. On June 12th, the City received two (2) proposals for the purchase of medical and prescription insurance. The proposals were from Scott & White Health Plan and Blue Cross/Blue Shield. The proposals were reviewed by the City's employee benefits consultant, Terry Hale, of City-County Benefits Service, as well as the City's Employee Insurance Committee. The proposal from Scott & White was rated the best overall. A tabulation of the proposals is included.

As Council may recall, the Texas Legislature amended the Local Government Code by adding Chapter 175 which became effective September 1, 1995. Chapter 175 requires municipalities with a population of 25,000 or more to make medical benefits available to eligible retirees. However, Chapter 175 does not require the municipality to contribute towards the cost of the retiree's medical benefits. In addition, GASB Rule 45 has been implemented, and its purpose is to have public entities account for benefits that have been promised to retirees, other than pension benefits, to ensure that the entity will have sufficient funds to honor the promise made to retirees. These benefits are known as other post employment benefits or OPEB.

There are two (2) different ways to develop an OPEB liability. The first is a direct liability. The direct liability is the amount that the entity has promised to contribute towards the cost of the retiree benefits other than pension benefits. The second liability is the implicit liability. The implicit liability is developed when the active and retiree rates are blended into a single rate. When this occurs the entity is subsidizing the retiree rate by charging the active employees a rate that is higher than necessary. Both the direct and implicit liabilities are further divided into accrued and future liabilities. The accrued liability is the amount that an individual has already earned. The future liability is the

amount of liability that an employee will earn as they continue their employment with the entity. Rule 45 requires that an actuary develop the OPEB liability minimally every two (2) years.

The City has contracted with Milliman to provide this actuarial analysis, and we are currently reviewing a preliminary report. The City has begun to take measures to reduce both the direct and implicit liabilities. By adopting actuarially established rates for active employees and under age 65 retirees (unblended), it will reduce or eliminate the Implicit OPEB liability. On November 2, 2006, Council passed a resolution changing the requirements for the City to share in the cost of medical insurance for retirees from 10 years of service with the City to 25 years of service. This measure reduces the direct liability as fewer retirees will be eligible.

The City currently pays the cost of the CC-30 standard plan (Option 1) or contributes that amount toward the cost of one of the other plans selected by the employee. The City also contributes \$15 per month towards dependent coverage for active employees. Even though the rates for all options reflect a decrease, some employee contributions will increase due to the larger decrease in the cost of Option 1. Staff is proposing to allow this \$15 dependent contribution to also be used by employees selecting the Employee Only Option 3 or Option 4 coverage. This will help alleviate some of the increase associated with the employee contribution for those plans. The City's monthly cost for medical and prescription insurance for active employees for FY07-08 is \$224.66, a decrease of \$27.95 per month. Unblending the rates has caused an increase in the cost of premiums for retirees under age 65 for both the City and the retiree. The City's contribution toward certain retirees' medical and prescription insurance is 50% of \$294.31 or \$147.15, an overall monthly increase of \$41.70 (\$20.85 increase for the City). A spreadsheet comparing the current rates to the new, proposed rates has been included with this item.

(B) On June 12th, the City received eleven (11) proposals for dental insurance. The proposals were reviewed by the City's consultant, Terry Hale of City-County Benefits Service, as well as the City's Employee Insurance Committee. The proposal from Met Life was selected as providing the best value to the City. Met Life provides a greater benefit with more dental providers at a lesser rate than we are paying currently. The City currently pays the cost of the standard plan or contributes that amount toward the cost of the buy up plan. The City's monthly cost for dental insurance for active employees for FY07-08 is \$8.00, a decrease of \$1.32 per month. The City's contribution toward certain retirees' dental insurance is 50% of \$8.00, or \$4.00. Employees and retirees selecting the buy up dental plan will see a slight decrease in their contributions, but will be purchasing a plan that provides a greater benefit than the current buy up plan. Tabulations of the proposals are included. A spreadsheet comparing the current rates to the new, proposed rates has been included with this item.

ACTION REQUIRED: Following discussion of the agenda item by the Council, the Mayor shall recess the Council meeting and convene a meeting of the trustees of the City of Temple Employee Benefits Trust. The Trustees (all Councilmembers) will conduct the business of the Trust as shown on the Trust Agenda including awarding contracts to Scott & White Health Plan and Met Life for medical/prescription and dental insurance. Once business has been concluded, the Mayor will adjourn the Trust meeting and reconvene the Council meeting. No action is required of the Council on this item.

FISCAL IMPACT: Funding of the contracts awarded by the Trust will be accomplished at the Council meeting on August 23, 2007, but will reflect a decrease in costs from current year. The trust was established in order to eliminate the premium tax that is passed on from the insurance companies. It is estimated that having the trust will save the City and employees approximately \$50,000 next fiscal year. The cost of establishing the trust was \$3,000 for legal fees. There are no other costs anticipated at this time. If the cost of having the trust ever exceeded the benefit received from the trust, then the trust would be abolished.

Budgeted FY07-08 amount:	\$1,902,560.00 for medical/prescription insurance for employees
	\$ 73,232.60 for dental insurance for employees
	\$ 185,450.00 for medical/prescription and dental insurance for retirees < age 65

ATTACHMENTS:

Tabulation of Medical/Prescription Insurance Proposals

Tabulation of Dental Insurance Proposals

Spreadsheet of Medical/Prescription Insurance Cost Comparison

Spreadsheet of Dental Insurance Cost Comparison

Agenda for City of Temple Employee Benefits Trust Meeting

TABULATION OF PROPOSALS RECEIVED
City Paid Plan Option 1

Page 1 of 6

Medical Options

Plan Option 2**Un-Blended Rates**

<u>Plan Provision</u>	CC-40 Current Option 2	CC-40 07- 08 Initial Option 2	CC-40 07- 08 Option 2	BC/BS 07-08 PPO-2
Annual Deductible	\$500/\$1500	\$500/\$1500	\$500/\$1500	\$500/\$500
Annual Out-of Pocket	\$3000/\$9000	\$3000/\$9000	\$3000/\$9000	\$3000/\$4000

Out Patient

Office Visit	\$40	\$40	\$40	\$40
Std. Lab & X-Ray	30%	\$0	\$0	Inc OV
Diagnostic Lab & X-Ray	30%	30%	30%	30%/50%
Day Surgery	30%	30%	30%	30%/50%
Allergy Injection	\$40	\$40	\$40	30%/50%
Allergy Serum	\$25	\$25	\$25	30%/50%
Eye Exam (1/Yr.)	\$40	\$40	\$40	30%/50%
Well Child Care	\$40	\$40	\$40	\$40
Immunizations (age 7)	\$40	\$0	\$0	\$0.00
Routine Physical	\$40	\$0	\$0	\$40
Maternity	\$40	\$40	\$40	30%/50%

In Patient

Pre-Admission Tests	30%	30%	30%	30%/50%
Hospital R&B	30%	30%	30%	30%/50%
Lab & X-Ray	30%	30%	30%	30%/50%
Intensive Care	30%	30%	30%	30%/50%
Surgery	30%	30%	30%	30%/50%
Skilled Nursing Facility	30%	30%	30%	30%/50%

Other

Speech & Hearing	\$40	\$40	\$40	30%/50%
Physical Therapy	\$40	\$40	\$40	30%/50%
DME	50%	50%	50%	30%/50%
Home Health	\$40	\$40	\$40	30%/50%
Emergency Care	30%	30%	30%	70%/70%

Prescription Drugs

Annual Maximum	\$2000	\$2000	\$2000	Unlimited
Deductible	\$100	\$100	\$100	\$0
Generic	\$5	\$5	\$5	\$5
Preferred Brand	\$20	\$25	\$20	\$20
Non-Preferred Brand	\$50/50%	<\$50/50%	<\$50/50%	\$50
Non-Formulary	50%	>\$50/50%	>\$50/50%	

Rates

EE	\$223.04	\$197.27	\$198.68	\$256.50
EE + Spouse	\$541.77	\$479.16	\$482.60	\$623.04
EE + Child(ren)	\$391.74	\$346.47	\$348.96	\$450.50
EE + Family	\$668.18	\$590.97	\$595.21	\$768.41

<65 Rates

Retiree	\$223.04	\$257.38	\$258.77	
Retiree + Spouse	\$541.77	\$625.17	\$628.56	
Retiree + Child(ren)	\$391.74	\$452.04	\$454.50	
Retiree + Family	\$668.18	\$771.04	\$775.23	

W/O Tax**W/O Tax****With Tax**

TABULATION OF PROPOSALS RECEIVED**Plan Option 3**

<u>Plan Provision</u>	CC-30 In-Network Current Option 3	CC-30 Out-Network Current Option 3	POS In-Network 07-08 Initial Option 3	POS Out-Network 07-08 Initial Option 3
Annual Deductible	\$250/\$500	\$500/\$1000	\$250/\$500	\$500/\$1000
Annual Out-of Pocket	\$2000/\$6000	\$4000/\$12000	\$2000/\$6000	\$4000/\$12000
<u>Out Patient</u>		POS Benefit		POS Benefit
Office Visit	\$30	\$30 PCP \$40 Sp	\$30	\$30 PCP \$40 Sp
Std. Lab & X-Ray	20%	40%	\$0	40%
Diagnostic Lab & X-Ray	20%	40%	20%	40%
Day Surgery	20%	40%	20%	40%
Allergy Injection	\$30	40%	\$30	40%
Allergy Serum	\$25	40%	\$25	40%
Eye Exam (1/Yr.)	\$30	\$40	\$30	\$40
Well Child Care	\$30	\$40	\$30	\$40
Immunizations (age 7)	\$30	\$40	\$0	\$40
Routine Physical	\$30	40%	\$0	40%
Maternity	\$30	\$40	\$30	\$40
<u>In Patient</u>				
Pre-Admission Tests	20%	40%	20%	40%
Hospital R&B	20%	40%	20%	40%
Lab & X-Ray	20%	40%	20%	40%
Intensive Care	20%	40%	20%	40%
Surgery	20%	40%	20%	40%
Skilled Nursing Facility	20%	40%	20%	40%
<u>Other</u>				
Speech & Hearing	\$30	40%	\$30	40%
Physical Therapy	\$30	40%	\$30	40%
DME	50%	50%	50%	50%
Home Health Care	\$30	\$40	\$30	\$40
Emergency Care	20%	20%	20%	20%
<u>Prescription Drugs</u>				
Annual Maximum	\$2000	\$2000	\$2000	\$2000
Deductible	\$100	\$100	\$100	\$100
Generic	\$5	\$5	\$5	\$5
Preferred Brand	\$20	\$20	\$25	\$25
Non-Preferred Brand	\$50/50%	\$50/50%	<\$50/50%	<\$50/50%
Non-Formulary	50%	50%	>\$50/50%	>\$50/50%
<u>Rates</u>				
EE	\$270.54		\$256.99	
EE + Spouse	\$657.14		\$624.22	
EE + Child(ren)	\$475.17		\$451.36	
EE + Family	\$810.48		\$769.89	
<u><65 Rates</u>				
Retiree			338.09	
Retiree + Spouse			821.22	
Retiree + Child(ren)			593.82	
Retiree + Family			1012.85	

W/O Tax

TABULATION OF PROPOSALS RECEIVED**Plan Option 3**

<u>Plan Provision</u>	CC-30 In-Network Current Option 3	CC-30 Out-Network Current Option 3	POS In-Network 07-08 Revised Option 3	POS Out-Network 07-08 Revised Option 3
Annual Deductible	\$250/\$500	\$500/\$1000	\$250/\$500	\$500/\$1000
Annual Out-of Pocket	\$2000/\$6000	\$4000/\$12000	\$2000/\$6000	\$4000/\$12000
<u>Out Patient</u>		POS Benefit		POS Benefit
Office Visit	\$30	\$30 PCP \$40 Sp	\$30	\$30 PCP \$40 Sp
Std. Lab & X-Ray	20%	40%	\$0	40%
Diagnostic Lab & X-Ray	20%	40%	20%	40%
Day Surgery	20%	40%	20%	40%
Allergy Injection	\$30	40%	\$30	40%
Allergy Serum	\$25	40%	\$25	40%
Eye Exam (1/Yr.)	\$30	\$40	\$30	\$40
Well Child Care	\$30	\$40	\$30	\$40
Immunizations (age 7)	\$30	\$40	\$0	\$40
Routine Physical	\$30	40%	\$0	40%
Maternity	\$30	\$40	\$30	\$40
<u>In Patient</u>				
Pre-Admission Tests	20%	40%	20%	40%
Hospital R&B	20%	40%	20%	40%
Lab & X-Ray	20%	40%	20%	40%
Intensive Care	20%	40%	20%	40%
Surgery	20%	40%	20%	40%
Skilled Nursing Facility	20%	40%	20%	40%
<u>Other</u>				
Speech & Hearing	\$30	40%	\$30	40%
Physical Therapy	\$30	40%	\$30	40%
DME	50%	50%	50%	50%
Home Health Care	\$30	\$40	\$30	\$40
Emergency Care	20%	20%	20%	20%
<u>Prescription Drugs</u>				
Annual Maximum	\$2000	\$2000	\$2000	\$2000
Deductible	\$100	\$100	\$100	\$100
Generic	\$5	\$5	\$5	\$5
Preferred Brand	\$20	\$20	\$20	\$20
Non-Preferred Brand	\$50/50%	\$50/50%	<\$50/50%	<\$50/50%
Non-Formulary	50%	50%	>\$50/50%	>\$50/50%
<u>Rates</u>				
EE	\$270.54		\$258.51	
EE + Spouse	\$657.14		\$627.92	
EE + Child(ren)	\$475.17		\$454.04	
EE + Family	\$810.48		\$774.44	
<u><65 Rates</u>				
Retiree			339.61	
Retiree + Spouse			824.92	
Retiree + Child(ren)			596.49	
Retiree + Family			1017.4	

W/O Tax

Medical Options

Plan Option 4Un-Blended Rates

<u>Plan Provision</u>	HMO-25 Current Option 4	HMO-25 07- 08 Initial Option 4	HMO-25 07- 08 Revised Option 4	HMO-25 07- 08 Alternate A Option 4	HMO-25 07- 08 Alternate B Option 4
Annual Deductible	\$0	\$0	\$0	\$0	\$0
Annual Out-of Pocket	\$2000 (8)	\$2000 (8)	\$2000 (8)	\$2000 (8)	\$2000 (8)
<u>Out Patient</u>					
Office Visit	\$25	\$25	\$25	\$25	\$25
Lab & X-Ray	\$25	\$0	\$0	\$0	\$0
Day Surgery	\$100	\$100	\$100	\$100	\$100
Allergy Serum	\$25	\$25	\$25	\$25	\$25
Eye Exam (1/Yr.)	\$25	\$25	\$25	\$25	\$25
Well Child Care	\$25	\$25	\$25	\$25	\$25
Immunizations	\$0	\$0	\$0	\$0	\$0
Routine Physical	\$25	\$25	\$25	\$25	\$25
Maternity	\$25 or \$300	\$25 or \$300	\$25 or \$300	\$25 or \$300	\$25 or \$300
<u>In Patient</u>					
Pre-Admission Tests	\$0	\$0	\$0	\$0	\$0
Hospital R&B	\$200/Day	\$200/Day	\$200/Day	\$200/Day	\$200/Day
Lab & X-Ray	\$0	\$0	\$0	\$0	\$0
Intensive Care	\$200/Day	\$200/Day	\$200/Day	\$200/Day	\$200/Day
Surgery	\$0	\$0	\$0	\$0	\$0
Skilled Nursing Facility	\$200/Day	\$200/Day	\$200/Day	\$200/Day	\$200/Day
<u>Other</u>					
Speech & Hearing	\$25	\$25	\$25	\$25	\$25
Physical Therapy	\$25	\$25	\$25	\$25	\$25
DME	50%	50%	50%	50%	50%
Home Health	\$25	\$25	\$25	\$25	\$25
Emergency Care	\$100/Visit	\$100/Visit	\$100/Visit	\$100/Visit	\$100/Visit
<u>Prescription Drugs</u>					
Annual Maximum	\$2000	\$2000	\$2000	\$2000	\$4,000
Deductible	\$50	\$50	\$50	\$0	\$0
Generic	\$5	\$5	\$5	\$5	\$5
Preferred Brand	\$20	\$25	\$20	\$20	\$20
Non-Preferred Brand	\$50/50%	<\$50/50%	<\$50/50%	<\$50/50%	<\$50/50%
Non-Formulary	50%	>\$50/50%	>\$50/50%	>\$50/50%	>\$50/50%
<u>Rates</u>					
EE	\$290.90	\$276.33	\$277.96	\$280.87	\$284.55
EE + Spouse	\$706.60	\$671.20	\$675.17	\$682.25	\$691.17
EE + Child(ren)	\$510.95	\$485.36	\$488.23	\$493.34	\$499.79
EE + Family	\$871.47	\$827.82	\$832.71	\$841.44	\$852.44
<u><65 Rates</u>					
Retiree		\$363.54	\$365.17	\$368.08	\$371.77
Retiree + Spouse		\$883.05	\$887.02	\$894.10	\$903.02
Retiree + Child(ren)		\$638.54	\$641.41	\$646.52	\$652.97
Retiree + Family		\$1,089.10	\$1,093.99	\$1,102.72	\$1,113.72

W/O Tax**W/O Tax****W/O Tax****W/O Tax**

<u>Plan Provision</u>	HMO-25 Current Option 4	BC/BS 07-08 HMO
Annual Deductible	\$0	\$0
Annual Out-of Pocket	\$2000 (8)	\$2500 (2)

Out Patient

Office Visit	\$25	\$25
Lab & X-Ray	\$25	\$0
Day Surgery	\$100	\$400
Allergy Serum	\$25	50%
Eye Exam (1/Yr.)	\$25	N/A
Well Child Care	\$25	\$0
Immunizations	\$0	\$0
Routine Physical	\$25	\$0
Maternity	\$25 or \$300	\$25

In Patient

Pre-Admission Tests	\$0	\$0
Hospital R&B	\$200/Day	\$750
Lab & X-Ray	\$0	\$0
Intensive Care	\$200/Day	\$750
Surgery	\$0	\$0
Skilled Nursing Facility	\$200/Day	\$25

Other

Speech & Hearing	\$25	w/rider
Physical Therapy	\$25	\$25
DME	50%	\$0
Home Health	\$25	\$25
Emergency Care	\$100/Visit	\$75

Prescription Drugs

Annual Maximum	\$2000	Unlimited
Deductible	\$50	\$0
Generic	\$5	\$0
Preferred Brand	\$20	\$10
Non-Preferred Brand	\$50/50%	\$25
Non-Formulary	50%	\$40

Rates

EE	\$290.90	\$311.12
EE + Spouse	\$706.60	\$755.71
EE + Child(ren)	\$510.95	\$546.45
EE + Family	\$871.47	\$932.05

<65 Rates

Retiree	
Retiree + Spouse	
Retiree + Child(ren)	
Retiree + Family	

TABULATION OF PROPOSALS RECEIVED

\$500 Annual Maximum

	Guardian Current	MetLife (blended) W/O Tax	MetLife (un-blended) W/O Tax	Ameritas (blended) W/O Tax	Standard (blended) W/O Tax	Guardian Blended W/O Tax	Aetna (un- blended) W/O Tax	Aetna (blended) W/O Tax
Employee Only	200	\$9.32	\$8.00	\$8.04	\$8.06	\$8.50	\$8.67	\$8.78
Employee + Spouse	22	\$18.42	\$15.81	\$15.82	\$15.93	\$16.79	\$17.15	\$17.35
Employee + Child(ren)	50	\$22.91	\$19.67	\$19.79	\$19.81	\$20.88	\$21.32	\$21.58
Employee + Family	45	\$33.17	\$28.47	\$28.64	\$28.67	\$30.23	\$30.88	\$31.24
Retiree Only	11	\$9.32	\$8.00	\$8.37	\$8.06	\$8.50	\$8.67	\$8.78
Retiree + Spouse	7	\$18.42	\$15.81	\$16.51	\$15.93	\$16.79	\$17.15	\$17.35
Retiree + Child(ren)		\$22.91	\$19.67	\$20.12	\$19.81	\$20.88	\$21.32	\$21.58
Retiree + Family	1	\$33.17	\$28.47	\$29.32	\$28.67	\$30.23	\$30.88	\$31.24
City Annual Inc(Dec)			(\$9,657)	(\$9,402)	(\$9,274)	(\$6,465)	(\$5,380)	(\$4,677)
Deductible								
Individual Deductible	\$0	\$0	\$0	\$0	\$0	\$50	\$0	\$0
Family Deductible	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Calendar Year Max								
I, II, & III	\$500	\$750	\$750	\$500	\$500	\$500	\$500	\$500
Rate Guarantee		2 Yrs	2 Yrs	24 Mths LR	24 Mths LR	1 Yr	2 Yrs	2 Yrs
OON %		Fee Sch	Fee Sch	90%	90%	90%	Fee Sch	Fee Sch
I Preventative								
Oral Exams 1/6 Mth	100%	100%	100%	100%/2 Per Yr	100%/2 Per Yr	100%	100%	100%
Prophylaxis 1/6 Mth	100%	100%	100%	100%/2 Per Yr	100%/2 Per Yr	100%	100%	100%
Flouride <14 1/6 Mth	100%	100%	100%	100%/<18	100%/<18	100%/<13	100%	100%
X-Rays	100%	100%	100%	100%	100%	100%	100%	100%
Selants <16 1/3 Yrs	100%	100%	100%	100%	100%	100%/<13	100%	100%
II Basic								
Simple Restorative	50%	50%	50%	50%	50%	50%	50%	50%
Space Maintainers <16	100%	100%	100%	100%	100%		100%	100%
Non Surgical Extraction	50%	50%	50%	50%	50%	50%	50%	50%
Non Surgical Periodontics	50%	50%	50%	50%	50%	50%	50%	50%
III Major								
Restorative (crowns/inlay)	25%	25%	25%	25%	25%	25%	25%	25%
Prosthetics	25%	25%	25%	25%	25%	25%	25%	25%
Emergency Palliative	100%	100%	100%	50%	50%			
Endodontics	50%	50%	50%	50%	50%	50%	50%	50%
Surgical Extraction	50%	50%	50%	50%	50%	50%	50%	50%
Surgical Periodontics	50%	50%	50%	50%	50%	50%	50%	50%

TABULATION OF PROPOSALS RECEIVED

\$500 Annual Maximum

	Guardian Current	Standard (blended)	BCBS (blended)	SafeGuard	UHC (Spectera)	Delta		Delta (blended)	
		W/O Tax	W Tax	W Tax	W/O Tax	W Tax	W Tax	W Tax	W Tax
Employee Only	200	\$9.32	\$9.17	\$9.79	\$10.11	\$10.25	\$10.94	\$10.96	\$11.24
Employee + Spouse	22	\$18.42	\$18.13	\$19.34	\$20.22	\$20.26	\$21.53	\$21.58	\$22.12
Employee + Child(ren)	50	\$22.91	\$22.55	\$24.06	\$20.18	\$25.19	\$22.59	\$22.64	\$23.21
Employee + Family	45	\$33.17	\$32.65	\$34.83	\$29.35	\$36.48	\$36.87	\$36.96	\$37.88
Retiree Only	11	\$9.32	\$9.17	\$9.79	\$10.11	\$10.25	\$11.28	\$10.96	\$11.59
Retiree + Spouse	7	\$18.42	\$18.13	\$19.34	\$20.22	\$20.26	\$22.22	\$21.58	\$22.83
Retiree + Child(ren)		\$22.91	\$22.55	\$24.06	\$20.18	\$25.19	\$23.31	\$22.64	\$23.95
Retiree + Family	1	\$33.17	\$32.65	\$34.83	\$29.35	\$36.48	\$38.06	\$36.96	\$39.11
City Annual Inc(Dec)			(\$2,188)	\$3,813	\$4,707	\$9,112	\$9,240	\$11,027	\$11,155
Deductible									
Individual Deductible	\$0	\$50	\$0	\$50	\$0	\$0	\$0	\$0	\$0
Family Deductible	N/A	N/A	N/A	\$150	N/A	N/A	N/A	N/A	N/A
Calendar Year Max									
I, II, & III	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500
Rate Guarantee		2 Yrs	1 Yr	2 Yrs LR	2 Yrs	1 Yr	2 Yrs	1 Yr	2 Yrs
OON %		90%	90%	90%	85%	Fee Sch	Fee Sch	Fee Sch	Fee Sch
I Preventative									
Oral Exams 1/6 Mth	100%	100%		100%	100%	100%	100%	100%	100%
Prophylaxis 1/6 Mth	100%	100%		100%	100%	100%	100%	100%	100%
Flouride <14 1/6 Mth	100%	100%<13		100%	100%	100%<19	100%<19	100%<19	100%<19
X-Rays	100%	100%		100%	100%	100%	100%	100%	100%
Selants <16 1/3 Yrs	100%	100%<13		100%	100%	100%	100%	100%	100%
II Basic									
Simple Restorative	50%	50%		50%	50%	50%	50%	50%	50%
Space Maintainers <16	100%			100%	100%	100%	100%	100%	100%
Non Surgical Extraction	50%	50%		50%	50%	50%	50%	50%	50%
Non Surgical Periodontics	50%	50%		50%	50%	50%	50%	50%	50%
III Major									
Restorative (crowns/inlay)	25%	25%		25%	25%	25%	25%	25%	25%
Proshtetics	25%	25%		25%	25%	25%	25%	25%	25%
Emergency Palliative	100%			100%	100%	100%	100%	100%	100%
Endodontics	50%	50%		50%	50%	50%	50%	50%	50%
Surgical Extraction	50%	50%		50%	50%	50%	50%	50%	50%
Surgical Periodontics	50%	50%		50%	50%	50%	50%	50%	50%

TABULATION OF PROPOSALS RECEIVED

\$500 Annual Maximum

	Guardian Current	CompBenefits W Tax	Cigna Req 40% City Paid W/O Tax
Employee Only	200 \$9.32	\$15.34	\$8.19
Employee + Spouse	22 \$18.42	\$30.82	\$16.19
Employee + Child(ren)	50 \$22.91	\$41.56	\$20.13
Employee + Family	45 \$33.17	\$57.06	\$29.15
Retiree Only	11 \$9.32	\$15.34	Not Offered
Retiree + Spouse	7 \$18.42	\$30.82	Not Offered
Retiree + Child(ren)	\$22.91	\$41.56	Not Offered
Retiree + Family	1 \$33.17	\$57.06	Not Offered
City Annual Inc/(Dec)		\$37,202	
Deductible			
Individual Deductible	\$0	\$0	\$50
Family Deductible	N/A	N/A	\$150
Calendar Year Max			
I, II, & III	\$500	\$500	\$500
Rate Guarantee		2 Yrs LR	24 Mths
OON %		80%	Fee Sch
I Preventative			
Oral Exams 1/6 Mth	100%	100%	100%
Prophylaxis 1/6 Mth	100%	100%	100%
Flouride <14 1/6 Mth	100%	100%/<16	100%
X-Rays	100%	100%	100%
Selants <16 1/3 Yrs	100%	100%	100%
II Basic			
Simple Restorative	50%	80%	50%
Space Maintainers <16	100%	100%	100%
Non Surgical Extraction	50%	80%	50%
Non Surgical Periodontics	50%	80%	50%
III Major			
Restorative (crowns/inlay)	25%	50%	25%
Prosthetics	25%	50%	25%
Emergency Palliative	100%	80%	
Endodontics	50%	80%	
Surgical Extraction	50%	80%	50%
Surgical Periodontics	50%	80%	50%

TABULATION OF PROPOSALS RECEIVED

\$750 Annual Maximum

	Guardian Current	MetLife (blended)	MetLife (un- blended)	Ameritas (unblended)	Ameritas (blended)	Standard (blended)	Guardian (blended)	Standard (blended)	Delta
		W/O Tax	W/O Tax	W/O Tax	W/O Tax	W/O Tax	W/O Tax	W/O Tax	W Tax
Employee Only	200	\$8.00	\$8.00	\$8.73	\$8.75	\$9.25	\$9.43	\$9.99	\$11.41
Employee + Spouse	22	\$15.81	\$15.81	\$17.14	\$17.25	\$18.28	\$18.64	\$19.78	\$22.45
Employee + Child(ren)	50	\$19.67	\$19.67	\$21.31	\$21.33	\$22.75	\$23.18	\$24.56	\$23.55
Employee + Family	45	\$28.47	\$28.47	\$30.86	\$30.89	\$32.93	\$33.57	\$35.56	\$38.44
Retiree Only	11	\$8.00	\$8.24	\$9.09	\$8.75	\$9.25	\$9.43	\$9.99	\$11.76
Retiree + Spouse	7	\$15.81	\$16.28	\$17.88	\$17.25	\$18.28	\$18.64	\$19.78	\$23.17
Retiree + Child(ren)	22.91	\$19.67	\$20.26	\$21.66	\$21.33	\$22.75	\$23.18	\$24.56	\$24.30
Retiree + Family	1	\$28.47	\$29.32	\$31.60	\$30.89	\$32.93	\$33.57	\$35.56	\$39.68
City Annual Inc/(Dec)		(\$9,657)	(\$9,657)	(\$4,997)	(\$4,869)	(\$1,677)	(\$528)	\$3,047	\$12,112
<u>Deductible</u>									
Individual Deductible	\$0	\$0	\$0	\$0	\$0	\$50	\$0	\$50	\$0
Family Deductible	N/A	N/A	N/A	N/A	N/A	All	N/A	All	N/A
<u>Calendar Year Max</u>									
I, II, & III	\$500	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750
Rate Guarantee		2 Yrs	2 Yrs	24 Mths	24 Mths	1 Yr	2 Yrs	2 Yrs	1 Yr
OON %		Fee Sch	Fee Sch	90%	90%	90%	Fee Sch	90%	Fee Sch
<u>I Preventative</u>									
Oral Exams 1/6 Mth	100%	100%	100%	100%/2 Per Yr	100%/2 Per Yr	100%	100%	100%	100%
Prophylaxis 1/6 Mth	100%	100%	100%	100%/2 Per Yr	100%/2 Per Yr	100%	100%	100%	100%
Flouride <14 1/6 Mth	100%	100%	100%	100%/<18	100%/<18	100%/<13	100%	100%/<13	100%/<19
X-Rays	100%	100%	100%	100%	100%	100%	100%	100%	100%
Selants <16 1/3 Yrs	100%	100%	100%	100%	100%	100%/<13	100%	100%/<13	100%
<u>II Basic</u>									
Simple Restorative	50%	50%	50%	50%	50%	50%	50%	50%	50%
Space Maintainers <16	100%	100%	100%	100%	100%		100%		100%
Non Surgical Extraction	50%	50%	50%	50%	50%	50%	50%	50%	50%
Non Surgical Periodontics	50%	50%	50%	50%	50%	50%	50%	50%	50%
<u>III Major</u>									
Restorative (crowns/inlay)	25%	25%	25%	25%	25%	25%	25%	25%	25%
Prosthetics	25%	25%	25%	25%	25%	25%	25%	25%	25%
Emergency Palliative	100%	100%	100%	50%	50%		100%		100%
Endodontics	50%	50%	50%	50%	50%	50%	50%	50%	50%
Surgical Extraction	50%	50%	50%	50%	50%	50%	50%	50%	50%
Surgical Periodontics	50%	50%	50%	50%	50%	50%	50%	50%	50%

TABULATION OF PROPOSALS RECEIVED

\$750 Annual Maximum

	Guardian Current	Delta (blended)	Delta W Tax	Delta (blended)	UHC (Spectera)	SafeGuard W Tax	CompBenefits W Tax	Cigna (blended) W/O Tax
Employee Only	200	9.32	\$11.43	\$11.92	\$12.20	\$12.24	\$17.50	\$9.21
Employee + Spouse	22	18.42	\$22.50	\$23.06	\$24.11	\$24.47	\$35.14	\$18.20
Employee + Child(ren)	50	22.91	\$23.60	\$24.20	\$29.98	\$24.42	\$47.38	\$22.63
Employee + Family	45	33.17	\$38.53	\$39.49	\$43.41	\$35.52	\$65.06	\$32.76
Retiree Only	11	9.32	\$11.43	\$12.08	\$12.20	\$12.24	\$17.50	Not Available
Retiree + Spouse	7	18.42	\$22.50	\$23.80	\$24.11	\$24.47	\$35.14	Not Available
Retiree + Child(ren)	22.91		\$23.60	\$24.97	\$29.98	\$24.42	\$47.38	Not Available
Retiree + Family	1	33.17	\$38.53	\$40.78	\$43.41	\$35.52	\$65.06	Not Available
City Annual Inc/(Dec)			\$12,240	\$14,091	\$17,156	\$17,411	\$50,991	
Deductible								
Individual Deductible	\$0	\$0	\$0	\$0	\$0	\$50	\$0	\$50
Family Deductible	N/A	N/A	N/A	N/A	N/A	\$150	N/A	\$150
Calendar Year Max								
I, II, & III	\$500		\$750	\$750	\$750	\$750	\$750	\$750
Rate Guarantee				2 Yrs	2 Yrs	2 Yrs	2 Yrs	24 Mths
OON %			1 Yr	Fee Sch	85%	90%	80%	Fee Sch
I Preventative								
Oral Exams 1/6 Mth	100%		100%	100%	100%	100%	100%	100%
Prophylaxis 1/6 Mth	100%		100%	100%	100%	100%	100%	100%
Fluoride <14 1/6 Mth	100%		100%<19	100%<19	100%	100%	100%<16	100%
X-Rays	100%		100%	100%	100%	100%	100%	100%
Selants <16 1/3 Yrs	100%		100%	100%	100%	100%	100%	100%
II Basic								
Simple Restorative	50%		50%	50%	50%	50%	80%	50%
Space Maintainers <16	100%		100%	100%	100%	100%	100%	100%
Non Surgical Extraction	50%		50%	50%	50%	50%	80%	50%
Non Surgical Periodontics	50%		50%	50%	50%	50%	80%	50%
III Major								
Restorative (crowns/inlay)	25%		25%	25%	25%	25%	50%	25%
Prosthetics	25%		25%	25%	25%	25%	50%	25%
Emergency Palliative	100%		100%	100%	100%	100%	80%	
Endodontics	50%		50%	50%	50%	50%	80%	50%
Surgical Extraction	50%				50%	50%	80%	50%
Surgical Periodontics	50%				50%	50%	80%	50%

		Guardian Current	MetLife (blended)	MetLife (un-blended)	SafeGuard (blended)	Ameritas (blended)	Ameritas (un- blended)
			W/O Tax	W/O Tax	W Tax	W/O Tax	W/O Tax
Employee Only	110	\$22.41	\$19.24	\$19.24	\$18.18	\$19.37	\$19.26
Employee + Spouse	30	\$45.03	\$38.66	\$38.66	\$36.36	\$38.92	\$38.52
Employee + Child(ren)	30	\$60.75	\$52.15	\$52.15	\$45.55	\$52.51	\$52.40
Employee + Family	24	\$83.40	\$71.60	\$71.60	\$62.09	\$72.08	\$71.97
Retiree Only	16	\$22.41	\$19.24	\$19.82	\$18.18	\$19.37	\$20.70
Retiree + Spouse	7	\$45.03	\$38.66	\$39.82	\$36.36	\$38.92	\$41.51
Retiree + Child(ren)		\$60.75	\$52.15	\$53.71	\$45.55	\$52.51	\$53.84
Retiree + Family		\$83.40	\$71.60	\$73.75	\$62.09	\$72.08	\$75.01
			W Tax	W Tax	W Tax	W Tax	W Tax
Monthly Cost		8,314	7,138	7,155	6,493	7,186	7,195
Annual Cost		99,766	85,651	85,860	77,912	86,231	86,343
Annual Inc/(Dec)			(14,116)	(13,907)	(21,855)	(13,536)	(13,423)
<u>Deductible</u>							
Individual Deductible		\$50	\$50	\$50	\$50	\$50	\$50
Family Deductible		N/A	\$150	\$150	\$150	N/A	N/A
Ortho Deductible		N/A	N/A	N/A	N/A	N/A	N/A
<u>Calendar Year Max</u>							
I, II, & III		\$1,000	\$1,250	\$1,250	\$1,000	\$1,000	\$1,000
IV		N/A			N/A	N/A	N/A
Rate Guarantee			2 Yrs	2 Yrs	2 Yrs LR	24 Mths LR	24 Mths LR
OON %			90%	90%	90%	90%	90%
<u>I Preventative</u>							
Oral Exams 1/6 Mth		100%	100%	100%	100%	100%/2 Per Yr	100%/2 Per Yr
Prophylaxis 1/6 Mth		100%	100%	100%	100%	100%/2 Per Yr	100%/2 Per Yr
Flouride <14 1/6 Mth		100%	100%	100%	100%	100%/<18	100%/<18
X-Rays		100%	100%	100%	100%	100%	100%
Selants <16 1/3 Yrs		100%	100%	100%	100%	100%	100%
<u>II Basic</u>							
Simple Restorative		80%	80%	80%	80%	80%	80%
Space Maintainers <16		100%	100%	100%	100%	100%	100%
Non Surgical Extraction		80%	80%	80%	80%	80%	80%
Non Surgical Periodontics		80%	80%	80%	80%	80%	80%
<u>III Major</u>							
Restorative (crowns/inlay)		50%	50%	50%	50%	50%	50%
Proshtetics		50%	50%	50%	50%	50%	50%
Emergency Palliative		100%	100%	100%	100%	80%	80%
Endodontics		80%	80%	80%	80%	80%	80%
Surgical Extraction		80%	80%	80%	80%	80%	80%
Surgical Periodontics		80%	80%	80%	80%	80%	80%
Waiting Period							
<u>IV Orthodontics</u>							
< 19		50%	50%	50%	50%	50%	50%
Lifetime Max		\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000

		Guardian Current	CompBenefits (blended)	Standard (blended)	UHC (Spectera)	Guardian (blended)	Aetna (un- blended)	Aetna (blended)
			W Tax	W/O Tax	W/O Tax	W/O Tax	W/O Tax	W/O Tax
Employee Only	110	\$22.41	\$20.18	\$20.42	\$20.63	\$20.86	\$21.09	\$21.11
Employee + Spouse	30	\$45.03	\$40.54	\$41.04	\$41.44	\$41.92	\$42.39	\$42.41
Employee + Child(ren)	30	\$60.75	\$54.68	\$55.37	\$55.91	\$56.56	\$57.18	\$57.22
Employee + Family	24	\$83.40	\$75.06	\$76.01	\$76.76	\$77.65	\$78.50	\$78.55
Retiree Only	16	\$22.41	\$20.18	\$20.42	\$20.63	\$20.86	\$21.24	\$21.11
Retiree + Spouse	7	\$45.03	\$40.54	\$41.04	\$41.44	\$41.92	\$42.68	\$42.41
Retiree + Child(ren)		\$60.75	\$54.68	\$55.37	\$55.91	\$56.56	\$57.58	\$57.22
Retiree + Family		\$83.40	\$75.06	\$76.01	\$76.76	\$77.65	\$79.05	\$78.55
			W Tax	W Tax	W Tax	W Tax	W Tax	W Tax
Monthly Cost		8,314	7,485	7,577	7,652	7,740	7,830	7,831
Annual Cost		99,766	89,814	90,921	91,826	92,878	93,955	93,970
Annual Inc/(Dec)			(9,952)	(8,846)	(7,940)	(6,889)	(5,811)	(5,796)
<u>Deductible</u>								
Individual Deductible		\$50	\$50	\$50	\$50	\$50	\$50	\$50
Family Deductible		N/A	\$150	N/A	\$150	N/A	\$150	\$150
Ortho Deductible		N/A	\$50	N/A	\$50	N/A	N/A	N/A
<u>Calendar Year Max</u>								
I, II, & III		\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
IV		N/A	1,000.00	N/A	N/A	N/A	N/A	N/A
Rate Guarantee			2 Yrs LR	1Yr	24 Mths	2 Yrs	2 Yrs	2 Yrs
OON %			80%	90%	85%	90%	90%	90%
<u>I Preventative</u>								
Oral Exams 1/6 Mth		100%	100%	100%	100%	100%	100%	100%
Prophylaxis 1/6 Mth		100%	100%	100%	100%	100%	100%	100%
Flouride <14 1/6 Mth		100%	100%/<16	100%/<13	100%	100%	100%	100%
X-Rays		100%	100%	100%	100%	100%	100%	100%
Selants <16 1/3 Yrs		100%	100%	100%/<13	100%	100%	100%	100%
<u>II Basic</u>								
Simple Restorative		80%	80%	80%	80%	80%	80%	80%
Space Maintainers <16		100%	100%	100%	100%	100%	100%	100%
Non Surgical Extraction		80%	80%	80%	80%	80%	80%	80%
Non Surgical Periodontics		80%	80%	80%	80%	80%	80%	80%
<u>III Major</u>								
Restorative (crowns/inlay)		50%	50%	50%	50%	50%	50%	50%
Proshtetics		50%	50%	50%	50%	50%	50%	50%
Emergency Palliative		100%	80%		100%	100%		
Endodontics		80%	80%	80%	80%	80%	80%	80%
Surgical Extraction		80%	80%	80%	80%	80%	80%	80%
Surgical Periodontics		80%	80%	80%	80%	80%	80%	80%
Waiting Period								
<u>IV Orthodontics</u>								
< 19		50%	50%/<18	50%	50%	50%	50%	50%
Lifetime Max		\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000

		Guardian Current	Standard (blended)	Delta	Delta (blended)	Delta	Delta (blended)	BCBS (blended) Req 35% City
			W/O Tax	W Tax	W Tax	W Tax	W Tax	W Tax
Employee Only	110	\$22.41	\$22.06	\$15.94	\$15.98	\$16.38	\$16.42	\$23.53
Employee + Spouse	30	\$45.03	\$44.33	\$30.44	\$30.52	\$31.28	\$31.36	\$47.28
Employee + Child(ren)	30	\$60.75	\$59.80	\$36.99	\$37.09	\$38.01	\$38.11	\$63.79
Employee + Family	24	\$83.40	\$82.09	\$57.42	\$57.57	\$59.00	\$59.15	\$87.57
Retiree Only	16	\$22.41	\$22.06	\$16.43	\$15.98	\$16.88	\$16.42	\$23.53
Retiree + Spouse	7	\$45.03	\$44.33	\$31.42	\$30.52	\$32.28	\$31.36	\$47.28
Retiree + Child(ren)		\$60.75	\$59.80	\$38.18	\$37.09	\$39.23	\$38.11	\$63.79
Retiree + Family		\$83.40	\$82.09	\$59.27	\$57.57	\$60.90	\$59.15	\$87.57
Monthly Cost		8,314	8,184	5,637	5,637	5,793	5,792	8,730
Annual Cost		99,766	98,207	67,646	67,645	69,510	69,506	104,754
Annual Inc/(Dec)			(1,559)	(32,120)	(32,121)	(30,256)	(30,261)	4,988
<u>Deductible</u>								
Individual Deductible		\$50	\$50	\$50	\$50	\$50	\$50	\$50
Family Deductible		N/A	N/A	N/A	N/A	N/A	N/A	\$150
Ortho Deductible		N/A	N/A	N/A	N/A	N/A	N/A	
<u>Calendar Year Max</u>								
I, II, & III		\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
IV		N/A	N/A	N/A	N/A	N/A	N/A	N/A
Rate Guarantee			2 Yrs	1 Yr	1 Yr	2 Yrs	2 Yrs	1 Yr
OON %			90%	Fee Sched.	Fee Sched.	Fee Sched.	Fee Sched.	90%
<u>I Preventative</u>								
Oral Exams 1/6 Mth		100%	100%	100%	100%	100%	100%	100%
Prophylaxis 1/6 Mth		100%	100%	100%	100%	100%	100%	100%
Flouride <14 1/6 Mth		100%	100%/<13	100%/<19	100%/<19	100%/<19	100%/<19	100%
X-Rays		100%	100%	100%	100%	100%	100%	100%
Selants <16 1/3 Yrs		100%	100%/<13	100%	100%	100%	100%	100%
<u>II Basic</u>								
Simple Restorative		80%	80%	80%	80%	80%	80%	80%
Space Maintainers <16		100%	100%	100%	100%	100%	100%	100%
Non Surgical Extraction		80%	80%	80%	80%	80%	80%	80%
Non Surgical Periodontics		80%	80%	80%	80%	80%	80%	80%
<u>III Major</u>								
Restorative (crowns/inlay)		50%	50%	50%	50%	50%	50%	50%
Prosthetics		50%	50%	50%	50%	50%	50%	50%
Emergency Palliative		100%		100%	100%	100%	100%	
Endodontics		80%	80%	80%	80%	80%	80%	80%
Surgical Extraction		80%	80%					80%
Surgical Periodontics		80%	80%					80%
Waiting Period								
<u>IV Orthodontics</u>								
< 19		50%	50%	50%	50%	50%	50%	50%
Lifetime Max		\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000

		Guardian Current	Cigna Req 15% Dep City Pd.
			W/O Tax
Employee Only	110	\$22.41	\$19.70
Employee + Spouse	30	\$45.03	\$39.58
Employee + Child(ren)	30	\$60.75	\$53.40
Employee + Family	24	\$83.40	\$73.31
Retiree Only	16	\$22.41	Not Offered
Retiree + Spouse	7	\$45.03	Not Offered
Retiree + Child(ren)		\$60.75	Not Offered
Retiree + Family		\$83.40	Not Offered
			W Tax
Monthly Cost		8,314	
Annual Cost		99,766	
Annual Inc/(Dec)			
<u>Deductible</u>			
Individual Deductible		\$50	\$50
Family Deductible		N/A	\$150
Ortho Deductible		N/A	N/A
<u>Calendar Year Max</u>			
I, II, & III		\$1,000	\$1,000
IV		N/A	N/A
Rate Guarantee			24 Mths
OON %			90%
<u>I Preventative</u>			
Oral Exams 1/6 Mth		100%	100%
Prophylaxis 1/6 Mth		100%	100%
Flouride <14 1/6 Mth		100%	100%
X-Rays		100%	100%
Selants <16 1/3 Yrs		100%	100%
<u>II Basic</u>			
Simple Restorative		80%	80%
Space Maintainers <16		100%	100%
Non Surgical Extraction		80%	80%
Non Surgical Periodontics		80%	80%
<u>III Major</u>			
Restorative (crowns/inlay)		50%	50%
Proshtetics		50%	50%
Emergency Palliative		100%	
Endodontics		80%	
Surgical Extraction		80%	80%
Surgical Periodontics		80%	80%
Waiting Period			
<u>IV Orthodontics</u>			
< 19		50%	50%
Lifetime Max		\$1,000	\$1,000

		Guardian Current	MetLife (blended)	MetLife (un- blended)	SafeGuard (blended)	MetLife (blended)	Ameritas (blended)
			W/O Tax	W/O Tax	W Tax	W/O Tax	W/O Tax
Employee Only	110	\$22.41	\$19.24	\$19.24	\$19.98	\$19.82	\$20.11
Employee + Spouse	30	\$45.03	\$38.66	\$38.66	\$39.96	\$39.82	\$40.42
Employee + Child(ren)	30	\$60.75	\$52.15	\$52.15	\$50.47	\$53.72	\$55.18
Employee + Family	24	\$83.40	\$71.60	\$71.60	\$68.47	\$73.75	\$75.46
Retiree Only	16	\$22.41	\$19.24	\$19.82	\$19.98	\$19.82	\$20.11
Retiree + Spouse	7	\$45.03	\$38.66	\$39.82	\$39.96	\$39.82	\$40.42
Retiree + Child(ren)		\$60.75	\$52.15	\$53.71	\$50.47	\$53.72	\$55.18
Retiree + Family		\$83.40	\$71.60	\$73.75	\$68.47	\$73.75	\$75.46
			W Tax	W Tax	W Tax	W Tax	W Tax
Monthly Cost		\$8,314	\$7,138	\$7,155	\$7,153	\$7,352	\$7,496
Annual Cost		\$99,766	\$85,651	\$85,860	\$85,841	\$88,227	\$89,950
Annual Inc/(Dec)			(\$14,116)	(\$13,907)	(\$13,926)	(\$11,539)	(\$9,816)
Annual % of Inc/(Dec)			-14.1%	-13.9%	-14.0%	-11.6%	-9.8%
<u>Deductible</u>							
Individual Deductible		\$50	\$50	\$50	\$50	\$50	\$50
Family Deductible		N/A	\$150	\$150	\$150	\$150	N/A
Ortho Deductible		N/A	N/A	N/A	N/A	N/A	N/A
<u>Calendar Year Max</u>							
I, II, & III		\$1,000	\$1,250	\$1,250	\$1,200	\$1,250	\$1,200
IV		N/A			N/A		N/A
Rate Guarantee			2 Yrs	2 Yrs	2 Yrs	2 Yrs	24 Mths LR
OON %			90%	90%	90%	90%	90%
<u>I Preventative</u>							
Oral Exams 1/6 Mth		100%	100%	100%	100%	100%	100%/2 Per Yr
Prophylaxis 1/6 Mth		100%	100%	100%	100%	100%	100%/2 Per Yr
Flouride <14 1/6 Mth		100%	100%	100%	100%	100%	100%/<18
X-Rays		100%	100%	100%	100%	100%	100%
Selants <16 1/3 Yrs		100%	100%	100%	100%	100%	100%
<u>II Basic</u>							
Simple Restorative		80%	80%	80%	80%	80%	80%
Space Maintainers <16		100%	100%	100%	100%	100%	100%
Non Surgical Extraction		80%	80%	80%	80%	80%	80%
Non Surgical Periodontics		80%	80%	80%	80%	80%	80%
<u>III Major</u>							
Restorative (crowns/inlay)		50%	50%	50%	50%	50%	50%
Proshtetics		50%	50%	50%	50%	50%	50%
Emergency Palliative		100%	100%	100%	100%	100%	80%
Endodontics		80%	80%	80%	80%	80%	80%
Surgical Extraction		80%	80%	80%	80%	80%	80%
Surgical Periodontics		80%	80%	80%	80%	80%	80%
<u>IV Orthodontics</u>							
< 19		50%	50%	50%	50%	50%	50%
Waiting Period							None
Lifetime Max		\$1,000	\$1,000	\$1,000	\$1,200	\$1,200	\$1,250

		Guardian Current	Ameritas (un- blended)	CompBenefits (blended)	Standard (blended)	UHC (Spectera)	Guardian (blended)
			W/O Tax	W Tax	W/O Tax	W/O Tax	W/O Tax
Employee Only	110	\$22.41	\$20.00	\$21.26	\$21.36	\$21.61	\$21.70
Employee + Spouse	30	\$45.03	\$40.00	\$42.70	\$42.93	\$43.41	\$43.60
Employee + Child(ren)	30	\$60.75	\$55.07	\$57.60	\$57.92	\$58.57	\$58.82
Employee + Family	24	\$83.40	\$75.35	\$79.06	\$79.51	\$80.41	\$80.75
Retiree Only	16	\$22.41	\$21.49	\$21.26	\$21.36	\$21.61	\$21.70
Retiree + Spouse	7	\$45.03	\$43.11	\$42.70	\$42.93	\$43.41	\$43.60
Retiree + Child(ren)		\$60.75	\$56.56	\$57.60	\$57.92	\$58.57	\$58.82
Retiree + Family		\$83.40	\$78.53	\$79.06	\$79.51	\$80.41	\$80.75
Monthly Cost		\$8,314	\$7,506	\$7,884	\$7,926	\$8,016	\$8,050
Annual Cost		\$99,766	\$90,073	\$94,609	\$95,107	\$96,192	\$96,600
Annual Inc/(Dec)			(\$9,693)	(\$5,157)	(\$4,659)	(\$3,575)	(\$3,166)
Annual % of Inc/(Dec)			-9.7%	-5.2%	-4.7%	-3.6%	-3.2%
<u>Deductible</u>							
Individual Deductible		\$50	\$50	\$50	\$50	\$50	\$50
Family Deductible		N/A	N/A	\$150	N/A	\$150	N/A
Ortho Deductible		N/A	N/A	\$50	N/A	\$50	N/A
<u>Calendar Year Max</u>							
I, II, & III		\$1,000	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
IV		N/A	N/A	\$600	N/A	N/A	N/A
Rate Guarantee			24 MthsLR	2 Yrs LR	1Yr	24 Mths	2 Yrs
OON %			90%	80%	90%	85%	90%
<u>I Preventative</u>							
Oral Exams 1/6 Mth		100%	100%/2 Per Yr	100%	100%	100%	100%
Prophylaxis 1/6 Mth		100%	100%/2 Per Yr	100%	100%	100%	100%
Flouride <14 1/6 Mth		100%	100%/<18	100%/<16	100%/<13	100%	100%
X-Rays		100%	100%	100%	100%	100%	100%
Selants <16 1/3 Yrs		100%	100%	100%	100%/<13	100%	100%
<u>II Basic</u>							
Simple Restorative		80%	80%	80%	80%	80%	80%
Space Maintainers <16		100%	100%	100%	100%	100%	100%
Non Surgical Extraction		80%	80%	80%	80%	80%	80%
Non Surgical Periodontics		80%	80%	80%	80%	80%	80%
<u>III Major</u>							
Restorative (crowns/inlay)		50%	50%	50%	50%	50%	50%
Proshtetics		50%	50%	50%	50%	50%	50%
Emergency Palliative		100%	80%	80%		100%	100%
Endodontics		80%	80%	80%	80%	80%	80%
Surgical Extraction		80%	80%	80%	80%	80%	80%
Surgical Periodontics		80%	80%	80%	80%	80%	80%
<u>IV Orthodontics</u>							
< 19		50%	50%	50%/<18	50%	50%	50%
Waiting Period			None				
Lifetime Max		\$1,000	\$1,250	\$1,200	\$1,000	\$1,200	\$1,000

		Guardian Current	Standard (blended)	Delta	Delta (blended)	Delta	Delta (blended)
			W/O Tax	W Tax	W Tax	W Tax	W Tax
Employee Only	110	\$22.41	\$23.08	\$16.34	\$16.38	\$16.79	\$16.83
Employee + Spouse	30	\$45.03	\$46.36	\$31.20	\$31.29	\$32.07	\$32.15
Employee + Child(ren)	30	\$60.75	\$62.55	\$37.92	\$38.02	\$38.96	\$39.07
Employee + Family	24	\$83.40	\$85.87	\$58.86	\$59.02	\$60.48	\$60.63
Retiree Only	16	\$22.41	\$23.08	\$16.84	\$16.38	\$17.30	\$16.83
Retiree + Spouse	7	\$45.03	\$46.36	\$32.21	\$31.29	\$33.09	\$32.15
Retiree + Child(ren)		\$60.75	\$62.55	\$39.14	\$38.02	\$40.21	\$39.07
Retiree + Family		\$83.40	\$85.87	\$60.76	\$59.02	\$62.43	\$60.63
Monthly Cost		\$8,314	\$8,561	\$5,779	\$5,779	\$5,938	\$5,937
Annual Cost		\$99,766	\$102,729	\$69,343	\$69,344	\$71,253	\$71,248
Annual Inc/(Dec)			\$2,963	(\$30,424)	(\$30,422)	(\$28,513)	(\$28,518)
Annual % of Inc/(Dec)			3.0%	-30.5%	-30.5%	-28.6%	-28.6%
<u>Deductible</u>							
Individual Deductible		\$50	\$50	\$50	\$50	\$50	\$50
Family Deductible		N/A	N/A	N/A	N/A	N/A	N/A
Ortho Deductible		N/A	N/A	N/A	N/A	N/A	N/A
<u>Calendar Year Max</u>							
I, II, & III		\$1,000	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
IV		N/A	N/A	N/A	N/A	N/A	N/A
Rate Guarantee			2 Yrs	1 Yr	1 Yr	2 Yrs	2 Yrs
OON %			90%	Fee Sched.	Fee Sched.	Fee Sched.	Fee Sched.
<u>I Preventative</u>							
Oral Exams 1/6 Mth		100%	100%	100%	100%	100%	100%
Prophylaxis 1/6 Mth		100%	100%	100%	100%	100%	100%
Flouride <14 1/6 Mth		100%	100%/<13	100%/<19	100%/<19	100%/<19	100%/<19
X-Rays		100%	100%	100%	100%	100%	100%
Selants <16 1/3 Yrs		100%	100%/<13	100%	100%	100%	100%
<u>II Basic</u>							
Simple Restorative		80%	80%	80%	80%	80%	80%
Space Maintainers <16		100%	100%	100%	100%	100%	100%
Non Surgical Extraction		80%	80%	80%	80%	80%	80%
Non Surgical Periodontics		80%	80%	80%	80%	80%	80%
<u>III Major</u>							
Restorative (crowns/inlay)		50%	50%	50%	50%	50%	50%
Proshtetics		50%	50%	50%	50%	50%	50%
Emergency Palliative		100%		100%	100%	100%	100%
Endodontics		80%	80%	80%	80%	80%	80%
Surgical Extraction		80%	80%				
Surgical Periodontics		80%	80%				
<u>IV Orthodontics</u>							
< 19		50%	50%	50%	50%	50%	50%
Waiting Period							
Lifetime Max		\$1,000	\$1,000	\$1,200	\$1,200	\$1,200	\$1,200

		Guardian Current	Cigna Req 15% Dep City Pd.
			W/O Tax
Employee Only	110	\$22.41	\$21.67
Employee + Spouse	30	\$45.03	\$43.54
Employee + Child(ren)	30	\$60.75	\$58.74
Employee + Family	24	\$83.40	\$80.64
Retiree Only	16	\$22.41	
Retiree + Spouse	7	\$45.03	
Retiree + Child(ren)		\$60.75	
Retiree + Family		\$83.40	
			W Tax
Monthly Cost		\$8,314	
Annual Cost		\$99,766	
Annual Inc/(Dec)			
Annual % of Inc/(Dec)			
<u>Deductible</u>			
Individual Deductible		\$50	\$50
Family Deductible		N/A	\$150
Ortho Deductible		N/A	N/A
<u>Calendar Year Max</u>			
I, II, & III		\$1,000	\$1,200
IV		N/A	N/A
Rate Guarantee			24 Mths
COON %			90%
<u>I Preventative</u>			
Oral Exams 1/6 Mth	100%	100%	
Prophylaxis 1/6 Mth	100%	100%	
Flouride <14 1/6 Mth	100%	100%	
X-Rays	100%	100%	
Selants <16 1/3 Yrs	100%	100%	
<u>II Basic</u>			
Simple Restorative	80%	80%	
Space Maintainers <16	100%	100%	
Non Surgical Extraction	80%	80%	
Non Surgical Periodontics	80%	80%	
<u>III Major</u>			
Restorative (crowns/inlay)	50%	50%	
Prosthetics	50%	50%	
Emergency Palliative	100%		
Endodontics	80%		
Surgical Extraction	80%	80%	
Surgical Periodontics	80%	80%	
<u>IV Orthodontics</u>			
< 19	50%	50%	
Waiting Period			
Lifetime Max		\$1,000	\$1,200

		Guardian Current	MetLife (un- blended)	SafeGuard (blended)	Ameritas (blended)	Ameritas (blended)
			W/O Tax	W Tax	W/O Tax	W/O Tax
Employee Only	110	\$22.41	\$19.91	\$21.64	\$21.37	\$21.25
Employee + Spouse	30	\$45.03	\$40.12	\$43.29	\$42.88	\$42.43
Employee + Child(ren)	30	\$60.75	\$54.15	\$55.80	\$59.42	\$59.29
Employee + Family	24	\$83.40	\$74.37	\$75.49	\$80.84	\$80.72
Retiree Only	16	\$22.41	\$20.61	\$21.64	\$21.37	\$22.83
Retiree + Spouse	7	\$45.03	\$41.41	\$43.29	\$42.88	\$45.73
Retiree + Child(ren)		\$60.75	\$55.86	\$55.80	\$59.42	\$60.88
Retiree + Family		\$83.40	\$76.70	\$75.49	\$80.84	\$84.12
Monthly Cost		\$8,314	\$7,423	\$7,814	\$8,002	\$8,012
Annual Cost		\$99,766	\$89,073	\$93,770	\$96,023	\$96,141
Annual Inc/(Dec)			(\$10,694)	(\$5,997)	(\$3,743)	(\$3,625)
Annual % of Inc/(Dec)			-10.7%	-6.0%	-3.8%	-3.6%
<u>Deductible</u>						
Individual Deductible		\$50	\$50	\$50	\$50	\$50
Family Deductible		N/A	\$150	\$150	N/A	N/A
Ortho Deductible		N/A	N/A	N/A	N/A	N/A
<u>Calendar Year Max</u>						
I, II, & III		\$1,000	\$1,500	\$1,500	\$1,500	\$1,500
IV		N/A	N/A	N/A	N/A	N/A
Rate Guarantee			2 Yrs	2 Yrs LR	24 Mths LR	24 Mths LR
OON %			90%	90%	90%	90%
<u>I Preventative</u>						
Oral Exams 1/6 Mth		100%	100%	100%	100%/2 Per Yr	100%/2 Per Yr
Prophylaxis 1/6 Mth		100%	100%	100%	100%/2 Per Yr	100%/2 Per Yr
Flouride <14 1/6 Mth		100%	100%	100%	100%/<18	100%/<18
X-Rays		100%	100%	100%	100%	100%
Selants <16 1/3 Yrs		100%	100%	100%	100%	100%
<u>II Basic</u>						
Simple Restorative		80%	80%	80%	80%	80%
Space Maintainers <16		100%	100%	100%	100%	100%
Non Surgical Extraction		80%	80%	80%	80%	80%
Non Surgical Periodontics		80%	80%	80%	80%	80%
<u>III Major</u>						
Restorative (crowns/inlay)		50%	50%	50%	50%	50%
Proshtetics		50%	50%	50%	50%	50%
Emergency Palliative		100%	100%	100%	80%	80%
Endodontics		80%	80%	80%	80%	80%
Surgical Extraction		80%	80%	80%	80%	80%
Surgical Periodontics		80%	80%	80%	80%	80%
Waiting Period						
<u>IV Orthodontics</u>						
< 19		50%	50%	50%	50%	50%
Waiting Period					None	None
Lifetime Max		\$1,000	\$1,500	\$1,500	\$1,500	\$1,500

		Guardian Current	Standard (blended)	CompBenefits (blended)	UHC (Spectera)	Standard (blended)
			W/O Tax	W Tax	W/O Tax	W/O Tax
Employee Only	110	\$22.41	\$21.97	\$22.02	\$23.70	\$23.74
Employee + Spouse	30	\$45.03	\$44.16	\$44.24	\$47.62	\$47.70
Employee + Child(ren)	30	\$60.75	\$59.57	\$59.66	\$64.25	\$64.35
Employee + Family	24	\$83.40	\$81.78	\$81.90	\$88.20	\$88.34
Retiree Only	16	\$22.41	\$21.97	\$22.02	\$23.70	\$23.74
Retiree + Spouse	7	\$45.03	\$44.16	\$44.24	\$47.62	\$47.70
Retiree + Child(ren)		\$60.75	\$59.57	\$59.66	\$64.25	\$64.35
Retiree + Family		\$83.40	\$81.78	\$81.90	\$88.20	\$88.34
			W Tax	W Tax	W Tax	W Tax
Monthly Cost		\$8,314	\$8,152	\$8,167	\$8,792	\$8,807
Annual Cost		\$99,766	\$97,824	\$98,002	\$105,509	\$105,682
Annual Inc/(Dec)			(\$1,943)	(\$1,765)	\$5,743	\$5,915
Annual % of Inc/(Dec)			-1.9%	-1.8%	5.8%	5.9%
<u>Deductible</u>						
Individual Deductible		\$50	\$50	\$50	\$50	\$50
Family Deductible		N/A	N/A	\$150	\$150	N/A
Ortho Deductible		N/A	N/A	\$50	\$50	N/A
<u>Calendar Year Max</u>						
I, II, & III		\$1,000	\$1,500	\$1,500	\$1,500	\$1,500
IV		N/A	N/A	\$750	N/A	N/A
Rate Guarantee			1Yr	2 Yrs LR	24 Mths	2 Yrs
OON %			90%	80%	85%	90%
<u>I Preventative</u>						
Oral Exams 1/6 Mth		100%	100%	100%	100%	100%
Prophylaxis 1/6 Mth		100%	100%	100%	100%	100%
Flouride <14 1/6 Mth		100%	100%/<13	100%/<16	100%	100%/<13
X-Rays		100%	100%	100%	100%	100%
Selants <16 1/3 Yrs		100%	100%/<13	100%	100%	100%/<13
<u>II Basic</u>						
Simple Restorative		80%	80%	80%	80%	80%
Space Maintainers <16		100%	100%	100%	100%	100%
Non Surgical Extraction		80%	80%	80%	80%	80%
Non Surgical Periodontics		80%	80%	80%	80%	80%
<u>III Major</u>						
Restorative (crowns/inlay)		50%	50%	50%	50%	50%
Proshtetics		50%	50%	50%	50%	50%
Emergency Palliative		100%		80%	100%	
Endodontics		80%	80%	80%	80%	80%
Surgical Extraction		80%	80%	80%	80%	80%
Surgical Periodontics		80%	80%	80%	80%	80%
Waiting Period						
<u>IV Orthodontics</u>						
< 19		50%	50%	50%/<18	50%	50%
Waiting Period						
Lifetime Max		\$1,000	\$1,000	\$1,500	\$1,500	\$1,000

		Guardian Current	Delta	Delta (blended)	Delta	Delta (blended)	Cigna Req 15% Dep City Pd.
			W Tax	W Tax	W Tax	W Tax	W/O Tax
Employee Only	110	\$22.41	\$17.01	\$17.05	\$17.48	\$17.52	\$23.50
Employee + Spouse	30	\$45.03	\$32.48	\$32.56	\$33.37	\$33.46	\$47.23
Employee + Child(ren)	30	\$60.75	\$39.46	\$39.57	\$40.55	\$40.66	\$63.71
Employee + Family	24	\$83.40	\$61.26	\$61.42	\$62.95	\$63.11	\$87.47
Retiree Only	16	\$22.41	\$17.53	\$17.05	\$18.01	\$17.52	\$23.50
Retiree + Spouse	7	\$45.03	\$33.52	\$32.56	\$34.44	\$33.46	\$47.23
Retiree + Child(ren)		\$60.75	\$40.73	\$39.57	\$41.85	\$40.66	\$63.71
Retiree + Family		\$83.40	\$63.24	\$61.42	\$64.97	\$63.11	\$87.47
			W Tax	W Tax	W Tax	W Tax	W Tax
Monthly Cost		\$8,314	\$6,015	\$6,014	\$6,180	\$6,180	\$8,719
Annual Cost		\$99,766	\$72,176	\$72,170	\$74,165	\$74,160	\$104,629
Annual Inc/(Dec)			(\$27,591)	(\$27,596)	(\$25,601)	(\$25,607)	\$4,863
Annual % of Inc/(Dec)			-27.7%	-27.7%	-25.7%	-25.7%	4.9%
<u>Deductible</u>							
Individual Deductible		\$50	\$50	\$50	\$50	\$50	\$50
Family Deductible		N/A	N/A	N/A	N/A	N/A	\$150
Ortho Deductible		N/A	N/A	N/A	N/A	N/A	N/A
<u>Calendar Year Max</u>							
I, II, & III		\$1,000	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
IV		N/A	N/A	N/A	N/A	N/A	N/A
Rate Guarantee			1 Yr	1 Yr	2 Yrs	2 Yrs	24 Mths
OON %			Fee Sched	Fee Sched	Fee Sched	Fee Sched	90%
<u>I Preventative</u>							
Oral Exams 1/6 Mth		100%	100%	100%	100%	100%	100%
Prophylaxis 1/6 Mth		100%	100%	100%	100%	100%	100%
Flouride <14 1/6 Mth		100%	100%/<19	100%/<19	100%/<19	100%/<19	100%
X-Rays		100%	100%	100%	100%	100%	100%
Selants <16 1/3 Yrs		100%	100%	100%	100%	100%	100%
<u>II Basic</u>							
Simple Restorative		80%	80%	80%	80%	80%	80%
Space Maintainers <16		100%	100%	100%	100%	100%	100%
Non Surgical Extraction		80%	80%	80%	80%	80%	80%
Non Surgical Periodontics		80%	80%	80%	80%	80%	80%
<u>III Major</u>							
Restorative (crowns/inlay)		50%	50%	50%	50%	50%	50%
Proshtetics		50%	50%	50%	50%	50%	50%
Emergency Palliative		100%	100%	100%	100%	100%	
Endodontics		80%	80%	80%	80%	80%	
Surgical Extraction		80%					80%
Surgical Periodontics		80%					80%
Waiting Period							
<u>IV Orthodontics</u>							
< 19		50%	50%	50%	50%	50%	50%
Waiting Period							
Lifetime Max		\$1,000	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500

Medical and Prescription Insurance

	Current FY06-07				Proposed FY07-08			Inc/Dec For City	Inc/Dec For Emp/Retiree
Plan	Enrolled	Total	City	Employee	Total	City	Employee		
Option 1 (CC30)									
Emp Only	94	\$ 252.61	\$ 252.61	\$ -	\$ 224.66	\$ 224.66	\$ -	\$ (27.95)	\$ -
Emp + Spouse	7	\$ 613.59	\$ 267.61	\$ 345.98	\$ 545.70	\$ 239.66	\$ 306.04	\$ (27.95)	\$ (39.94)
Emp + Children	26	\$ 443.68	\$ 267.61	\$ 176.07	\$ 394.59	\$ 239.66	\$ 154.93	\$ (27.95)	\$ (21.14)
Emp + Family	13	\$ 756.76	\$ 267.61	\$ 489.15	\$ 673.03	\$ 239.66	\$ 433.37	\$ (27.95)	\$ (55.78)
Retiree Only	9	\$ 252.61	\$ 126.30	\$ 126.31	\$ 294.31	\$ 147.15	\$ 147.16	\$ 20.85	\$ 20.85
Retiree + Spouse	1	\$ 613.59	\$ 133.80	\$ 479.79	\$ 714.87	\$ 147.15	\$ 567.72	\$ 13.35	\$ 87.93
Retiree + Children	0	\$ 443.68	\$ 133.80	\$ 309.88	\$ 516.90	\$ 147.15	\$ 369.75	\$ 13.35	\$ 59.87
Retiree + Family	0	\$ 756.76	\$ 133.80	\$ 622.96	\$ 881.66	\$ 147.15	\$ 734.51	\$ 13.35	\$ 111.55
Retiree Spouse Only	0	\$ 252.61	\$ -	\$ 252.61	\$ 294.31	\$ -	\$ 294.31	\$ -	\$ 41.70
Option 2 (CC40)									
Emp Only	44	\$ 223.04	\$ 252.61	\$ (29.57)	\$ 198.68	\$ 224.66	\$ (25.98)	\$ (27.95)	\$ 3.59
Emp + Spouse	3	\$ 541.77	\$ 267.61	\$ 274.16	\$ 482.60	\$ 239.66	\$ 242.94	\$ (27.95)	\$ (31.22)
Emp + Children	8	\$ 391.74	\$ 267.61	\$ 124.13	\$ 348.96	\$ 239.66	\$ 109.30	\$ (27.95)	\$ (14.83)
Emp + Family	2	\$ 668.18	\$ 267.61	\$ 400.57	\$ 595.21	\$ 239.66	\$ 355.55	\$ (27.95)	\$ (45.02)
Retiree Only	2	\$ 223.04	\$ 126.30	\$ 96.74	\$ 258.77	\$ 147.15	\$ 111.62	\$ 20.85	\$ 14.88
Retiree + Spouse	1	\$ 541.77	\$ 133.80	\$ 407.97	\$ 628.56	\$ 147.15	\$ 481.41	\$ 13.35	\$ 73.44
Retiree + Children	0	\$ 391.74	\$ 133.80	\$ 257.94	\$ 454.50	\$ 147.15	\$ 307.35	\$ 13.35	\$ 49.41
Retiree + Family	0	\$ 668.18	\$ 133.80	\$ 534.38	\$ 775.23	\$ 147.15	\$ 628.08	\$ 13.35	\$ 93.70
Retiree Spouse Only	0	\$ 223.04	\$ -	\$ 223.04	\$ 258.77	\$ -	\$ 258.77	\$ -	\$ 35.73
Option 3 (CC30 w/ POS)									
Emp Only	4	\$ 270.54	\$ 252.61	\$ 17.93	\$ 258.51	\$ 239.66	\$ 18.85	\$ (12.95)	\$ 0.92
Emp + Spouse	0	\$ 657.14	\$ 267.61	\$ 389.53	\$ 627.92	\$ 239.66	\$ 388.26	\$ (27.95)	\$ (1.27)
Emp + Children	1	\$ 475.17	\$ 267.61	\$ 207.56	\$ 454.04	\$ 239.66	\$ 214.38	\$ (27.95)	\$ 6.82
Emp + Family	1	\$ 810.48	\$ 267.61	\$ 542.87	\$ 774.44	\$ 239.66	\$ 534.78	\$ (27.95)	\$ (8.09)
Retiree Only	2	\$ 270.54	\$ 126.30	\$ 144.24	\$ 339.61	\$ 147.15	\$ 192.46	\$ 20.85	\$ 48.22
Retiree + Spouse	0	\$ 657.14	\$ 133.80	\$ 523.34	\$ 824.92	\$ 147.15	\$ 677.77	\$ 13.35	\$ 154.43
Retiree + Children	0	\$ 475.17	\$ 133.80	\$ 341.37	\$ 596.49	\$ 147.15	\$ 449.34	\$ 13.35	\$ 107.97
Retiree + Family	0	\$ 810.48	\$ 133.80	\$ 676.68	\$ 1,017.40	\$ 147.15	\$ 870.25	\$ 13.35	\$ 193.57
Retiree Spouse Only	0	\$ 270.54	\$ -	\$ 270.54	\$ 339.61	\$ -	\$ 339.61	\$ -	\$ 69.07
Option 4 (HMO25)									
Emp Only	217	\$ 290.90	\$ 252.61	\$ 38.29	\$ 280.87	\$ 239.66	\$ 41.21	\$ (12.95)	\$ 2.92
Emp + Spouse	16	\$ 706.60	\$ 267.61	\$ 438.99	\$ 682.25	\$ 239.66	\$ 442.59	\$ (27.95)	\$ 3.60
Emp + Children	77	\$ 510.95	\$ 267.61	\$ 243.34	\$ 493.34	\$ 239.66	\$ 253.68	\$ (27.95)	\$ 10.34
Emp + Family	22	\$ 871.47	\$ 267.61	\$ 603.86	\$ 841.44	\$ 239.66	\$ 601.78	\$ (27.95)	\$ (2.08)
Retiree Only	33	\$ 290.90	\$ 126.30	\$ 164.60	\$ 368.08	\$ 147.15	\$ 220.93	\$ 20.85	\$ 56.33
Retiree + Spouse	10	\$ 706.60	\$ 133.80	\$ 572.80	\$ 894.10	\$ 147.15	\$ 746.95	\$ 13.35	\$ 174.15
Retiree + Children	1	\$ 510.95	\$ 133.80	\$ 377.15	\$ 646.52	\$ 147.15	\$ 499.37	\$ 13.35	\$ 122.22
Retiree + Family	3	\$ 871.47	\$ 133.80	\$ 737.67	\$ 1,102.72	\$ 147.15	\$ 955.57	\$ 13.35	\$ 217.90
Retiree Spouse Only	4	\$ 290.90	\$ -	\$ 290.90	\$ 368.08	\$ -	\$ 368.08	\$ -	\$ 77.18

Dental Insurance

Plan	Current FY06-07				Proposed FY07-08			Inc/Dec	Inc/Dec For
	Enrolled	Total	City	Employee	Total	City	Employee	For City	Emp/Retiree
Standard									
Emp Only	194	\$ 9.32	\$ 9.32	\$ -	\$ 8.00	\$ 8.00	\$ -	\$ (1.32)	\$ -
Emp + Spouse	24	\$ 18.42	\$ 9.32	\$ 9.10	\$ 15.81	\$ 8.00	\$ 7.81	\$ (1.32)	\$ (1.29)
Emp + Children	49	\$ 22.91	\$ 9.32	\$ 13.59	\$ 19.67	\$ 8.00	\$ 11.67	\$ (1.32)	\$ (1.92)
Emp + Family	46	\$ 33.17	\$ 9.32	\$ 23.85	\$ 28.47	\$ 8.00	\$ 20.47	\$ (1.32)	\$ (3.38)
Retiree Only	11	\$ 9.32	\$ 4.66	\$ 4.66	\$ 8.24	\$ 4.00	\$ 4.24	\$ (0.66)	\$ (0.42)
Retiree + Spouse	7	\$ 18.42	\$ 4.66	\$ 13.76	\$ 16.28	\$ 4.00	\$ 12.28	\$ (0.66)	\$ (1.48)
Retiree + Children	0	\$ 22.91	\$ 4.66	\$ 18.25	\$ 20.26	\$ 4.00	\$ 16.26	\$ (0.66)	\$ (1.99)
Retiree + Family	3	\$ 33.17	\$ 4.66	\$ 28.51	\$ 29.32	\$ 4.00	\$ 25.32	\$ (0.66)	\$ (3.19)
Buy Up									
Emp Only	116	\$ 22.41	\$ 9.32	\$ 13.09	\$ 20.59	\$ 8.00	\$ 12.59	\$ (1.32)	\$ (0.50)
Emp + Spouse	30	\$ 45.03	\$ 9.32	\$ 35.71	\$ 41.37	\$ 8.00	\$ 33.37	\$ (1.32)	\$ (2.34)
Emp + Children	34	\$ 60.75	\$ 9.32	\$ 51.43	\$ 55.81	\$ 8.00	\$ 47.81	\$ (1.32)	\$ (3.62)
Emp + Family	26	\$ 83.40	\$ 9.32	\$ 74.08	\$ 76.61	\$ 8.00	\$ 68.61	\$ (1.32)	\$ (5.47)
Retiree Only	17	\$ 22.41	\$ 4.66	\$ 17.75	\$ 20.59	\$ 4.00	\$ 16.59	\$ (0.66)	\$ (1.16)
Retiree + Spouse	7	\$ 45.03	\$ 4.66	\$ 40.37	\$ 41.37	\$ 4.00	\$ 37.37	\$ (0.66)	\$ (3.00)
Retiree + Children	0	\$ 60.75	\$ 4.66	\$ 56.09	\$ 55.81	\$ 4.00	\$ 51.81	\$ (0.66)	\$ (4.28)
Retiree + Family	0	\$ 83.40	\$ 4.66	\$ 78.74	\$ 76.61	\$ 4.00	\$ 72.61	\$ (0.66)	\$ (6.13)

CITY OF TEMPLE EMPLOYEE BENEFITS TRUST - AGENDA

1. Consider adopting the City of Temple Investment Policy as the policy for investments for the City of Temple Employee Benefits Trust now and as may be amended in the future.

The City of Temple adopts the Investment Policy annually with the adoption of the operating budget. Staff recommends that the Trustees adopt this same policy as the policy for the Trust now and as it may be amended in the future.

2. Consider designating the depository for the City of Temple Employee Benefits Trust as the depository utilized by the City of Temple now and as may be amended in the future.

The City of Temple contracts for depository services. The current contract which commenced in May 2007 is with Bank of America. Staff recommends that the Trustees designate the same depository that is designated for the City of Temple now and as it may be amended in the future.

3. Consider designating the signatories for the City of Temple Employee Benefits Trust the same as those utilized by the City of Temple now and as may be amended in the future.

The City of Temple has designated (and bonded) the following employees as signatories of the City: David Blackburn, Traci Barnard, Melissa Przybylski, Clydette Entzminger, Stacey Reisner, and Sara Sadler. Staff recommends that the Trustees designate the same signatories as those designated by the City now and as they may be amended in the future.

4. Consider designating and authorizing the annual auditors for the City of Temple now and as may be amended in the future to conduct an audit of the City of Temple Employee Benefits Trust at such time that the audit for the City of Temple is conducted.

The City of Temple annually contracts for, and has currently contracted with Brockway, Gersbach, McKinnon and Neimier, to conduct the City's audit. Staff recommends that the Trustees authorize the same company as that contracted by the City of Temple to conduct the annual audit of the City of Temple Employee Benefits Trust now and as the contracted firm may be amended in the future.

5. Consider action to purchase a medical and prescription insurance policy from Scott & White Health Plan for employees and under age 65 retirees of the City of Temple for Fiscal Year 2007-2008.

Please refer to Council Agenda Item #9 for background information relating to this item.

6. Consider action to purchase a dental insurance policy from Met Life for employees and under age 65 retirees of the City of Temple for Fiscal Year 2007-2008.

Please refer to Council Agenda Item #9 for background information relating to this item.



COUNCIL AGENDA ITEM MEMORANDUM

08/02/07
Item #10
Regular Agenda
Page 1 of 2

DEPT./DIVISION SUBMISSION & REVIEW:

Jonathan Graham, City Attorney
David Blackburn, City Manager

ITEM DESCRIPTION: Consider adopting a resolution authorizing the purchase of the property located at 212 East Avenue A.

Executive Session – The City Council may enter into executive session pursuant to Section 551.072 of the Texas Government Code to discuss the purchase, exchange, lease or sale of real property.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

BACKGROUND: The City has been approached by the owners of the property at 212 East Avenue A, commonly known as the Nadine Apartments, to gauge the City's interest in acquiring that property. The property is part of the Temple Original Survey, Block 24, Lots 19 & 20. The lot is 60' x 110', or 0.1515 acre. The current building dates back to 1925 and is approximately 5,088 square feet. Appraisal history on the property shows that in 2001, the land was appraised at \$6,600 and the improvement at \$48,279. Following the renovations, the property was appraised for 2007 at \$6,600 for the land and \$84,166 (\$90,766 total). Taxes in 2007 were \$2,431.

The property is on the southeast corner of the block containing the Bell County Annex and across the street from the Police Station. The City already owns the lot and building next door to the Nadine Apartment property, which we acquired by donation two years ago. We are set to discuss this item with you in a work session Thursday afternoon.

The property had fallen into disrepair in recent years. The property was acquired by investors in about 2004 and renovated as apartments in 2006, but the developer has not had a lot of interest in the property for that purpose (and level of finish out). We understand that the lenders foreclosed on the property and it is currently being marketed by a local commercial realtor. Because of the property's location adjacent to the County Annex and the Police Station, we are monitoring the condition of the property to ensure that it doesn't continue to deteriorate, and we're discussing this item with you to see whether you have any interest in the City acquiring the property or taking some efforts to encourage its beneficial use by private developers.

We have asked Richard Therriault to inspect the interior and exterior of the building prior to our workshop, and we'll share current tax information, photographs, and our assessment of the condition of the property with you at the workshop.

We have not identified a particular use that the City might make of the property if acquired. Possible reasons for acquiring the property might include: (1) relocating some City operations to the existing building; (2) demolishing the current structure (along with the building on the lot we already own to the immediate west) and constructing a future City facility on the lot; (3) acquiring the property for economic development purposes and conveying it to a private entity for commercial purposes; or (4) acquiring the property for a social service agency.

The broker listing the property has not offered the property at a specific price at the time of writing this agenda item. We will discuss the potential sale price with you in executive session. While our primary interest in discussing this item with you in a workshop is to determine the City Council's interest, if any, in acquiring the property, we have posted this item as an action item to allow the City Council to move forward with acquiring the property if that is your direction.

FISCAL IMPACT: If the purchase of this property is approved by the Council, a budget amendment will be prepared appropriating the necessary funds from account 351-1000-511-6310, project # 100001, for the purchase of the property. Funding for the purchase will come from the General Fund's Fund Balance - Designated for Capital Projects-Unallocated, account 110-0000-352-1345.

ATTACHMENTS:

[Budget Adjustment
Resolution](#)

FY 2007

BUDGET ADJUSTMENT FORM

Use this form to make adjustments to your budget. All adjustments must balance within a Department.

Adjustments should be rounded to the nearest \$1.

+

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ACCOUNT NUMBER	PROJECT #	ACCOUNT DESCRIPTION	INCREASE		DECREASE	
351-1000-511-63-10	100001	Buildings & Grounds	\$ 300,000			
351-0000-490-25-82		Transfer in - General Fund	300,000			
110-9100-591-81-51		Transfer out-Capital Projects Fund	300,000			
110-0000-352-13-45		Des Cap Projects-Unallocated			300,000	
TOTAL.....			\$ 900,000		\$ 300,000	

EXPLANATION OF ADJUSTMENT REQUEST: Include justification for increases AND reason why funds in decreased account are available.

To appropriate \$300,000 for the purchase of the property located at 212 East Avenue A, commonly known as the Nadine Apartments. Funding for this purchase will come from the General Fund's Fund Balance - Designated for Capital Projects-Unallocated.

DOES THIS REQUEST REQUIRE COUNCIL APPROVAL?

x	Yes
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☐ No

DATE OF COUNCIL MEETING

8/2/2007

WITH AGENDA ITEM?

☒ Yes☐ No

Department Head/Division Director

Date _____

	Approved
	Disapproved

Finance

Date _____

	Approved
	Disapproved

City Manager

Date _____

<input type="checkbox"/>	Approved
<input type="checkbox"/>	Disapproved

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TEMPLE, TEXAS, AUTHORIZING THE PURCHASE OF THE
PROPERTY LOCATED AT 212 EAST AVENUE A; AND PROVIDING
AN OPEN MEETINGS CLAUSE.

Whereas, the City has been approached by the owners of the property located at 212 East Avenue A, commonly known as the Nadine Apartments, to gauge the City's interest in acquiring that property;

Whereas, the property is on the southeast corner of the block containing the Bell County Annex and across the street from the Police Station – the City already owns the lot and building next door to the Nadine Apartment property which was acquired by donation two years ago;

Whereas, the property has fallen into disrepair in recent years and because of the property's location adjacent to the Bell County Annex and Police Station, acquisition of the property by the City will ensure that it doesn't continue to deteriorate;

Whereas, even though the City has not identified a particular use for the property, there are several options which will be explored before making that decision;

Whereas, funds are available for the acquisition of this property but an amendment to the FY2006-07 budget needs to be approved to transfer the funds to the appropriate expense account; and

Whereas, the City Council has considered the matter and deems it in the public interest to authorize this action.

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

Part 1: The City Council authorizes the acquisition of the property located at 212 East Avenue A, commonly known as the Nadine Apartments, for a cost not to exceed \$_____.

Part 2: The City Council authorizes the City Manager, or his designee, to execute any documents, after approval by the City Attorney, that may be necessary for this purchase.

Part 3: The City Council approves an amendment to the FY2006-07 budget, substantially in the form of the copy attached as Exhibit A, for this purchase.

Part 4: It is hereby officially found and determined that the meeting at which this Resolution is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED this the **2nd** day of **August**, 2007.

THE CITY OF TEMPLE, TEXAS

WILLIAM A. JONES, III, Mayor

ATTEST:

APPROVED AS TO FORM:

Clydette Entzminger
City Secretary

Jonathan Graham
City Attorney