



**TEMPLE CITY COUNCIL**

**NOTICE OF SPECIAL MEETING**

**THURSDAY, OCTOBER 25, 2007**

**8:00 A.M.**

**MUNICIPAL BUILDING**

**CITY COUNCIL CHAMBERS – 2<sup>ND</sup> FLOOR**

**2 NORTH MAIN STREET**

**TEMPLE, TX**

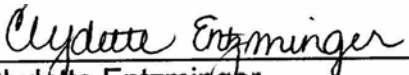
1. (A) [2007-4173](#): SECOND READING – Consider adopting an ordinance amending the Tax Increment Financing Reinvestment Zone No. 1 Financing Plan for FY 2008-2022 to include redesignation of projects within the Project Plan, bond proceeds, and future year bond payments.
- (B) [2007-5219-R](#): Consider adopting a resolution authorizing a construction contract with R.T. Schneider Construction Company, LTD, for construction activities required to build the Airport Business Park in northwest Temple within the TIF Reinvestment Zone #1 in an amount not to exceed \$2,221,641.50 and declare an official intent to reimburse this expenditure prior to the issuance of tax-exempt obligations for this project.

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

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I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at 10:30 AM on October 19, 2007.

  
\_\_\_\_\_  
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.

\_\_\_\_\_  
Name/Title



## COUNCIL AGENDA ITEM MEMORANDUM

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10/25/07  
Item #1(A)  
Regular Agenda  
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### **DEPT./DIVISION SUBMISSION & REVIEW:**

Traci L. Barnard, Director of Finance

**ITEM DESCRIPTION:** SECOND READING – Consider adopting an ordinance amending the Tax Increment Financing Reinvestment Zone No. 1 Financing Plan for FY 2008-2022 to include redesignation of projects within the Project Plan, bond proceeds, and future year bond payments.

**STAFF RECOMMENDATION:** Adopt ordinance as presented in item description on second reading and final reading.

**ITEM SUMMARY:** The current Tax Increment Financing (TIF) Reinvestment Zone #1 (RZ #1) is established for a term lasting through Year 2022. The RZ #1 gives the City and RZ #1 board a very important economic development tool to build public infrastructure that is essential to attracting sustainable jobs to Temple.

The 2005 Master Plan for the RZ #1 made adjustments to assure that Temple can continue to attract a wide range of business development. The Master Plan determined that it was essential to provide a variety of development sites and business amenities. A key for the development sites is for them to be 'shovel ready'. Broad Categories of land use and business markets included in the plan include the following:

- Manufacturing/Distribution
- Warehouse/Distribution
- Advanced Technology
- Bio-Science and Medical
- Corporate Campus and Office
- Aviation Industrial
- Freeway Commercial/Technology/Industrial
- Downtown: Office, Commercial, Retail, Entertainment, Residential

The RZ #1 Project and Finance Committees have been meeting and discussing proposed projects over the past few months. The Temple Economic Development Corporation (TEDC) has also been very involved in the committee meetings. On September 26, 2007 the proposed projects along with the amendments to the Financing Plan were presented to the RZ #1 Board. The Board unanimously approved the projects and amendments to the Financing Plan.

The proposed plan amendment covers the following:

- Project plan amendments over four years (2008 – 2011) (see attached Project Plan)
  - Bond Projects, including an amendment for bond payments through 2022
- Revenue updates based on a 1% growth in increment values, the addition of expiring abatements, and increased increment values in FY 2008 thru 2022.

The proposed bond issue of \$21,385,000 includes the following ten projects, plus project contingencies and bond issuance costs totaling \$665,815:

**Railroad Spur – Phase II:** Engineering is substantially complete on Phase I of this project, which entails the reconstruction of the main lines of the BNSF Railroad to Wilsonart in advance of highway reconstruction of Northwest Loop 363 by TX DOT. The proposed Phase II of this project will extend the rail spur approximately 9,500 feet to Wendland Road and open up rail developable sites along Wilsonart Drive. In addition, Phase II will include the construction of approximately 2,600 feet of ladder track that will enable the storage of approximately 40 rail cars. It is anticipated that construction of Phase II will be done in conjunction with the construction of Phase I, with a projected let date of January 2008. Required funding for this project is estimated at \$2,498,400, which includes \$298,400 for engineering and \$2,200,000 for construction.

**Railroad Spur – Phase II (Redesign and Expanded Scope):** The redesign and expanded scope of Phase II will add additional storage track to the original project. The project redesigned under this will consist of approximately 26,600 linear feet of rail. It is anticipated that construction of Phase II will be done in conjunction with the construction of Phase I, with a projected let date of January 2008. Required funding for this project is estimated at \$3,573,000, which includes \$173,000 for engineering and \$3,400,000 for construction.

**Bioscience Park – Phase I:** It is anticipated that in the fall 2007 construction will begin on the Outer Loop Phase 2 (i.e. the extension of Old Howard Road from SH 36 south to FM 2305). This new roadway will open up developable sites within the Bioscience Campus, and accordingly, it being recommended that this project be constructed in conjunction with the Outer Loop Phase 2 project. The Bioscience Park Phase I project will include the construction of an approximate 2,700 foot roadway to the east of the Outer Loop Phase 2 into the proposed Bioscience Campus. In addition, to provide utilities to the lots within the proposed park, this project will include the extension from Pepper Creek of approximately 7,000 feet of wastewater line and the extension of approximately 2,500 linear feet of 12-inch water line. Required funding for this project is estimated at \$2,084,500, which includes \$284,500 for engineering and \$1,800,000 for construction.

**Airport Park:** This project brings forth two projects that have been already engineered: (1) the extension of Industrial Boulevard westward from Old Howard Road to the airport, including a water line, and (2) the extension of a wastewater line from a point south of SH 36 along Pepper Creek to the proposed extension of Industrial Boulevard. In addition, this project includes the platting of proposed lots within the Airport Park, the construction of side roads totaling approximately 2,100 feet, and utility extensions to service the lots. It is anticipated that construction of this project will begin in October 2007. Required funding for this project is estimated at \$2,862,285, which includes \$157,000 for engineering and \$2,705,285 for construction.

**Southeast Industrial Park:** With the depletion of developable larger lots in the City's Northwest Industrial Park, it is being recommended that infrastructure improvements and extensions be made to the Southeast Industrial Park. The development of the Southeast Industrial Park will include the extension of Lorraine Avenue by approximately 2,100 feet, a wastewater line extension of approximately 2,500 feet, and the extension of an approximate 900-foot waterline along Lorraine Avenue. It is anticipated that construction of this project will begin in November 2007. Required funding for this project is estimated at \$1,385,000, which includes \$185,000 for engineering and \$1,200,000 for construction.

**Wendland Road Improvements:** Utility infrastructure and street improvements are required to implement the Wendland Road Improvements within the TIF Reinvestment Zone #1. Water service is currently available through a 1.5 inch diameter line along a portion of Wendland Road north of H.K. Dodgen Loop, but is not available long the extent of Wendland Road to the future outer loop. Wastewater service is not available along Wendland Road from the future outer loop to south of Wilsonart Drive. Infrastructure designed with this project will consist of approximately 5700 feet of streets, 4500 feet of water line, and 2000 feet of wastewater line. It is anticipated that construction of this project will begin in January 2008. Required funding for this project is estimated at \$3,876,500, which includes \$276,500 for engineering and \$3,600,000 for construction.

**Elm Creek Detention Pond:** A detention pond is required for the detention of storm water runoff generated by future development associated with the Rail Park within the TIF Reinvestment Zone #1. The detention pond designed with the project will consist of an approximately 25-acre detention facility. It is anticipated that construction of this project will begin in January 2008. Required funding for this project is estimated at \$2,104,500, which includes \$104,500 for engineering and \$2,000,000 for construction.

**Underground Storm Water Improvements:** It is anticipated that construction of this project will begin in January 2008. Required funding for this project is estimated at \$925,000, which includes \$125,000 for engineering and \$800,000 for construction.

**Wastewater Lift Station:** It is anticipated that construction of this project will begin in January 2008. Required funding for this project is estimated at \$460,000, which includes \$60,000 for engineering and \$400,000 for construction.

**ROW Acquisition for Public Improvements:** Required funding for this project is estimated at \$950,000.

**FISCAL IMPACT:** The proposed \$21,385,000 Combination Tax and Revenue Bonds will have average annual debt service over the life of the bonds of approximately \$2,120,000. This amount was computed using an assumed interest rate of 4.85% for 15 yrs (the remaining life of the RZ #1).

Available debt capacity was computed using a times coverage ratio of 2.00 and projected future increment growth within the RZ # 1.

A budget adjustment is attached for Council's approval appropriating funds as recommended in the Tax Increment Financing Reinvestment Zone No. 1 Financing Plan.

**ATTACHMENTS:**

[Financing Plan](#)  
[Summary Financing Plan with Detailed Project Plan](#)  
[Budget Adjustment](#)  
[Ordinance](#)

DESCRIPTION	YE 9/30/07 Year 25 (1)	YE 9/30/08 Year 26	YE 9/30/09 Year 27	YE 9/30/10 Year 28	YE 9/30/11 Year 29	YE 9/30/12 Year 30	YE 9/30/13 Year 31	YE 9/30/14 Year 32	YE 9/30/15 Year 33	YE 9/30/16 Year 34	YE 9/30/17 Year 35	YE 9/30/18 Year 36	YE 9/30/19 Year 37	YE 9/30/20 Year 38	YE 9/30/21 Year 39	YE 9/30/22 Year 40
<b>1 Appraised Value</b>	\$ 119,486,508	\$ 123,405,421	\$ 131,160,068	\$ 140,238,369	\$ 144,626,499	\$ 212,822,764	\$ 233,450,991	\$ 235,785,501	\$ 238,143,356	\$ 240,524,790	\$ 242,930,038	\$ 245,359,338	\$ 314,562,931	\$ 335,208,561	\$ 339,570,646	\$ 342,966,353
<b>5 FUND BALANCE, Begin</b>	\$ 12,400,571	\$ 1,077,108	\$ 2,163,313	\$ 2,487,875	\$ 2,890,940	\$ 2,328,163	\$ 1,685,409	\$ 1,656,466	\$ 1,590,649	\$ 1,588,925	\$ 1,652,262	\$ 1,776,990	\$ 1,469,793	\$ 1,649,971	\$ 1,947,290	\$ 1,829,412
<b>SOURCES OF CASH:</b>																
10 Tax Revenues	3,366,807	3,934,637	4,051,430	4,184,297	4,261,254	6,236,977	6,833,461	6,901,327	6,989,871	7,039,100	7,109,022	7,179,643	9,183,450	9,810,408	9,908,043	10,006,655
15 Allowance for Uncoll. Taxes	-	(105,146)	(108,507)	(112,341)	(114,517)	(115,655)	(116,801)	(117,961)	(119,132)	(120,314)	(121,509)	(122,715)	(123,934)	(125,165)	(126,408)	(127,663)
20 Interest Income-Bonds	164,996	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
25 Interest Income-Other	300,000	440,000	40,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	40,000	40,000	30,000	10,000
30 Other Bond Proceeds	-	21,385,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
35 Grant Funds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>40 TOTAL SOURCES</b>	<b>3,831,803</b>	<b>25,654,491</b>	<b>3,982,932</b>	<b>4,121,956</b>	<b>4,196,837</b>	<b>6,170,322</b>	<b>6,766,660</b>	<b>6,833,366</b>	<b>6,900,739</b>	<b>6,968,786</b>	<b>7,037,513</b>	<b>7,106,928</b>	<b>9,099,516</b>	<b>9,725,243</b>	<b>9,811,635</b>	<b>9,888,992</b>
<b>USES OF CASH:</b>																
<b>Operating Expenses</b>																
50 Prof Svcs/Proj Mgmt	125,740	88,434	90,202	92,007	93,847	95,724	97,638	99,591	101,583	103,615	105,687	107,801	109,957	112,156	114,399	116,687
51 Legal/Audit	1,100	1,100	1,100	1,100	1,100	1,200	1,200	1,200	1,200	1,200	1,300	1,300	1,300	1,300	1,300	1,400
55 Zone Mtc	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000
60 TE/DC	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
65 TISD-Joint Use facilities	498,816	21,981	22,201	22,423	22,647	22,873	23,102	23,333	23,567	23,802	24,040	24,281	24,523	24,769	25,016	25,267
90 Subtotal-Operating Expenses	809,656	286,515	288,503	290,530	292,594	294,797	296,940	299,124	301,350	303,617	306,027	308,382	310,780	313,225	316,715	318,354
<b>Projects (2)</b>																
199 North Zone (3)	3,594,348	13,883,000	40,000	40,000	-	-	800,000	-	-	-	-	2,700,000	-	-	-	-
299 Western Anderson Zone (3)	877,499	2,795,295	-	300,000	1,225,150	2,175,850	1,100,000	-	-	-	-	-	-	-	-	-
399 Western Bio-Science & Medical Zone (3)	6,201,150	3,865,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
400 Southeast Industrial Park Zone (3)	185,000	1,200,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
405 General Roadway Improvements	318,050	200,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
410 Major Gateway Entrances	-	-	400,000	-	400,000	-	-	-	-	-	-	-	-	-	-	-
415 Downtown Improvements	7,197	13,612	185,779	192,113	195,747	197,691	199,655	201,639	203,643	205,667	207,710	209,775	211,860	213,966	216,093	218,241
420 Loop 363 Improvements	2,300,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
430 Reserve for Aztec facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
500 Zone Projects - Public Improvements	-	280,815	850,000	1,000,000	750,000	750,000	1,000,000	3,000,000	3,000,000	3,000,000	3,000,000	800,000	5,000,000	5,500,000	6,000,000	7,783,654
600 Subtotal-Projects	13,483,244	22,127,712	1,475,779	1,532,113	2,570,897	3,123,541	3,099,655	3,201,639	3,203,643	3,205,667	3,207,710	3,709,775	5,211,860	5,713,966	6,216,093	8,001,895
<b>Debt Service</b>																
625 2003 Bond Issue	870,166	867,935	866,385	868,545	868,420	867,035	869,055	869,855	868,930	866,530	867,440	866,753	869,240	869,640	868,070	870,070
630 2007 Bond Issue (\$21,385 ml)	-	1,284,924	1,026,503	1,026,503	1,026,503	2,526,503	2,528,753	2,527,365	2,527,340	2,528,435	2,530,408	2,528,015	2,526,258	2,529,893	2,528,435	2,526,885
635 Paying Agent Services	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
639 Subtotal-Debt Service	871,366	2,154,059	1,894,088	1,896,248	1,896,123	3,394,738	3,399,008	3,398,420	3,397,470	3,396,165	3,399,048	3,395,968	3,396,698	3,400,733	3,397,705	3,398,155
<b>650 TOTAL USES</b>	<b>15,155,266</b>	<b>24,568,286</b>	<b>3,658,370</b>	<b>3,718,891</b>	<b>4,759,614</b>	<b>6,813,076</b>	<b>6,795,603</b>	<b>6,899,183</b>	<b>6,902,463</b>	<b>6,905,449</b>	<b>6,912,785</b>	<b>7,414,125</b>	<b>8,919,338</b>	<b>9,427,924</b>	<b>9,929,513</b>	<b>11,718,404</b>
<b>660 FUND BALANCE, End</b>	<b>1,077,108</b>	<b>2,163,313</b>	<b>2,487,875</b>	<b>2,890,940</b>	<b>2,328,163</b>	<b>1,685,409</b>	<b>1,656,466</b>	<b>1,590,649</b>	<b>1,588,925</b>	<b>1,652,262</b>	<b>1,776,990</b>	<b>1,469,793</b>	<b>1,649,971</b>	<b>1,947,290</b>	<b>1,829,412</b>	<b>0</b>
670 Request Debt Reserve	(958,000)	(958,000)	(958,000)	(958,000)	(958,000)	(958,000)	(958,000)	(958,000)	(958,000)	(958,000)	(958,000)	(958,000)	(958,000)	(958,000)	(958,000)	(958,000)
<b>700 AVAILABLE FUND BALANCE</b>	<b>\$ 109,108</b>	<b>\$ 1,195,313</b>	<b>\$ 1,519,875</b>	<b>\$ 1,932,940</b>	<b>\$ 1,366,163</b>	<b>\$ 717,409</b>	<b>\$ 688,466</b>	<b>\$ 622,649</b>	<b>\$ 620,925</b>	<b>\$ 684,262</b>	<b>\$ 808,990</b>	<b>\$ 501,793</b>	<b>\$ 681,971</b>	<b>\$ 979,290</b>	<b>\$ 861,412</b>	<b>\$ 0</b>
800 FUND BALANCE, Begin	12,400,571	1,077,108	2,163,313	2,487,875	2,890,940	2,328,163	1,685,409	1,656,466	1,590,649	1,588,925	1,652,262	1,776,990	1,469,793	1,649,971	1,947,290	1,829,412
805 Revenue over/(under)expense	(11,323,463)	1,086,205	324,562	403,065	(562,777)	(642,754)	(28,943)	(65,817)	(1,724)	63,337	124,728	(307,197)	180,178	297,319	(117,878)	(1,829,412)
<b>810 FUND BALANCE, End</b>	<b>\$ 1,077,108</b>	<b>\$ 2,163,313</b>	<b>\$ 2,487,875</b>	<b>\$ 2,890,940</b>	<b>\$ 2,328,163</b>	<b>\$ 1,685,409</b>	<b>\$ 1,656,466</b>	<b>\$ 1,590,649</b>	<b>\$ 1,588,925</b>	<b>\$ 1,652,262</b>	<b>\$ 1,776,990</b>	<b>\$ 1,469,793</b>	<b>\$ 1,649,971</b>	<b>\$ 1,947,290</b>	<b>\$ 1,829,412</b>	<b>\$ 0</b>

SUMMARY FINANCING PLAN									
	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015
5 <b>Beginning Available Fund Balance, Oct 1</b>	\$ 11,624,571	\$ 109,108	\$ 1,195,313	1,519,875	1,922,940	1,360,163	717,409	688,466	622,649
40 <b>Revenues, net</b>	3,831,803	25,654,491	3,982,932	4,121,956	4,196,837	6,170,322	6,766,660	6,833,366	6,900,739
45 <b>Less Required Debt Reserve</b> (increase after FY2006)	(192,000)	-	-	-	-	-	-	-	-
49 <b>Net Available for Appropriation</b>	15,264,374	25,763,599	5,178,245	5,641,831	6,119,777	7,530,485	7,484,069	7,521,832	7,523,388
50 General Administrative Expenditures	126,840	89,534	91,302	93,107	94,947	96,924	98,838	100,791	102,783
55 Zone Maintenance	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000
60 Contractual Payments (TEDC)	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
65 TISD - Joint Use Facilities	498,816	21,981	22,201	22,423	22,647	22,873	23,102	23,333	23,567
70 Debt Service - 2003 Issue	871,366	869,135	867,585	869,745	869,620	868,235	870,255	871,055	870,130
71 <b>Debt Service - Proposed 2007 Issue (\$21.385 mil)</b>	-	1,284,924	1,026,503	1,026,503	1,026,503	2,526,503	2,528,753	2,527,365	2,527,340
75 <b>Total Operating &amp; Committed Expenditures</b>	1,672,022	2,440,574	2,182,591	2,186,778	2,188,717	3,689,535	3,695,948	3,697,544	3,698,820
99 <b>Net Available for Projects</b>	\$ 13,592,352	\$ 23,323,025	\$ 2,995,654	\$ 3,455,053	\$ 3,931,060	\$ 3,840,950	\$ 3,788,121	\$ 3,824,288	\$ 3,824,568

PROJECT PLAN									
	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015
<b>NORTH ZONE (including Enterprise Park):</b>									
100 Railroad Spur Improvements	3,026,348	7,158,000	-	-	-	-	-	-	-
105 Elm Creek Detention Pond	104,500	2,000,000	-	-	-	-	-	-	-
110 Railroad Improvements Engineering Analysis	2,000	-	-	-	-	-	-	-	-
115 Railroad Repairs/Maintenance based on Analysis	200,000	140,000	40,000	40,000	-	-	-	-	-
120 Enterprise Park Water Tank	-	-	-	-	-	-	800,000	-	-
121 ROW Acquisition - Public Improvements	-	950,000	-	-	-	-	-	-	-
125 Wendland Road Improvements	261,500	3,615,000	-	-	-	-	-	-	-
199 <b>Total North Zone (including Enterprise Park)</b>	3,594,348	13,863,000	40,000	40,000	-	-	800,000	-	-
<b>WESTERN AVIATION ZONE:</b>									
200 Detention Pond #2 including W 1-A	12,559	-	-	-	-	-	-	-	-
205 Old Howard Road from Ind Blvd to SH36	-	-	-	-	-	-	-	-	-
210 Old Howard Road Gateway Entrance Project	520,000	-	-	-	-	-	-	-	-
215 WWI-Waste Water Ext SH36 to Ind Blvd	33,000	483,644	-	-	-	-	-	-	-
220 R I-B, W I-B-Industrial Blvd Extension	54,940	1,054,425	-	-	-	-	-	-	-
221 Airport Park Infrastructure Construction	157,000	1,167,217	-	-	-	-	-	-	-
225 Airport Study	100,000	-	-	-	-	-	-	-	-
230 Airport Trail Roadway-Ind Blvd to Pepper Crk (R III)	-	-	-	-	115,500	654,500	-	-	-
235 Airport Trail Utilities (W-V, W II, W III)	-	-	-	-	109,650	621,350	-	-	-
240 Old Howard North (R II)	-	-	-	300,000	1,000,000	700,000	-	-	-
245 Airport Trail Roadway-Pepper Crk to Mouser (R V)	-	-	-	-	-	200,000	1,100,000	-	-
299 <b>Total Western Aviation Zone</b>	877,499	2,705,285	-	300,000	1,225,150	2,175,850	1,100,000	-	-
<b>WESTERN BIO-SCIENCE &amp; MEDICAL ZONE:</b>									
300 Greenbelt Development along Pepper Creek	658,000	1,440,000	-	-	-	-	-	-	-
305 Outer Loop Phase 2	3,383,650	-	-	-	-	-	-	-	-
306 Bio-Science Park Phase 1	284,500	1,800,000	-	-	-	-	-	-	-
310 Bio-Science Institute	1,875,000	625,000	-	-	-	-	-	-	-
399 <b>Total Western Bio-Science &amp; Medical Zone</b>	6,201,150	3,865,000	-	-	-	-	-	-	-
<b>OTHER PROJECTS:</b>									
400 Southeast Ind Park (Lorraine Drive)	185,000	1,200,000	-	-	-	-	-	-	-
405 Roadway Maintenance/Improvements	318,050	200,000	-	-	-	-	-	-	-
410 Gateway Entrance Projects (after Old Howard)	-	-	400,000	-	400,000	-	-	-	-
415 Downtown Improvements	7,197	13,612	185,779	192,113	195,747	197,691	199,655	201,639	203,643
420 Loop 363 Improvements (TxDOT commitment)	2,300,000	-	-	-	-	-	-	-	-
430 Reserve for Acer facility	-	-	-	-	-	-	-	-	-
499 <b>Total Other Projects</b>	2,810,247	1,413,612	585,779	192,113	595,747	197,691	199,655	201,639	203,643
500 <b>Undesignated Funding for Public Improvements</b>	-	280,815	850,000	1,000,000	750,000	750,000	1,000,000	3,000,000	3,000,000
600 <b>Total Planned Project Expenditures</b>	13,483,244	22,127,712	1,475,779	1,532,113	2,570,897	3,123,541	3,099,655	3,201,639	3,203,643
700 <b>Planned Available Fund Balance at Year End</b>	\$ 109,108	\$ 1,195,313	\$ 1,519,875	\$ 1,922,940	\$ 1,360,163	\$ 717,409	\$ 688,466	\$ 622,649	\$ 620,925

**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
795-9700-531-68-25	100166	Rail Park Phase II	\$ 3,573,000	
795-9700-531-68-31	950007	Wendland Road Improvements	3,615,000	
795-9700-531-68-36	100166	Underground Storm Water Improvements	925,000	
795-9700-531-68-37	100166	Wastewater Lift Station	460,000	
795-9700-531-68-30	950003	Elm Creek Detention Pond	2,000,000	
795-9700-531-61-10	100166	ROW Acquisition for Public Improvements	950,000	
795-9700-531-68-26	100257	Airport Park		415,658
795-9700-531-65-32		Project Contingencies	5,715	
795-9700-531-73-12		Issuance Costs	285,000	
795-0000-490-15-16		Bond Proceeds	12,285,000	
795-0000-358-11-10		Unreserved Fund Balance	1,301,384	
795-0000-411-01-11		Current Ad Valorem Taxes	429,782	
795-9500-531-71-10		Bond Principal		280,000
795-9500-531-72-11		Bond Interest	295,341	
		Do not post		
<b>TOTAL.....</b>			<b>\$ 26,125,222</b>	<b>\$ 695,658</b>

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

To appropriate the changes as amended in the TIF RZ#1's financing plan as adopted by the Zone Board on 09/26/07. First reading presented to Council on 10/04/07 and second reading presented to Council on 10/18/07.

DOES THIS REQUEST REQUIRE COUNCIL APPROVAL?

Yes       No

DATE OF COUNCIL MEETING

10/18/2007

WITH AGENDA ITEM?

Yes       No

Department Head/Division Director

Date

Approved  
 Disapproved

Finance

Date

Approved  
 Disapproved

City Manager

Date

Approved  
 Disapproved



**ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AMENDING THE TAX INCREMENT FINANCING REINVESTMENT ZONE #1 FINANCING PLAN FOR FY 2008-2022 TO INCLUDE REDESIGNATION OF PROJECTS WITHIN THE PROJECT PLAN, BOND PROCEEDS, AND FUTURE YEAR BOND PAYMENTS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; DECLARING FINDINGS OF FACT; AND PROVIDING AN OPEN MEETINGS CLAUSE.

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**Whereas**, the City Council (the "Council") of the City of Temple, Texas, (the "City") created Reinvestment Zone Number One, City of Temple, Texas (the "Zone") by Ordinance No. 1457 adopted on September 16, 1982;

**Whereas**, the Council adopted a Project Plan and Reinvestment Zone Financing Plan for the Zone by Ordinance No. 1525 adopted on December 22, 1983, and thereafter amended such plans by Ordinance No. 1664 adopted on June 20, 1985, Ordinance No. 1719 adopted on November 21, 1985, Ordinance No. 1888 adopted on December 21, 1987, Ordinance No. 1945 adopted on October 20, 1988; Ordinance No. 1961 adopted on December 1, 1988; Ordinance No. 2039 adopted on April 19, 1990; Ordinance No. 91-2119 adopted on December 5, 1991; Ordinance No. 92-2138 adopted on April 7, 1992; Ordinance No. 94-2260 adopted on March 3, 1994; Ordinance No. 95-2351 adopted on June 15, 1995; Ordinance No. 98-2542 adopted on February 5, 1998; Ordinance No. 98-2582 adopted on November 19, 1998; Ordinance No. 99-2619 adopted on March 18, 1999; Ordinance No. 99-2629 adopted on May 6, 1999; Ordinance No. 99-2631 adopted on May 20, 1999; Ordinance No. 99-2647 adopted on August 19, 1999; Ordinance No. 99-2678 adopted on December 16, 1999; Ordinance No. 2000-2682 adopted on January 6, 2000; Ordinance No. 2000-2729 adopted on October 19, 2000; Ordinance No. 2001-2772 adopted on June 7, 2001; Ordinance No. 2001-2782 adopted on July 19, 2001; Ordinance No. 2001-2793 adopted on September 20, 2001; Ordinance No. 2001-2807 on November 15, 2001; Ordinance No. 2001-2813 on December 20, 2001; Ordinance No. 2002-2833 on March 21, 2002; Ordinance No. 2002-2838 on April 18, 2002; Ordinance No. 2002-3847 on June 20, 2002; Ordinance No. 2002-3848 on June 20, 2002; Ordinance No. 2002-3868 on October 17, 2002; Ordinance No. 2003- 3888 on February 20, 2003; Ordinance No. 2003-3894 on April 17, 2003; Ordinance No 2003-3926 on September 18, 2003; Ordinance No. 2004-3695 on July 1, 2004; Ordinance No. 2004-3975 on August 19, 2004; Ordinance No. 2004-3981 on September 16, 2004; Ordinance No. 2005-4001 on May 5, 2005; Ordinance No. 2005-4038 on September 15, 2005; Ordinance No. 2006-4051 on January 5, 2006; Ordinance No. 2006-4076 on the 18<sup>th</sup> day of May, 2006; Ordinance No. 2006-4118; Ordinance No. 2007-4141 on the 19<sup>th</sup> day of April, 2007; Ordinance No. 2007-4155 on July 19, 2007; and Ordinance No. 2007-4172 on the 20<sup>th</sup> day of September, 2007;

**Whereas**, the Board of Directors of the Zone has adopted an additional amendment to the Reinvestment Zone Financing Plan for the Zone and forwarded such amendment to the Council for appropriate action;

**Whereas**, the Council finds it necessary to amend the Reinvestment Zone Financing Plan for the Zone to include financial information as hereinafter set forth; and

**Whereas**, the Council finds that such amendment to the Reinvestment Zone Financing Plan is feasible and conforms to the Comprehensive Plan of the City.

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

**Part 1: Findings.** The statements contained in the preamble of this ordinance are true and correct and are adopted as findings of fact hereby.

**Part 2: Reinvestment Zone Financing Plan.** The amendment to the Tax Increment Financing Reinvestment Zone No. One Financing Plan, heretofore adopted by the Board of Directors of the Zone and referred to in the preamble of this ordinance, is hereby approved and adopted, as set forth in the Amendment to Reinvestment Zone Number One, City of Temple, Texas, attached hereto as Exhibit A. This expenditure requires an amendment to the 2007-2008 budget, a copy of which is attached as Exhibit B.

**Part 3: Plans Effective.** The Financing Plan for the Zone heretofore in effect shall remain in full force and effect according to the terms and provisions thereof, except as specifically amended hereby.

**Part 4: Copies to Taxing Units.** The City Secretary shall provide a copy of the amendment to the Reinvestment Zone Financing Plan to each taxing unit that taxes real property located in the Zone.

**Part 5: Severability.** 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 and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such invalid phrase, clause, sentence, paragraph or section.

**Part 6: Effective Date.** 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 7: Open Meetings.** It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meeting Act.

PASSED AND APPROVED on First Reading on the 4<sup>th</sup> day of **October**, 2007.

PASSED AND APPROVED on Second and Final Reading on the 25<sup>th</sup> day of **October**, 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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10/25/07  
Item #1(B)  
Regular Agenda  
Page 1 of 2

### **DEPT./DIVISION SUBMISSION & REVIEW:**

Bruce A. Butscher, P.E., Director of Public Works  
Don Bond, Public Works - Engineering

**ITEM DESCRIPTION:** Consider adopting a resolution authorizing a construction contract with R.T. Schneider Construction Company, LTD, for construction activities required to build the Airport Business Park in northwest Temple within the TIF Reinvestment Zone #1 in an amount not to exceed \$2,221,641.50 and declare an official intent to reimburse this expenditure prior to the issuance of tax-exempt obligations for this project.

**STAFF RECOMMENDATION:** Adopt resolution as presented in item description.

**ITEM SUMMARY:** Streets and utility infrastructure are required to provide a business park consisting of shovel-ready construction sites within Reinvestment Zone #1. Design of the necessary streets and infrastructure was completed by Kasberg, Patrick, & Associates, LP, (KPA). The business park will be located around an extension of the existing Industrial Blvd and will consist of streets, water and wastewater utilities, drainage conveyance, and an entrance feature at the intersection of Old Howard Rd and Industrial Blvd. The opinion of final probable cost was \$2,600,000.

Construction activities performed under this project will install approximately 2300 linear feet of extension to Industrial Blvd., 2100 linear feet of side roads, 2500 linear feet of sanitary sewer line, 2300 linear feet of water line, 2500 linear feet of drainage conveyance, and an entrance feature. Bids ranged from \$2,221,641.50 to \$3,741,692.00 (see attached Bid Tab). KPA recommends awarding the contract to the low bidder, R.T. Schneider Construction Company, LTD (see attached KPA Recommendation).

Construction time allotted for this project is 360 days.

**FISCAL IMPACT:** The cost of this construction contract is \$2,221,641.50.

Initially, funding for this project will come from TIF Reinvestment Zone No. 1 funding available within the Zone's financing plan account 795-9700-531-6826, project 100257, with the intent to reimburse the Zone from the proposed 2007 Combination Tax & Revenue Certificates of Obligation to be issued in December 2007. The total project cost for the Airport Park is \$2,862,285. This includes the extension of wastewater utilities from SH 36 north to Industrial Blvd as well as this construction contract for streets and utility infrastructure.

**ATTACHMENTS:**

Bid Tab  
KPA Recommendation  
Resolution

**BID TABULATION**

CITY OF TEMPLE  
**AIRPORT BUSINESS PARK IMPROVEMENTS**  
September 20, 2007; 2PM  
3210 E Avenue H, Building C, Temple, TX 76501

BASE BID		R T Schneider Construction Co, Ltd PO Box 876 Belton, TX 76513			Dixon Paving Inc PO Box 664 Belton, TX 76513			TTG Utilities, LP PO Box 299 Gatesville, TX 76528			Austin Bridge & Road 1212 Volente Rd Austin, TX 78726		
Item No.	Estimated Quantity	Unit	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	
1	100%	LS	25.03504	\$ 25,035.04	\$ 87,000.00	\$ 87,000.00	\$ 160,000.00	\$ 160,000.00	\$ 166,000.00	\$ 166,000.00			
2	51	STA	315.00	16,065.00	400.00	20,400.00	200.00	10,200.00	1,200.00	61,200.00			
3	100%	LS	1,500.00	1,500.00	1,000.00	1,000.00	1,200.00	1,200.00	1,900.00	1,900.00			
4	10,500	LF	0.47	4,935.00	0.75	7,875.00	1.00	10,500.00	1.30	13,650.00			
5	9,400	SF	0.42	3,948.00	0.75	7,050.00	0.35	3,290.00	1.30	12,220.00			
6	100%	LS	500.00	500.00	1,200.00	1,200.00	1,200.00	1,200.00	1,300.00	1,300.00			
7	100%	LS	500.00	500.00	9,600.00	9,600.00	1,850.00	1,850.00	15,300.00	15,300.00			
8	100%	LS	3,255.00	3,255.00	3,600.00	3,600.00	1,700.00	1,700.00	1,900.00	1,900.00			
9	100%	LS	300.00	300.00	500.00	500.00	1,150.00	1,150.00	1,500.00	1,500.00			
10	100%	LS	500.00	500.00	250.00	250.00	750.00	750.00	1,500.00	1,500.00			
11	200	LF	4.50	900.00	15.00	3,000.00	30.00	6,000.00	31.00	6,200.00			
12	1,700	LF	1.60	2,720.00	1.50	2,550.00	2.60	4,420.00	3.00	5,100.00			
13	15	EA	50.00	750.00	100.00	1,500.00	95.00	1,425.00	110.00	1,650.00			
14	2	EA	50.00	100.00	100.00	200.00	60.00	120.00	110.00	220.00			
15	1	EA	1,260.00	1,260.00	1,200.00	1,200.00	2,950.00	2,950.00	2,100.00	2,100.00			
16	13,400	CY	2.70	36,180.00	2.50	33,500.00	5.00	67,000.00	6.00	80,400.00			
17	3,100	CY	17.50	54,250.00	9.00	27,900.00	12.00	37,200.00	19.00	58,900.00			
18	25,300	CY	1.00	25,300.00	5.25	132,825.00	7.00	177,100.00	10.00	253,000.00			
19	26,000	SY	8.30	214,800.00	8.50	221,000.00	11.00	286,000.00	12.00	312,000.00			
20	20,500	SY	8.30	170,150.00	8.50	174,250.00	9.25	189,625.00	8.90	182,450.00			
21	20,500	SY	18.50	379,250.00	18.40	377,200.00	20.65	423,325.00	20.30	416,150.00			
22	100%	LS	5,400.00	5,400.00	9,000.00	9,000.00	8,350.00	8,350.00	9,300.00	9,300.00			
23	1,400	LF	0.50	700.00	0.50	700.00	0.54	756.00	0.60	840.00			
24	66	LF	19.00	1,254.00	16.00	1,056.00	13.00	858.00	14.00	924.00			
25	2,700	LF	0.95	2,565.00	1.00	2,700.00	1.10	2,970.00	1.20	3,240.00			
26	4	EA	700.00	2,800.00	900.00	3,600.00	920.00	3,680.00	4,000.00	16,000.00			
27	9,020	LF	8.40	75,768.00	8.25	74,415.00	11.50	103,730.00	18.00	162,360.00			
28	1,200	LF	0.50	600.00	2.00	2,400.00	2.00	2,400.00	2.00	2,400.00			
29	108	LF	22.00	2,376.00	28.00	3,024.00	40.00	4,320.00	60.00	6,480.00			
30	60	LF	1.50	90.00	4.00	240.00	1.25	75.00	3.00	180.00			
31	8	EA	810.00	6,480.00	1,200.00	9,600.00	1,380.00	11,040.00	1,700.00	13,600.00			
32	932	LF	28.80	26,841.60	36.00	33,552.00	30.00	27,960.00	51.00	47,532.00			
33	304	LF	41.32	12,561.28	46.00	13,984.00	39.00	11,856.00	61.00	18,544.00			
34	394	LF	57.13	22,509.22	66.00	26,004.00	52.00	20,488.00	81.00	31,914.00			
35	26	LF	83.96	2,182.96	80.00	2,080.00	83.00	2,158.00	120.00	3,120.00			
36	313	LF	98.10	30,705.30	115.00	35,995.00	110.00	34,430.00	150.00	46,950.00			
37	516	LF	117.25	60,501.00	138.00	71,208.00	130.00	67,080.00	170.00	87,720.00			
38	8	EA	3,155.00	25,240.00	2,800.00	22,400.00	2,500.00	20,000.00	4,000.00	32,000.00			
39	2	EA	3,300.00	6,600.00	3,000.00	6,000.00	2,850.00	5,700.00	4,500.00	9,000.00			
40	2	EA	6,600.00	13,200.00	3,600.00	7,200.00	3,200.00	6,400.00	7,000.00	14,000.00			
41	2	EA	3,000.00	6,000.00	2,800.00	5,600.00	2,750.00	5,500.00	4,000.00	8,000.00			
42	437	SY	12.00	5,244.00	23.00	10,051.00	48.00	20,976.00	45.00	19,665.00			
43	81	LF	3,670.00	297,270.00	4,000.00	324,000.00	3,060.00	247,860.00	4,500.00	364,500.00			
44	2	EA	15,150.00	30,300.00	20,000.00	40,000.00	21,600.00	43,200.00	27,000.00	54,000.00			
45	11	EA	2,675.00	29,425.00	2,800.00	30,800.00	2,900.00	31,900.00	4,000.00	44,000.00			
46	125	LF	16.00	2,000.00	25.50	3,187.50	14.00	1,750.00	18.00	2,250.00			
47	1,701	LF	18.50	31,468.50	22.80	38,782.80	16.60	28,236.60	22.00	37,422.00			
48	2,554	LF	26.65	68,064.10	31.00	79,174.00	24.30	62,062.20	32.00	81,728.00			
49	424	LF	56.00	23,744.00	59.00	25,016.00	60.00	25,440.00	110.00	46,640.00			
50	262	LF	86.00	22,532.00	75.00	19,650.00	85.00	22,270.00	140.00	36,680.00			
51	1	EA	5,000.00	5,000.00	7,700.00	7,700.00	5,920.00	5,920.00	6,000.00	6,000.00			
52	5	EA	220.00	1,100.00	180.00	900.00	135.00	675.00	180.00	900.00			
53	4	EA	1,000.00	4,000.00	900.00	3,600.00	875.00	3,500.00	1,200.00	4,800.00			
54	4	EA	500.00	2,000.00	360.00	1,440.00	460.00	1,840.00	600.00	2,400.00			
55	6	EA	1,500.00	9,000.00	1,500.00	9,000.00	1,520.00	9,120.00	2,000.00	12,000.00			
56	2	EA	400.00	800.00	350.00	700.00	340.00	680.00	5,000.00	10,000.00			

**BID TABULATION**

CITY OF TEMPLE  
**AIRPORT BUSINESS PARK IMPROVEMENTS**  
 September 20, 2007; 2PM  
 3210 E Avenue H, Building C, Temple, TX 76501

		BIDDER INFORMATION			
		R T Schneider Construction Co, Ltd PO Box 876 Belton, TX 76513	Dixon Paving Inc PO Box 664 Belton, TX 76513	TTG Utilities, LP PO Box 299 Gatesville, TX 76528	Austin Bridge & Road 1212 Volente Rd Austin, TX 78726
57	EA	850.00	300.00	725.00	900.00
58	100%	3,000.00	2,300.00	1,750.00	2,000.00
59	EA	810.00	1,700.00	950.00	2,000.00
60	10	25.00	60.00	125.00	1,500.00
61	90	18.00	55.00	35.00	50.00
62	3,635	18.00	24.30	18.00	25.00
63	9	18,000.00	16,200.00	2,750.00	4,000.00
64	EA	4,000.00	2,800.00	3,210.00	4,000.00
65	100%	2,100.00	2,400.00	700.00	2,000.00
66	100%	2,100.00	2,400.00	1,250.00	2,000.00
67	100%	2,500.00	2,400.00	1,050.00	2,000.00
68	124,000	0.42	0.40	0.80	2.70
69	2,600	5.50	5.50	6.80	7.00
70	2,600	4.20	4.50	4.60	6.00
<b>TOTAL BASE BID AMOUNT (Items 1 - 70)</b>		<b>\$ 1,986,080.00</b>	<b>\$ 2,238,339.80</b>	<b>\$ 2,465,240.80</b>	<b>\$ 3,348,104.00</b>

		BIDDER INFORMATION			
		R T Schneider Construction Co, Ltd PO Box 876 Belton, TX 76513	Dixon Paving Inc PO Box 664 Belton, TX 76513	TTG Utilities, LP PO Box 299 Gatesville, TX 76528	Austin Bridge & Road 1212 Volente Rd Austin, TX 78726
A-1	100%	8,800.00	8,000.00	14,975.00	33,000.00
A-2	100%	27,500.00	12,000.00	20,960.00	48,000.00
A-3	100%	8,435.00	9,000.00	3,740.79	8,000.00
A-4	100%	6,000.00	12,000.00	12,085.60	11,000.00
A-5	100%	2,200.00	7,400.00	5,000.00	6,000.00
A-6	100%	8,316.00	8,000.00	2,129.37	3,000.00
A-7	100%	2,970.00	6,000.00	1,980.00	7,000.00
A-8	10,000	0.32	0.40	0.55	0.50
A-9	5,000	0.10	0.60	0.80	2.70
A-10	200	2.00	2.50	5.76	7.00
A-11	130	33.00	34.00	65.00	33.00
<b>TOTAL BID AMOUNT ADD ALTERNATE A (Items A-1 - A-11)</b>		<b>\$ 72,611.00</b>	<b>\$ 74,320.00</b>	<b>\$ 79,972.76</b>	<b>\$ 140,190.00</b>

**BID TABULATION**

CITY OF TEMPLE  
AIRPORT BUSINESS PARK IMPROVEMENTS  
September 20, 2007; 2PM  
3210 E Avenue H, Building C, Temple, TX 76501

BIDDER INFORMATION														
ADD ALTERNATE B			R T Schneider Construction Co, Ltd PO Box 876 Belton, TX 76513			Dixon Paving Inc PO Box 664 Belton, TX 76513			TTG Utilities, LP PO Box 299 Gatesville, TX 76528			Austin Bridge & Road 1212 Volente Rd Austin, TX 78726		
Item No.	Estimated Quantity	Unit	Description	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	
B-1	700	LF	Furnish, Install, Maintain & Remove Silt Fence as required in the Stormwater Pollution Prevention Plan	1.60	\$ 1,120.00	1.50	\$ 1,050.00	2.60	\$ 1,820.00	3.00	\$ 2,100.00			
B-2	1	EA	Furnish, Install, Maintain & Remove Curb Inlet Protection as required in Stormwater Pollution Prevention Plan	100.00	100.00	100.00	100.00	95.00	95.00	110.00	110.00			
B-3	3	EA	Furnish, Install, Maintain & Remove Backside Curb Inlet Protection for Double Side Inlet as required in Stormwater Pollution Prevention Plan	100.00	300.00	100.00	300.00	60.00	180.00	110.00	330.00			
B-4	1,100	CY	Unclassified Roadway Excavation	2.70	2,970.00	3.50	3,850.00	5.10	5,610.00	6.00	6,600.00			
B-5	500	CY	Place & Compact Select Fill (Roadway)	17.50	8,750.00	9.00	4,500.00	12.20	6,100.00	19.00	9,500.00			
B-6	4,000	CY	Place & Compact Unclassified Fill (Roadway)	2.10	8,400.00	8.00	32,000.00	7.20	28,800.00	10.00	40,000.00			
B-7	2,800	SY	Furnish & Place 16" Crushed Limestone Base Material	9.40	26,320.00	9.00	25,200.00	11.00	30,800.00	12.00	33,600.00			
B-8	2,100	SY	Furnish & Place 2-Inch HMA Type 'C' Pavement with Prime & Tack Coat	8.30	17,430.00	8.50	17,850.00	9.25	19,425.00	8.90	18,690.00			
B-9	2,100	SY	Furnish & Place 4 5/8-Inch HMA Type 'B' Pavement with Prime & Tack Coat	18.50	38,850.00	18.40	38,640.00	21.00	44,100.00	20.30	42,630.00			
B-10	14	LF	Furnish & Install 24-Inch Width White Stop Bar	19.00	266.00	14.00	196.00	11.00	154.00	14.00	196.00			
B-11	1,380	LF	Construction of 24-Inch Wide Concrete Curb and Gutter	8.40	11,592.00	8.25	11,385.00	11.50	15,870.00	18.00	24,840.00			
B-12	75	LF	Furnish & Install 18" Diameter Reinforced Concrete Pipe	30.00	2,250.00	36.00	2,700.00	30.00	2,250.00	51.00	3,825.00			
B-13	31	LF	Furnish & Install 24" Diameter Reinforced Concrete Pipe	43.00	1,333.00	46.00	1,426.00	39.00	1,209.00	61.00	1,891.00			
B-14	72	LF	Furnish & Install 30" Diameter Reinforced Concrete Pipe	60.00	4,320.00	68.00	4,896.00	52.00	3,744.00	81.00	5,832.00			
B-15	1	EA	Furnish & Install 10' x 3' Curb Inlet	3,200.00	3,200.00	2,800.00	2,800.00	2,500.00	2,500.00	4,000.00	4,000.00			
B-16	3	EA	Furnish & Install 10' x 3' Double Sided Curb Inlet	3,250.00	9,750.00	3,000.00	9,000.00	2,850.00	8,550.00	4,500.00	13,500.00			
B-17	2	EA	Furnish & Install Standard Fire Hydrant	2,700.00	5,400.00	2,800.00	5,600.00	3,000.00	6,000.00	4,000.00	8,000.00			
B-18	707	LF	Provide & Install 8-Inch PVC Water Line, including Thrust Restraint	18.50	13,079.50	24.00	16,968.00	16.60	11,736.20	22.00	15,554.00			
B-19	1	EA	Furnish & Install 4" Air Valve Assembly	5,000.00	5,000.00	8,000.00	8,000.00	5,920.00	5,920.00	6,000.00	6,000.00			
B-20	6,000	SY	Hydromulching, Including Watering, Fertilizing, and Mowing to Establish Growth	0.42	2,520.00	0.40	2,400.00	0.80	4,800.00	2.70	16,200.00			
<b>TOTAL BID AMOUNT ADD ALTERNATE B (Items B-1 - B-20)</b>					\$ 162,950.50		\$ 188,861.00		\$ 199,663.20		\$ 253,398.00			

BIDDER INFORMATION														
BASE BID (Items 1 - 70)			R T Schneider Construction Co, Ltd PO Box 876 Belton, TX 76513			Dixon Paving Inc PO Box 664 Belton, TX 76513			TTG Utilities, LP PO Box 299 Gatesville, TX 76528			Austin Bridge & Road 1212 Volente Rd Austin, TX 78726		
<b>TOTAL BID AMOUNT (BASE BID + ADD ALTERNATE A + ADD ALTERNATE B)</b>					\$ 2,221,641.50		\$ 2,501,520.80		\$ 2,744,876.76		\$ 3,741,692.00			

Did Bidder Acknowledge Addenda No. 1?	YES	YES	YES	YES
Did Bidder Acknowledge Addenda No. 2?	YES	YES	YES	YES
Did Bidder Acknowledge Addenda No. 3?	YES	YES	YES	YES
Did Bidder provide Bid Security?	YES	YES	YES	YES

I hereby certify that this is a correct and true tabulation of all bids received



*[Signature]*  
John A. Simcik, P.E., C.F.M.  
Kasberg, Parrett & Associates, LP

9/21/07  
Date



**KASBERG, PATRICK & ASSOCIATES, LP**  
CONSULTING ENGINEERS

One South Main  
Temple, Texas 76501 (254) 773-3731 Fax (254) 773-6667 mail@kpaengineers.com

RICK N. KASBERG, P.E.  
R. DAVID PATRICK, P.E., C.F.M.  
THOMAS D. VALLE, P.E.

September 21, 2007

Mr. Don Bond, E.I.T.  
CIP Project Manager  
3210 E. Avenue H  
Building A  
Temple, Texas 76501

Re: City of Temple Reinvestment Zone #1  
Airport Business Park Improvements

Dear Mr. Bond:

On September 20, 2007, the City of Temple received competitive bids from four contractors for the Airport Business Park Improvements. A Bid Tabulation is provided for your reference.

The bids received were for Base Bid – Industrial Boulevard and Streets B and C Improvements; Add Alternate A – Entrance Feature; Add Alternate B – Street D Improvements. The attached Bid Tabulation shows R. T. Schneider Construction Company, LTD. as the low bidder with a total bid of \$2,221,641.50. Our final opinion of probable construction cost for this project was \$2,600,000.00.

	<b>Bid Amount</b>
<b>Base Bid – Industrial Blvd, Streets B &amp; C</b>	<b>\$1,986,080.00</b>
<b>Add Alt A – Entrance Feature</b>	<b>\$ 72,611.00</b>
<b>Add Alt B – Street D</b>	<b>\$ 162,950.50</b>

These bids allow for award of the following options:

<b>Option 1</b>	<b>Base Bid Only (Industrial Blvd, Streets B &amp; C)</b>	<b>=</b>	<b>\$</b>	<b>1,986,080.00</b>
<b>Option 2</b>	<b>Base Bid + Add Alt A (Entrance Feature)</b>	<b>=</b>	<b>\$</b>	<b>2,058,691.00</b>
<b>Option 3</b>	<b>Base Bid + Add Alt A + Add Alt B (Street D)</b>	<b>=</b>	<b>\$</b>	<b>2,221,641.50</b>

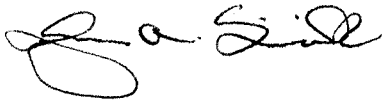


Mr. Don Bond, E.I.T.  
September 21, 2007  
Page Two

We recommend that the project contract be awarded to R. T. Schneider Construction Company, LTD. for Option 3 (Base Bid + Add Alt A + Add Alt B) in the amount of \$ 2,221,641.50. R. T. Schneider Construction Company, LTD. has successfully completed similar projects for the City in the past and we believe they are qualified for this project.

Please call if you should have any further questions.

Sincerely,

A handwritten signature in black ink, appearing to read "John A. Simcik". The signature is fluid and cursive, with the first name "John" being the most prominent.

John A. Simcik, P.E., C.F.M.

JAS/crc

xc: Mr. Michael Newman, P.E., C.F.M., City of Temple  
Mr. Perry Cloud, Temple Reinvestment Zone #1

**RESOLUTION NO. \_\_\_\_\_**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSTRUCTION CONTRACT WITH R.T. SCHNEIDER CONSTRUCTION COMPANY, LTD, FOR CONSTRUCTION ACTIVITIES REQUIRED TO BUILD THE AIRPORT BUSINESS PARK IN NORTHWEST TEMPLE WITHIN THE TAX INCREMENT FINANCING REINVESTMENT ZONE #1, IN AN AMOUNT NOT TO EXCEED \$2,221,641.50; DECLARING OFFICIAL INTENT TO REIMBURSE CERTAIN EXPENDITURES MADE PRIOR TO THE ISSUANCE OF TAX-EXEMPT OBLIGATIONS FOR THIS PROJECT; AND PROVIDING AN OPEN MEETINGS CLAUSE.

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**Whereas**, on September 20, 2007, the City received 4 bids for construction activities required to building the Airport Business Park in Northwest Temple within the Tax Increment Financing Reinvestment Zone #1;

**Whereas**, the project engineer and the Staff recommend that the bid (\$2,221,641.50) be awarded to R.T. Schneider Construction Company, Ltd, of Temple, Texas;

**Whereas**, initially, funding for this project will come from TIF Reinvestment Zone #1 funding available within the Zone's financing plan Account No. 795-9700-531-6826, Project No. 100257, with the intent to reimburse the Zone from the proposed 2007 Combination Tax and Revenue Certificates of Obligation to be issued in December, 2007;

**Whereas**, the City of Temple anticipates the issuance of one or more series of obligations, the interest on which will be excludable from gross income under Section 103 of the Internal Revenue Code of 1986, as amended, in order to finance all or a portion of this project;

**Whereas**, certain expenditures relating to the project will be paid prior to the issuance of the Obligations;

**Whereas**, the City hereby certifies that such expenditures have not been made prior to the date of passage of this Resolution;

**Whereas**, upon issuance of the Obligations, the City desires to reimburse these prior expenditures with proceeds of the Obligations;

**Whereas**, Section 1.150-2 of the Treasury Regulations provides that an expenditure on the Project may not be reimbursed from Obligation proceeds unless, along with other

requirements, the City declares official intent to reimburse the expenditure prior to the date that the expenditure to be reimbursed was paid; 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 Construction Contract, not to exceed \$2,221,641.50, between the City of Temple, Texas, and R.T. Schneider Construction Company, LTD, after approval as to form by the City Attorney, for construction activities required to building the Airport Business Park in Northwest Temple within the Tax Increment Financing Reinvestment Zone #1.

**Part 2:** The findings, determinations and certifications contained in the preamble hereof are incorporated herein for all purposes.

**Part 3:** This Resolution is a declaration of official intent under Section 1.150.2 of the Treasury Regulations by the City that it reasonably expects to reimburse the expenditures described in Part 4 with proceeds of debt to be incurred by the City, such debt to be issued on or before eighteen (18) months after the date of (i) the date the first expenditure is paid; or (ii) the date on which the property is placed in service, but in no event three years after the first expenditure is paid.

**Part 4:** The following is a general functional description of the Project for which the expenditures to be reimbursed are paid and a statement of the maximum principal amount of debt expected to be issued for the purpose of paying the costs of the Project.

<b><u>Project Description</u></b>	<b><u>Debt To Be Issued</u></b>
Construction activities required to build the Airport Business Park in northwest Temple within the TIF Reinvestment Zone #1	\$2,221,641.40

**Part 5:** The expenditures described in Part 4 is a capital expenditure under general Federal income tax principles or a cost of issuance.

**Part 6:** Except for the proceeds of the Obligations, no funds are, or are reasonably expected to be reserved, allocated on a long-term basis, or otherwise set aside by the City or by any member of the same controlled group to pay for the expenditures described in Part 4.

**Part 7:** 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 on this the **25<sup>th</sup>** day of **October**, 2007.

THE CITY OF TEMPLE, TEXAS

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WILLIAM A. JONES, III, Mayor

ATTEST:

APPROVED AS TO FORM:

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Clydette Entzminger  
City Secretary

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Jonathan Graham  
City Attorney