



**MEETING OF THE
TEMPLE CITY COUNCIL**

MUNICIPAL BUILDING

2 NORTH MAIN STREET

3rd FLOOR – CONFERENCE ROOM

THURSDAY, APRIL 2, 2015

4:00 P.M.

WORKSHOP AGENDA

1. Discuss, as may be needed, Regular Meeting agenda items for the meeting posted for Thursday, April 2, 2015.
2. Receive a briefing on I-35.

5:00 P.M.

MUNICIPAL BUILDING

**2 NORTH MAIN STREET
CITY COUNCIL CHAMBERS – 2ND FLOOR
TEMPLE, TX**

**TEMPLE CITY COUNCIL
REGULAR MEETING AGENDA**

I. CALL TO ORDER

1. Invocation
2. Pledge of Allegiance

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. PROCLAMATIONS & SPECIAL RECOGNITIONS

3. Fair Housing Month April 2015

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) [March 19, 2015 Special Called & Regular Meeting](#)

Contracts, Leases, & Bids

- (B) [2015-7666-R](#): Consider adopting a resolution authorizing a contract with Kasberg, Patrick & Associates, LP, for professional services related to Advanced Metering Infrastructure (AMI) implementation in an amount not to exceed \$54,680.

- (C) [2015-7667-R](#): Consider adopting a resolution authorizing a construction contract with Quality Construction & Transporters, LLC, (Quality Construction) of Waco for the 23rd Street Wastewater Line Improvements Project in an amount not to exceed \$266,316.50.
- (D) [2015-7668-R](#): Consider adopting a resolution authorizing change order #3 to the construction contract with McLean Construction (McLean), of Killeen, for construction activities required to build the Temple-Belton Wastewater Treatment Plant 24" effluent pipeline reducing the contract amount by \$125,040.50.
- (E) [2015-7669-R](#): Consider adopting a resolution authorizing Change Order #5 with K&S Backhoe Services, Inc., (K&S) of Gatesville for construction activities required to replace utilities in the Western Hills neighborhood in an amount not to exceed \$298,835.93, as well as declare an official intent to reimburse the expenditures with the issuance of 2015 Utility Revenue Bonds.
- (F) Consider adopting resolutions authorizing:
 - (1) [2015-7670-R](#): A Chapter 380 Economic Development Agreement between the City of Temple, Temple Economic Development Corporation and River Cement Sales Company.
 - (2) [2015-7671-R](#): An escrow agreement with River Cement Sales Company and Extraco Bank under which River Cement will fund its portion of certain road and utility improvements to be constructed by the City.
- (G) [2015-7672-R](#): Consider adopting a resolution authorizing the purchase of a dual drum roller for asphalt compaction, BuyBoard contract #424-13 with Associated Supply Company, Inc. (ASCO Equipment) of Belton in the amount of \$50,228.

Misc.

- (H) [2015-7673-R](#): Consider adopting a resolution authorizing budget amendments for fiscal year 2014-2015.

V. REGULAR AGENDA

ORDINANCES – FIRST READING/PUBLIC HEARING

- 5. [2015-4705](#): FIRST READING-PUBLIC HEARING: Consider adopting an ordinance authorizing an amendment to the Tax Increment Financing Reinvestment Zone No. 1 Financing and Project Plans for years FY 2015-2016.
- 6. [2015-4706](#): FIRST READING – PUBLIC HEARING - Z-FY-15-06: Consider adopting an ordinance granting a zoning change from Agricultural District (AG) to Single Family-One (SF-1) on Lots 1 & 2, Block 2, First Replat of Northcliffe HOA Addition, Phase I, located at 110 and 116 Northcliffe Drive.

7. [2015-4707](#): FIRST READING-PUBLIC HEARING – Z-FY-15-08: Consider adopting an ordinance authorizing amendments to Articles 5, 6, 7, and 11 of the Temple Unified Development Code.
8. [2015-4708](#): FIRST READING – PUBLIC HEARING - Z-FY-15-10: Consider adopting an ordinance authorizing amendments to Ordinance 2008-4230, the *Choices '08*, City of Temple Comprehensive Plan, Chapter 5, to amend the Thoroughfare Plan Map.

RESOLUTIONS

9. [2015-7674-R](#): Consider adopting a resolution appointing one at-large member to the Temple Economic Development Corporation to fill an unexpired term through September 1, 2017.

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 2:30 PM, on Friday, March 27, 2015.



City Secretary, TRMC
City of Temple



COUNCIL AGENDA ITEM MEMORANDUM

04/02/15
Item #4(A)
Consent Agenda
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DEPT./DIVISION SUBMISSION & REVIEW:

Lacy Borgeson, City Secretary

ITEM DESCRIPTION: Approve Minutes:

(A) March 19, 2015 Special Called & 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:

March 19, 2015 Special Called & Regular Meeting

TEMPLE CITY COUNCIL

MARCH 19, 2015

The City Council of the City of Temple, Texas conducted a Special Meeting on Thursday, March 19, 2015 at 3:00 PM, at the Municipal Building, 2 North Main Street, in the 3rd Floor Conference Room.

Present

Councilmember Perry Cloud

Councilmember Timothy Davis

Mayor Pro Tem Russell Schneider

Councilmember Judy Morales

Mayor Daniel A. Dunn

1. **Discuss, as may be needed, Regular Meeting agenda items for the meeting posted for Thursday, March 19, 2015.**
2. **Discuss proposed amendments to the Unified Development Code.**

Ms. Zendt, Assistant Director of Planning provided an overview of the proposed text amendments. This will provide clarification and correction to certain sections of the code; as well as adjust regulations that are unique to department situations and provide exceptions if needed. This amendment will also imposed new regulations to certain sections where current regulations do not serve the spirit or apparent intents of the section.

ARTICLE 5: USE STANDARDS (ATTACHMENT 1): *Section 5.3.17: Alcoholic Beverage Sales of Off-Premise Consumption, Package Store.* This section provides specific use standards for alcoholic beverage sales for off-premise consumption (package stores). Currently all lighted signs for such uses must -be turned off at closing time. Staff is proposing that when a package store is being advertised as part of a multi-tenant sign and if the multi-tenant sign is in compliance with the UDC's General Sign Provisions (Article 7), that the sign be exempted from this requirement.

ARTICLE 7: GENERAL DEVELOPMENT STANDARDS (ATTACHMENTS 2 AND 3): *Section 7.4.2 Applicability (Landscaping) and Section 7.81 Applicability (Building Development Standards).* These proposed amendments would exempt the Draughon-Miller Central Texas Regional Airport from general development standards related to both landscaping and building exterior materials. The unique development character and needs of this location combined with Temple Reinvestment Zone development/improvement initiatives focused on airport improvement will ensure that appropriate development standards are followed. The following general development standards from Article 7 would still be applicable.

ARTICLE 5: USE STANDARDS AND ARTICLE 6: SPECIAL PURPOSE AND OVERLAY ZONING DISTRICTS (ATTACHMENT 4): *Section 6.6.7 Civic Sub-district; Section 6.6.8 Industrial Sub-district; Section 6.6.9 Freeway Retail/Commercial Sub-district; Section 6.6.10 City Entry Sub-District and Section 5.4.2 Prohibited Districts (Personal Wireless Service Facilities).* The proposed amendments would prohibit freestanding personal wireless service towers (any size) in the I-35 Corridor Overlay District. This amendment is intended to ensure that development along the I-35 corridor is compatible with the spirit and intent of district regulations and to limit development that detracts from this important community gateway.

HUD-CODE Manufactured Homes. The proposed amendments will address the definition as well as screening standards.

The first reading of these proposed amendments will be brought to the Council for first reading, public hearing on April 2, 2015.

At this time approximately, 3:30 pm, Mayor Dunn stated the City Council would enter into executive session with action pending at the Regular meeting.

3. **Discuss the purchase of property, payment of closing costs, and payment of relocation expenses related to projects along Avenue U, Prairie View Road, Old Waco Road, SW H.K. Dodgen Loop, and Moores Mill Road.**

Executive Session – Pursuant to Chapter 551, Government Code § 551.072 – Real Property – The City Council may enter into executive session to discuss the purchase, exchange, lease or value of real property relating to City projects, the public discussion of which would have a detrimental effect on negotiations with a third party.

At this time approximately, 4:00 pm, the executive session (#3) was adjourned. Mayor Dunn then stated at approximately 4:00 pm, the Council would enter into executive session with Legal Counsel (#4) with action pending at the regular meeting.

4. **Discuss a proposed Settlement Agreement and Mutual Release between the City, Gulf States Toyota, Inc., FR-VPC II, L.P., and the Temple Economic Development Corporation.**

Executive Session – Pursuant to Chapter 551, Government Code § 551.071 – Consultation with Attorney – The City Council may enter into executive session to seek the advice of its attorney about a settlement offer or a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551.

Mayor Dunn adjourned the executive session (#4) at approximately 4:20 pm.

The City Council of the City of Temple, Texas conducted a Regular Meeting on Thursday, March 19, 2015 at 5:00 PM in the Council Chambers, Municipal Building, 2nd Floor, 2 North Main Street.

Present:

Councilmember Perry Cloud
Councilmember Timothy Davis
Mayor Pro Tem Russell Schneider
Councilmember Judy Morales
Mayor Daniel A. Dunn

I. CALL TO ORDER

1. Invocation

Reverend Elbert Easter Jr. with Corinth Missionary Baptist Church voiced the Invocation.

2. Pledge of Allegiance

Boy Scouts Troop 153 led the Pledge of Allegiance.

II. PUBLIC COMMENTS

No one spoke during this section of the meeting.

III. PUBLIC APPEARANCE

3. Receive presentation from Frank Reidy with regards to storing material at 1114 East Avenue B.

Mr. Reidy was not present.

IV. PROCLAMATIONS & SPECIAL RECOGNITIONS

4. Recognize Keep Temple Beautiful, CTLC and the NAACP regarding the Great American Cleanup Temple, Neighborhood Pride project.

Mayor Dunn presented the proclamation to Tanya Gray and others with Keep Temple Beautiful.

V. CONSENT AGENDA

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

(A) March 5, 2015 Special Called & Regular Meeting

(B) 2015-7655-R: Consider adopting a resolution authorizing a construction contract for interior renovations to Fire Station No. 2 with Camden Enterprises, LLC of Belton in the amount of \$59,408.40.

(C) 2015-7656-R: Consider adopting a resolution authorizing a construction contract with TTG Utilities, LP (TTG) of Gatesville, Texas for construction of 2014 Waterline Replacements, which include South 26th Street and East Avenue B, North 21st Street from West Adams Avenue to West French Avenue, and Dunbar Road and East Avenue N, in an amount not to exceed \$865,000.

(D) 2015-7657-R: Consider adopting a resolution authorizing a Settlement Agreement and Mutual Release between the City of Temple, Temple Economic Development Corporation, Gulf States Toyota, Inc., and FR-VPC II, L.P.

(E) 2015-7658-R: Consider adopting a resolution amending Resolution No. 2006-4806-R to expand the definition of "professional services."

(F) 2015-7659-R: Consider adopting a resolution authorizing the purchase of 13 tracts of land along Avenue U, authorizing closing costs associated with those purchases, and authorizing the payment of relocation expenses.

(G) 2015-7660-R: Consider adopting a resolution authorizing the purchase of right of way along the southeast corner of SW H.K. Dodgen Loop and South 5th Street and authorizing closing costs associated with the purchase.

(H) 2015-7661-R: Consider adopting a resolution authorizing the purchase of four tracts of land located on Moores Mill Road, authorizing closing costs associated with those purchases, and authorizing the payment of relocation expenses.

(I) 2015-4704: SECOND & FINAL READING - Z-FY-15-05: Consider adopting an ordinance authorizing a zoning change from Two Family Dwelling (2F) to General Retail (GR) on Lot 4, Block 3 of the Moore's Knight Addition located at 111 South 33rd Street.

(J) 2015-7662-R: Consider adopting a resolution ratifying an interlocal agreement with the Texas Department of State Health Services for the provision of on-line computer services including

access to vital records databases and authorizing an amendment to the contract related to the City's use of confidential information obtained through the vital records databases.

(K) 2015-7663-R: Consider adopting a resolution authorizing the extension of the City's Bank Depository Contract with Bank of America Merrill Lynch for an additional three month period, through August 31, 2015.

(L) 2015-7664-R: Consider adopting a resolution authorizing budget amendments for fiscal year 2014-2015.

Motion by Councilmember Judy Morales adopt resolution. seconded by Councilmember Perry Cloud.

Motion passed unanimously.

RESOLUTIONS

- 6. 2015-7665-R: Consider adopting a resolution authorizing an Advance Funding Agreement with the Texas Department of Transportation for increasing the width of a 6 foot wide sidewalk to a 10 foot wide sidewalk on Texas State Highway 317 in the amount of \$200,000.**

Kevin Beavers, Parks and Recreation Department Director, presented this item to Council. He stated that The Texas Department of Transportation (TxDOT) plans to widen Texas State Highway 317 from the existing two lanes to four lanes with raised medians and construct a six foot wide sidewalk within the City limits of Temple from FM 2305 south to the Leon River Bridge.

This agreement will allow the funding of the sidewalk to increase from 6 to 10 feet wide on the east side of Highway 317 which will take place during the widening of Highway 317. This sidewalk has been identified as a "spine trail" on the City of Temple Trails Master Plan and will connect with the existing trail on FM 2305 and will be approximately 1.75 miles long.

The City of Temple will be responsible for contributing a fixed amount of \$200,000 for the construction of this sidewalk. This contribution will be paid 60 days prior to the letting of the construction contract.

TxDOT will be responsible for the construction of this sidewalk and the maintenance once constructed.

Motion by Councilmember Timothy Davis adopt resolution. seconded by Councilmember Perry Cloud.

Motion passed unanimously.

Daniel A. Dunn, Mayor

ATTEST:

Lacy Borgeson
City Secretary



COUNCIL AGENDA ITEM MEMORANDUM

04/02/15
Item #4(B)
Consent Agenda
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DEPT./DIVISION SUBMISSION & REVIEW:

Traci Barnard, Finance Director
Heather Mikulas, Utility Business Office Manager

ITEM DESCRIPTION: Consider adopting a resolution authorizing a contract with Kasberg, Patrick & Associates, LP, for professional services related to Advanced Metering Infrastructure (AMI) implementation in an amount not to exceed \$54,680.

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

ITEM SUMMARY: The city's water meter inventory includes approximately 100 large meters (4" and greater) that serve mostly commercial, industrial and multi-family customers. Those 100 meters accounted for approximately 25% of the city's water consumption in FY 14. Placing these large meters on an automated metering infrastructure system will allow both the city and the customers to more accurately monitor water consumption by allowing for frequent automated meter readings, high/low usage alerts and possible leak notifications.

The services authorized under this resolution would design (both the meter replacement and AMI system), bid and provide construction administration on the implementation of an AMI system.

A proposal is attached listing the following professional fees:

Design Services:	
Meter Replacement	\$30,420
Selection of AMI System	\$ 8,700
Bid Phase Services	\$ 4,100
Construction Phase Services	<u>\$11,460</u>
Total Professional Services	<u>\$54,680</u>

The proposed timeline for these services is 120 days.

FISCAL IMPACT: The FY 15 Metering Department budget includes \$450,000 for the large meter inventory AMI project in account 520-5300-535-6250, project 101173.

ATTACHMENTS:

[Proposal](#)
[Resolution](#)



KASBERG, PATRICK & ASSOCIATES, LP
CONSULTING ENGINEERS
Texas Firm F-510

Temple
One South Main Street
Temple, Texas 76501
(254) 773-3731

RICK N. KASBERG, P.E.
R. DAVID PATRICK, P.E., CFM
THOMAS D. VALLE, P.E.
GINGER R. TOLBERT, P.E.
ALVIN R. "TRAE" SUTTON, III, P.E., CFM

Georgetown
1008 South Main Street
Georgetown, Texas 78626
(512) 819-9478

March 23, 2015

Mrs. Heather Mikulas
Utility Business Office Manager
401 N. 3rd Street
Temple, Texas 76501

Re: City of Temple, Texas
Engineering Services related to Advanced Metering Infrastructure Systems

Dear Mrs. Mikulas:

This letter is in response to the City's request for a proposal for the engineering services related to implementation of an advanced metering system within the City of Temple. The initial phase will implement the system on meters four inches (4") or larger within the City and will include the replacement of the existing meter (if necessary) and the installation of a MIU (Meter Interface Unit) that will allow data to be sent through the selected network infrastructure. In addition to preparing construction plans, KPA will coordinate with the City and up to five manufacturers to select acceptable manufacturers and their related networking system and equipment. The proposed Scope of Work is as follows:

Meter Replacement

1. Prepare system map detailing location and size of each meter to be replaced. Meters will be replaced with units that are capable of achieving the same general flow range. No analysis of the required meter size for each installation is included in this scope (meters will be replaced with similarly sized units).
2. Conduct field visits to as-built each meter installation including vault size, clearances and upstream/downstream fittings and/or appurtenances.
3. Make recommendations for bypasses and/or isolation valves to be installed based on individual site conditions.
4. Coordinate with City Staff to select type and allowable manufacturers for replacement meters.
5. Prepare plan sheets detailing the necessary piping modifications required to allow installation of meter and any other improvements.

Selection of Advanced Metering System

1. Coordinate with City Staff to select up to five (5) manufacturers to analyze and investigate.
2. Coordinate with each of the five manufacturers to obtain applicable product literature and discuss the specifics of their respective systems. This will include meeting with each of the manufacturers' representatives in conjunction with City Staff.
3. In conjunction with City Staff, make selection of acceptable system types and manufacturers.

4. Upon completion of selecting acceptable manufacturers, KPA will meet with City Staff and Purchasing Department personnel to discuss bidding procedures. This will only be required if it is determined that the City's best alternative is to pre-purchase equipment. It is anticipated that a technical specification will be prepared that will allow the entire system to be competitively bid in a normal design, bid, construct scenario.
5. Incorporate meter and network system requirements into Technical Specifications.

Bid Phase Services

1. Prepare twenty (20) sets of Bid Plans and deliver to City along with a single electronic copy of PDF files.
2. Prepare and forward electronic (PDF) copies of the following portions of the Contract Documents:
 - a. Cover Sheet
 - b. Bid Schedule
 - c. Technical Specifications
3. Conduct Pre-Bid Conference
4. Issue addenda to address contractor questions during the bidding phase.
5. Attend Bid Opening and compile Bid Tabulation.
6. Review low bidder's qualifications, availability and financial situation and prepare a letter of recommendation of award.
7. Attend City Council Meeting at which construction contract is awarded.

Construction Phase Services

1. Prepare Construction Plan sets (10 copies) for dispersal to contractor and City Staff.
2. Coordinate and attend Pre-Construction Conference.
3. Review shop drawing submittals.
4. Periodic site visits to observe construction progress.
5. Preparation of monthly pay requests.
6. Final review and recommendation of acceptance of installations, including preparation of punch list items.
7. Preparation of "Record Drawings" based on contractor's notes during construction.

Mrs. Heather Mikulas
March 23, 2015
Page Three

We can complete this work for the lump sum amount of \$54,680.00 within 120 days of a notice to proceed being issued. A breakdown by task is as follows:

Design Services	\$ 39,120
Meter Replacement	\$ 30,420
Selection of AMS	\$ 8,700
Bid Phase Services	\$ 4,100
Construction Phase Services	<u>\$ 11,460</u>
Total Professional Services =	\$ 54,680

An hourly cost breakdown is attached. We appreciate the opportunity to submit this proposal and look forward to working with you on this project.

Sincerely,

A handwritten signature in blue ink that reads "Thomas D. Valle". The signature is fluid and cursive, with the first name "Thomas" and last name "Valle" clearly distinguishable.

Thomas D. Valle, P.E.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH KASBERG, PATRICK & ASSOCIATES, LP, OF TEMPLE, TEXAS, FOR SERVICES RELATED TO ADVANCED METERING INFRASTRUCTURE IMPLEMENTATION, IN AN AMOUNT NOT TO EXCEED \$54,680; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the City's water meter inventory includes approximately 100 large meters (4" and greater) that serve mostly commercial, industrial and multi-family customers - those 100 meters accounted for approximately 25% of the City's water consumption in fiscal year 2014;

Whereas, placing the larger meters on an automated metering infrastructure system will allow both the City and the customer to more accurately monitor water consumption by allowing for frequent automated meter readings, high/low usage alerts and possible leak notifications;

Whereas, the fiscal year 2015 Metering Department budget includes funding for this project in Account No. 520-5300-535-6250, Project No. 101173; 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 professional services agreement with Kasberg, Patrick & Associates, LP, of Temple, Texas, after approval as to form by the City Attorney, for professional services related to Advanced Metering Infrastructure (AMI) implementation in the amount not to exceed \$54,680.

Part 2: It is hereby officially found and determined that the meeting at which this Resolution was 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 **April**, 2015.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Kayla Landeros
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

04/02/15
Item #4(C)
Consent Agenda
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DEPT./DIVISION SUBMISSION & REVIEW:

Nicole Torralva, P.E., Public Works Director
Don Bond, P.E., City Engineer

ITEM DESCRIPTION: Consider adopting a resolution authorizing a construction contract with Quality Construction & Transporters, LLC, (Quality Construction) of Waco for the 23rd Street Wastewater Line Improvements Project in an amount not to exceed \$266,316.50.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: Wastewater lines between 21st and 23rd Streets from Avenue K to Avenue N are 50+ years old, consisting of clay tile pipe with cracks, roots, and breaks. Development of the TISD and RWYC campuses necessitates infrastructure upgrades to mitigate service interruptions in the area. This project was identified in a recent Capital Improvement Project list update. Approximately 1,200 feet of wastewater line and 540 feet of water main are proposed to be replaced (Map attached).

On March 9, five construction bids were received. Per the attached Bid Tabulation, Quality Construction submitted the low bid in the amount of \$266,316.50, comprising a Base Bid of \$199,975 (wastewater) and Add Alternate of \$66,341.50 (water).

Clark & Fuller, PLLC, find Quality Construction to be a qualified bidder and recommend awarding them a construction contract for the total bid amount of \$266,316.50. Construction time allotted is 110 calendar days.

FISCAL IMPACT: Funding is available in account 520-5900-535-6361, project 101107, in the amount of \$266,317 for award of the construction contract with Quality Construction & Transporters, LLC in an amount not to exceed \$266,316.50.

ATTACHMENTS:

Bid Tabulation

Engineer's Recommendation Letter

Project Map

Resolution

Bid Tabulation Sheet
23rd Street Wastewater Line Improvements Project
Bid Date: March 9, 2015

No.	Base Bid Item Description	Est. Quant.	UOM	Quality Construction		Skyblue Utilities inc.		Bell Contractors inc.		Whitestone Civil Construction		Bruce Flanigan Const. Inc.	
				Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost
Base Bid													
1	Site R.O.W. Preparation & Clearing	11.5	STA	\$ 1,077.00	\$ 12,385.50	\$ 414.00	\$ 4,761.00	\$ 1,800.00	\$ 20,700.00	\$ 3,500.00	\$ 40,250.00	\$ 3,125.00	\$ 35,937.50
2	Mobilization, Bonds, Permits, & Insurance	100%	LS	\$ 9,921.00	\$ 9,921.00	\$ 16,500.00	\$ 16,500.00	\$16,200.00	\$ 16,200.00	\$ 15,000.00	\$ 15,000.00	\$ 18,265.00	\$ 18,265.00
3	Remove and Replace Existing Gravel Pavement	1380.00	SY	\$ 14.00	\$ 19,320.00	\$ 10.00	\$ 13,800.00	\$ 5.70	\$ 7,866.00	\$ 14.00	\$ 19,320.00	\$ 16.00	\$ 22,080.00
4	Sawcut, Remove, and Replace Existing HMAc Pavement Section	86	SY	\$ 72.00	\$ 6,192.00	\$ 49.00	\$ 4,214.00	\$ 34.00	\$ 2,924.00	\$ 100.00	\$ 8,600.00	\$ 52.00	\$ 4,472.00
5	Sawcut, Remove, and Replace Existing Valley Gutter	120	LF	\$ 43.00	\$ 5,160.00	\$ 73.00	\$ 8,760.00	\$ 13.50	\$ 1,620.00	\$ 25.00	\$ 3,000.00	\$ 109.00	\$ 13,080.00
6	Provide New Traffic Control Plan & Implementation	100%	LS	\$ 3,566.00	\$ 3,566.00	\$ 5,500.00	\$ 5,500.00	\$ 3,800.00	\$ 3,800.00	\$ 6,000.00	\$ 6,000.00	\$ 6,451.00	\$ 6,451.00
7	Provide New Storm Water Pollution Prevention Plan & Implementation	100%	LS	\$ 2,309.00	\$ 2,309.00	\$ 7,500.00	\$ 7,500.00	\$ 2,400.00	\$ 2,400.00	\$ 6,000.00	\$ 6,000.00	\$ 1,570.00	\$ 1,570.00
8	Provide New Trench Safety Plan & Implementation	100%	LS	\$ 3,040.00	\$ 3,040.00	\$ 5,000.00	\$ 5,000.00	\$ 12,200.00	\$ 12,200.00	\$ 3,000.00	\$ 3,000.00	\$ 22,053.00	\$ 22,053.00
9	Demolish and Remove Existing Sanitary Sewer Manhole	3	EA	\$ 671.20	\$ 2,013.60	\$ 1,125.00	\$ 3,375.00	\$ 1,500.00	\$ 4,500.00	\$ 1,200.00	\$ 3,600.00	\$ 3,391.00	\$ 10,173.00
10	Provide 4' Diameter Precast Eccentric Concrete Manhole	3	EA	\$ 4,148.30	\$ 12,444.90	\$ 3,700.00	\$ 11,100.00	\$ 3,800.00	\$ 11,400.00	\$ 6,000.00	\$ 18,000.00	\$ 3,437.00	\$ 10,311.00
11	Provide New Internal Drop Connection	5	EA	\$ 878.00	\$ 4,390.00	\$ 4,700.00	\$ 23,500.00	\$ 700.00	\$ 3,500.00	\$ 2,000.00	\$ 10,000.00	\$ 1,340.00	\$ 6,700.00
12	Provide Connection to Existing Sanitary Sewer Main	3	EA	\$ 592.00	\$ 1,776.00	\$ 1,500.00	\$ 4,500.00	\$ 1,600.00	\$ 4,800.00	\$ 1,750.00	\$ 5,250.00	\$ 3,377.00	\$ 10,131.00
13	Provide Connection to Existing Sanitary Sewer Manhole	1	EA	\$ 605.00	\$ 605.00	\$ 1,700.00	\$ 1,700.00	\$ 790.00	\$ 790.00	\$ 2,000.00	\$ 2,000.00	\$ 3,993.00	\$ 3,993.00
14	Provide New 8" PVC SDR Class 160 "Pressure Rated" Sanitary Sewer Main	1,110	LF	\$ 55.00	\$ 61,050.00	\$ 68.00	\$ 75,480.00	\$ 60.40	\$ 67,044.00	\$ 148.00	\$ 164,280.00	\$ 158.00	\$ 175,380.00
15	Provide New 4" Sanitary Sewer Service and Service Connection	33	EA	\$ 1,551.00	\$ 51,183.00	\$ 1,350.00	\$ 44,550.00	\$ 2,500.00	\$ 82,500.00	\$ 2,300.00	\$ 75,900.00	\$ 2,660.00	\$ 87,780.00
16	Provide All Testing	100%	LS	\$ 4,619.00	\$ 4,619.00	\$ 5,000.00	\$ 5,000.00	\$ 1,700.00	\$ 1,700.00	\$ 5,000.00	\$ 5,000.00	\$ 9,061.00	\$ 9,061.00
Total Phase - Base Bid													
23rd Street Wastewater Line Improvements Project					\$ 199,975.00		\$ 235,240.00		\$ 243,944.00		\$ 385,200.00		\$ 437,437.50
New Water Main Construction													
17	Sawcut, Remove, and Replace Existing HMAc Pavement Section	28	SY	\$ 72.00	\$ 2,016.00	\$ 49.00	\$ 1,372.00	\$ 34.00	\$ 952.00	\$ 100.00	\$ 2,800.00	\$ 60.00	\$ 1,680.00
18	Sawcut, Remove, and Replace Existing Reinforced Concrete Pavement Section	35	SY	\$ 69.00	\$ 2,415.00	\$ 73.00	\$ 2,555.00	\$ 40.00	\$ 1,400.00	\$ 140.00	\$ 4,900.00	\$ 172.00	\$ 6,020.00
19	Provide Connection to Existing Water Main	4	EA	\$ 1,749.00	\$ 6,996.00	\$ 5,000.00	\$ 20,000.00	\$ 2,000.00	\$ 8,000.00	\$ 2,000.00	\$ 8,000.00	\$ 4,707.00	\$ 18,828.00
20	Provide New 6" PVC C900 Class 150 Water Main	540	LF	\$ 46.00	\$ 24,840.00	\$ 40.00	\$ 21,600.00	\$ 50.20	\$ 27,108.00	\$ 94.00	\$ 50,760.00	\$ 99.00	\$ 53,460.00
21	Provide New 12"x6" MJ Tapping Sleeve and Vale Assembly	1	EA	\$ 3,726.00	\$ 3,726.00	\$ 4,000.00	\$ 4,000.00	\$ 2,100.00	\$ 2,100.00	\$ 5,500.00	\$ 5,500.00	\$ 5,610.00	\$ 5,610.00
22	Provide New 8"x6" MJ Tee	2	EA	\$ 772.00	\$ 1,544.00	\$ 3,500.00	\$ 7,000.00	\$ 500.00	\$ 1,000.00	\$ 650.00	\$ 1,300.00	\$ 627.00	\$ 1,254.00
23	Provide New 6" MJ Gate Valve	3	EA	\$ 1,088.00	\$ 3,264.00	\$ 1,150.00	\$ 3,450.00	\$ 900.00	\$ 2,700.00	\$ 1,200.00	\$ 3,600.00	\$ 1,107.00	\$ 3,321.00
24	Provide New 6"x4" MJ Reducer	1	EA	\$ 428.40	\$ 428.40	\$ 500.00	\$ 500.00	\$ 240.00	\$ 240.00	\$ 450.00	\$ 450.00	\$ 273.00	\$ 273.00
25	Provide New 4"x2" MJ Reducer	1	EA	\$ 427.10	\$ 427.10	\$ 400.00	\$ 400.00	\$ 220.00	\$ 220.00	\$ 350.00	\$ 350.00	\$ 262.00	\$ 262.00
26	Provide New 45 Degree Bend	8	EA	\$ 589.00	\$ 4,712.00	\$ 510.00	\$ 4,080.00	\$ 310.00	\$ 2,480.00	\$ 500.00	\$ 4,000.00	\$ 379.00	\$ 3,032.00
27	Provide New Domestic Water Service, Water Meter, and Heavy Duty Meter Box	16	EA	\$ 886.00	\$ 14,176.00	\$ 1,000.00	\$ 16,000.00	\$ 1,800.00	\$ 28,800.00	\$ 1,200.00	\$ 19,200.00	\$ 2,437.00	\$ 38,992.00
28	Provide All Testing	100%	LS	\$ 1,797.00	\$ 1,797.00	\$ 2,000.00	\$ 2,000.00	\$ 1,400.00	\$ 1,400.00	\$ 5,000.00	\$ 5,000.00	\$ 3,404.00	\$ 3,404.00
Total Phase - Water Main Construction													
23rd Street Wastewater Line Improvements Project					\$ 66,341.50		\$ 82,957.00		\$ 76,400.00		\$ 105,860.00		\$ 136,136.00
Total Base Bid & Water Main Construction					\$ 266,316.50		\$ 318,197.00		\$ 320,344.00		\$ 491,060.00		\$ 573,573.50



215 North Main Street
Temple, Texas 76501
(254) 899-0899
Fax (254) 899-0901
www.clark-fuller.com
Firm Registration No: F-10384

March 16, 2015

City of Temple
James Billeck, P.E.
3210 E. Ave H, Bldg A
Temple, Texas 76501

Re: 23rd Street Wastewater Improvements Project

Dear Mr. Billeck,

On March 9th, we received five (5) bids for the 23rd Street Wastewater Improvements Project. We have reviewed each of the bids for accuracy and completeness. Quality Construction and Transporters LLC, submitted a Base Bid of \$199,975.00 with a Bid Alternate of \$66,341.50 for a Total Bid of \$ 266,316.50. *Please see the enclosed Bid Tabulation Sheet and Bid Schedule Breakout for detailed information.*

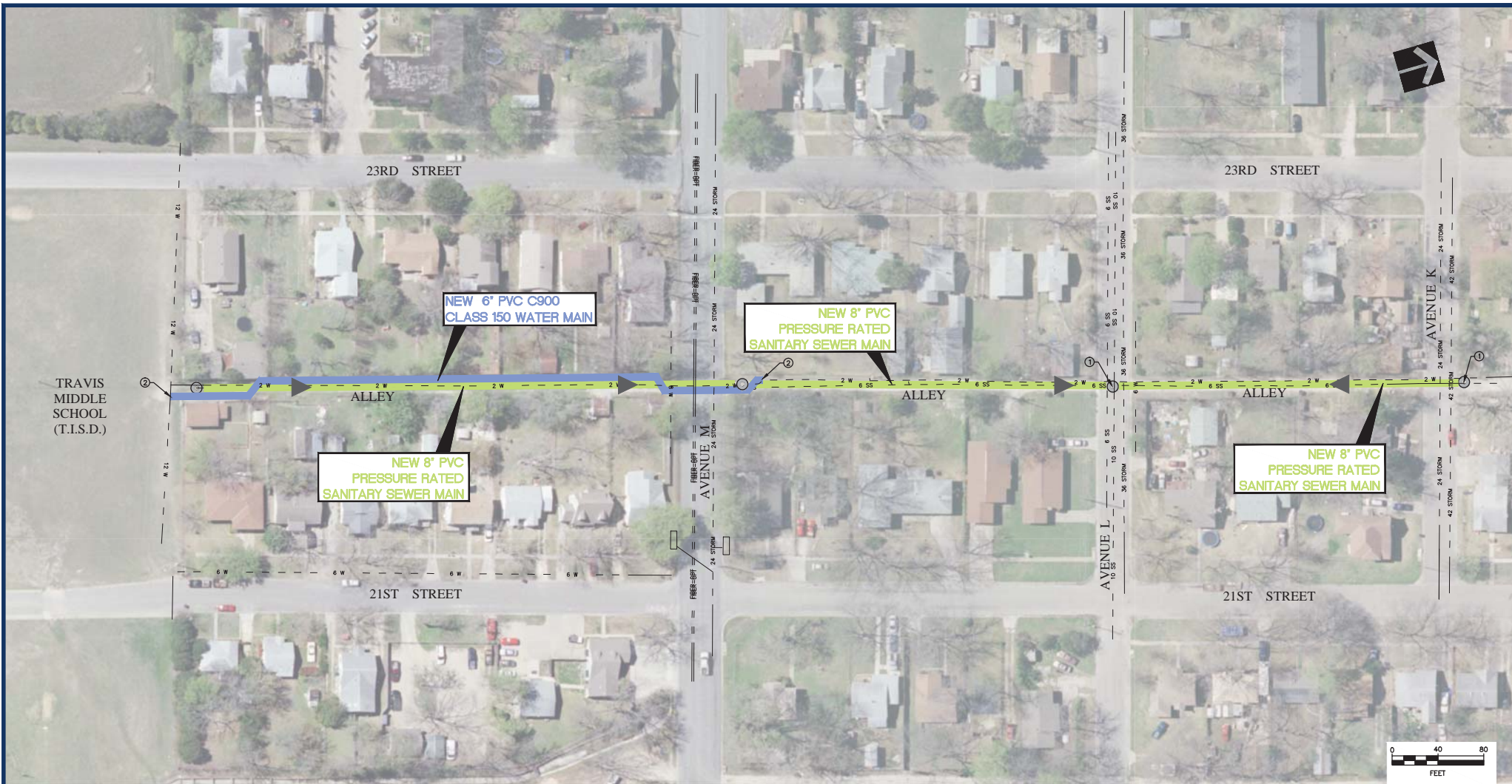
The engineer's original opinion of probable cost for this project was \$251,648.65. The engineers final opinion of probable cost, incorporating the new 6" water main to replace the existing 2" water main, is \$ 330,000.00.

Our firm has had minimal experience working with Quality Construction and Transporters LLC. Therefore we contacted numerous entities, provided on the contractors list of references, and received many positive comments regarding past work experience. Several stated that Quality Construction and Transporters LLC responded in a timely fashion to construction problems and worked with project personnel to complete the project on time. When asked if Quality Construction and Transporters LLC. were the low bidder on their next project all would recommend them.

We are recommending that you award the contract, including the Base Bid and Bid Alternate, to Quality Construction and Transporters LLC. We believe, through documentation and personal verbal contact with the contractor's list of provided references, that Quality Construction and Transporters LLC is qualified and is capable of providing the new utility improvements as required in this project.

Sincerely,

Monty Clark, P.E., CPESC



LEGEND:

- NEW SANITARY SEWER MAIN
- NEW 4' DIAMETER ECCENTRIC CONCRETE MANHOLE
- NEW PVC WATER MAIN

KEYED NOTES

1. NEW CONNECTION TO EXISTING SANITARY SEWER MAIN
2. NEW CONNECTION TO EXISTING WATER MAIN

**2014 CITY OF TEMPLE
23RD STREET WASTEWATER LINE
IMPROVEMENTS PROJECT**



RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A CONSTRUCTION CONTRACT WITH QUALITY CONSTRUCTION AND TRANSPORTERS, LLC OF WACO, TEXAS, FOR THE 23RD STREET WASTEWATER LINE IMPROVEMENTS PROJECT, IN AN AMOUNT NOT TO EXCEED \$266,316.50; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, wastewater lines between 21st and 23rd Streets from Avenue K to Avenue N are more than 50 years old and consist of clay tile pipe with cracks, roots, and breaks;

Whereas, development of the Temple Independent School District and the Ralph Wilson Youth Center campuses in this area necessitate infrastructure upgrades to mitigate service interruptions;

Whereas, approximately 1,200 feet of wastewater line and 540 feet of water main are proposed to be replaced - this project was identified in a recent Capital Improvement Project list update;

Whereas, on March 9, 2015, five bids were received with Quality Construction and Transporters, LLC submitting the low bid - Clark & Fuller, PLLC, has found Quality Construction and Transporters, LLC of Waco, Texas to be a qualified bidder and staff recommends award of this contract in an amount not to exceed \$266,316.50; and

Whereas, funds are available for this contract in Account No. 520-5900-535-6361, Project No. 101107; 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 with Quality Construction and Transporters, LLC of Waco, Texas, after approval as to form by the City Attorney, for the 23rd Street Wastewater Line Improvements Project in an amount not to exceed \$266,316.50.

Part 2: It is hereby officially found and determined that the meeting at which this Resolution was 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 April, 2015.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Kayla Landeros
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

04/02/15
Item #4(D)
Consent Agenda
Page 1 of 2

DEPT./DIVISION SUBMISSION & REVIEW:

Nicole Torralva, P.E., Public Works Director
Don Bond, P.E., CFM, City Engineer

ITEM DESCRIPTION: Consider adopting a resolution authorizing change order #3 to the construction contract with McLean Construction (McLean), of Killeen, for construction activities required to build the Temple-Belton Wastewater Treatment Plant 24" effluent pipeline reducing the contract amount by \$125,040.50.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: The City has agreed to provide the Panda Temple Power Plant (Panda) with reclaimed water from the Temple-Belton Wastewater Treatment Plant (TBP). Delivery of this water requires a pump station and approximately 45,000 linear feet of pipeline. The attached Map depicts three phases: Phase I – pump station at TBP, Phase II – pipeline from Little River Rd to Panda, Phase III – pipeline from TBP to Little River Rd (Map attached).

On November 7, 2013, Council authorized a professional services agreement with Kasberg, Patrick & Associates, LP, (KPA) for Phase III design and bidding services in an amount not to exceed \$749,200. On February 20, 2014, Council authorized a construction contract with McLean Construction for Phase III construction in an amount not to exceed \$5,505,505.10. On March 20, 2014, Council also authorized amending KPA's contract with \$538,700 for surveys, construction administration, and inspection, on August 7, 2014, a change order #1 with McLean Construction was authorized in the amount of \$145,247, and on October 2, 2014, a change order #2 with McLean was authorized in the amount of \$231,910.60.

The attached change order #3 includes the following items:

- An addition of 45 linear feet of 36" steel encasement by open cut is recommended.
- An addition of one air/vacuum release valve is recommended.
- An addition of 3,500 linear feet to locate, expose and relocate existing AT&T telephone cable in conflict is recommended.
- An addition to repair existing 4" waterline at the intersection of Old Highway 95 and FM 93 is recommended.
- An addition to asphalt driveway at Station 171+76 is recommended.

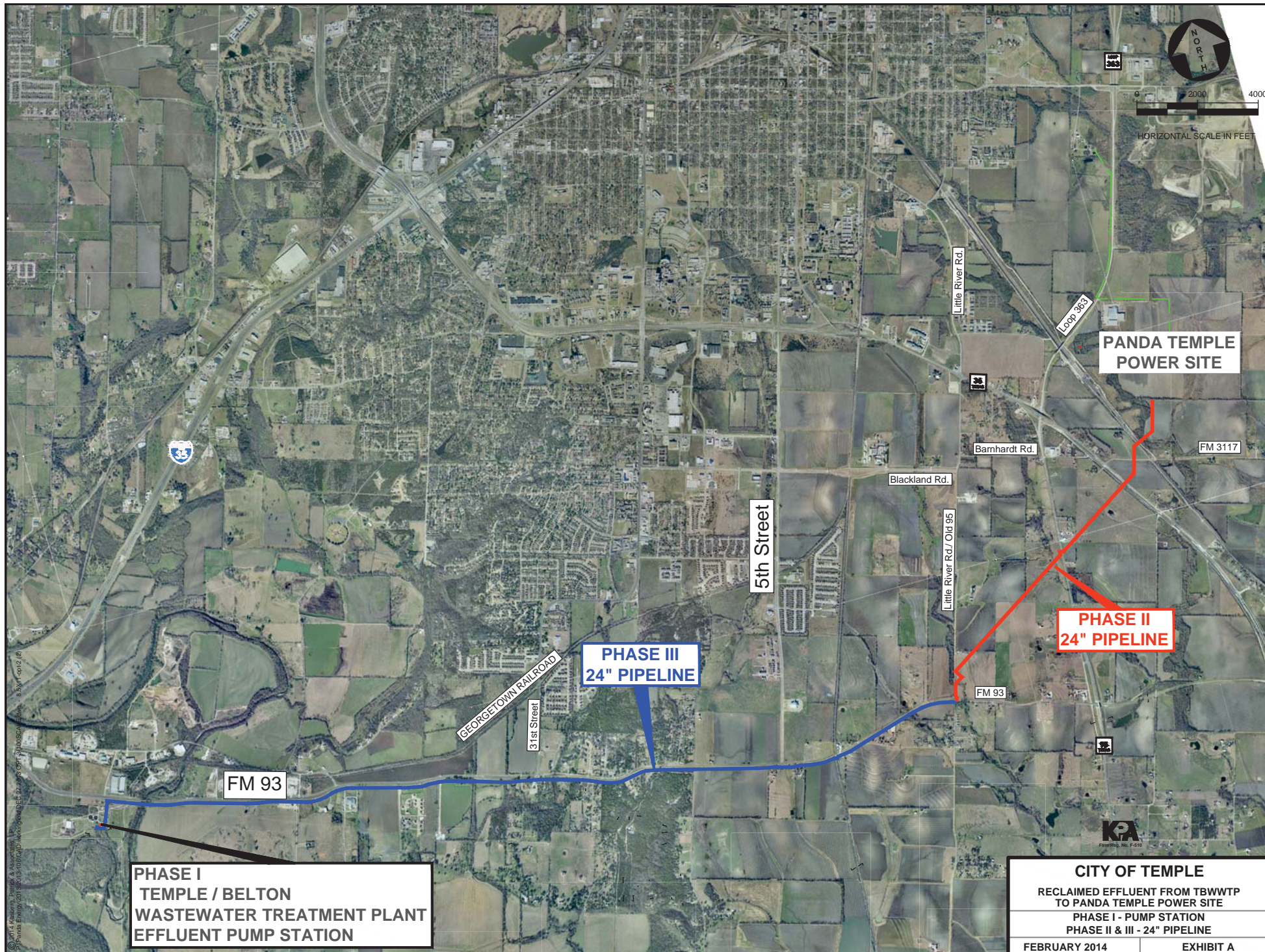
- A deduction of 410 linear feet of concrete encasement is recommended.
- A deduction of 33 11.25° ductile iron bends is recommended.
- A deduction of one 24" gate valve is recommended.
- A deduction to remove and replace 320 linear feet of existing 6" waterline is recommended.
- A deduction to furnish and install new fire hydrant, salvage existing fire hydrant is recommended.
- A deduction to relocate 100 linear feet of existing 6" force main is recommended.
- A deduction of 28,100 linear feet of silt fence is recommended.
- A deduction of 1,470 linear feet of rock berm is recommended.

The added items total \$44,734.50, and the deducted items total \$169,775. Per attached letter, KPA recommends approving the change order. Staff also recommends approving the change order.

FISCAL IMPACT: The savings from the deductive change order in the amount of \$125,040.50 will be realized in account 562-5200-535-6947, project #101097. Panda is reimbursing the City for all costs related to the effluent pipeline. Per the agreement with Panda, any savings from the project will be used to pay down the debt issued for the project.

ATTACHMENTS:

[Project Map](#)
[Engineer's Letter](#)
[Change Order](#)
[Resolution](#)





KASBERG, PATRICK & ASSOCIATES, LP
CONSULTING ENGINEERS
Texas Firm F-510

Temple
One South Main Street
Temple, Texas 76501
(254) 773-3731

RICK N. KASBERG, P.E.
R. DAVID PATRICK, P.E., CFM
THOMAS D. VALLE, P.E.
GINGER R. TOLBERT, P.E.
ALVIN R. "TRAE" SUTTON, III, P.E., CFM

Georgetown
1008 South Main Street
Georgetown, Texas 78626
(512) 819-9478

March 11, 2015

Mrs. Nicole Torralva, P.E.
3210 E. Avenue H
Building A
Temple, Texas 76501

Re: City of Temple, Texas
Temple-Belton Wastewater Treatment Plant
Reclaimed Effluent Project (Phases I - III)
Summary of Contract Modifications

Dear Ms. Torralva:

This letter provides a summary of the recommended and/or approved changes in total contract amount for each of the Phases of the TBWWTP Reclaimed Effluent Project. An itemized breakdown of additions and/or deletions for each phase is as follows:

1. Phase I

- a. **Previously Approved Net Change in Phase I Contract Amount = \$35,000.00**
- b. **Recommended Total Net Change in Phase I Contract Amount = \$0.00**
- c. **Total Net Change in Phase I Contract Amount = \$35,000.00**
- d. No current changes to Phase I Contract are recommended.

2. Phase II

- a. **Previously Approved Net Change in Phase II Contract Amount = - \$33,257.00**
- b. **Recommended Total Net Change in Phase II Contract Amount = \$0.00**
- c. **Total Net Change in Phase II Contract Amount = - \$33,257.00**
- d. No current changes to Phase II Contract are recommended.

3. Phase III

- a. **Previously Approved Net Change in Phase III Contract Amount = \$377,157.60**
- b. **Recommended Total Net Change in Phase III Contract Amount = - \$125,040.50**
- c. **Total Net Change in Phase III Contract Amount = \$252,117.10**
- d. **The following changes are recommended in order to accurately reflect the actual quantities installed on the TBWWTP Phase III Project and to allow for final project closeout.**

i. Additions to the Phase III Contract \$44,734.50

- 1. Bid Item 17 (36" Steel Encasement by Open Cut) \$10,813.50. This increase accounts for 45' of additional encasement required on the east side of Southwood Drive at STA 124+35.

2. Bid Item 24 (Air/Vacuum Release Valve) \$5,817.00. This increase accounts for 1 additional ARV at STA 110+00 due to a high point created by a change in profile under Dubose Road. This was required in order to bore underneath the existing 8" waterline serving the Valley Ranch Subdivision.
3. Bid Item 27 (Relocate AT&T Cable in Conflict) \$23,100.00. The actual quantity of relocation to be encountered was estimated during the design process as AT&T did not adequately locate the existing cable during the design process. This increase is to reflect the actual quantity of telephone cable encountered to date that was in conflict with the installation of the reclaimed water line.
4. CO3-1 (Repair Existing 4" WL at Intersection of Old Highway 95 and FM 93) \$3,200.00. An existing 4" waterline was damaged during construction. The actual location of the line differed from historical data. The increase accounts for the repair of the damaged line.
5. CO3-2 (Asphalt Driveway at Station 171+76) \$1,804.00. This addition was required in order to satisfy existing property owner and allow project closeout.

ii. Deletions from the Phase III Contract (\$169,775.00)

1. Bid Item 18 (Concrete Encasement) (\$18,204.00). A total of 410 LF was not required in the project.
2. Bid Item 19 (11.25° Ductile Iron Bends) (\$32,670.00). A total 33 bends were not required in the project.
3. Bid Item 23 (24" Gate Valve) (\$13,576.00). 1 Gate valve was not required in the project.
4. Bid Item 28 (Remove and Replace Existing 6" WL) (\$9,120.00). Existing waterline was not in conflict and did not require relocation.
5. Bid Item 29 (Furnish and Install New Fire Hydrant, Salvage Existing Fire Hydrant to the City) (\$5,150.00). New fire hydrant was not installed and existing fire hydrant at approximate STA 100+00 remains in service.
6. Bid Item 30 (Relocate Existing 6" Force Main) (2,860.00). Existing 6" force main at Southwood Drive was not in conflict and did not require relocation.
7. Bid Item 32 (Silt Fence) (47,770.00). A total of 28,100 LF of silt fence was not required in the project.
8. Bid Item 34 (Rock Berm) (40,425.00). A total of 1,470 LF of rock berm was not required in the project.

The following table summarizes the initial contract amount, net changes in contract amount, percent change in contract amount and recommended contingencies for each of the phases and as a total project:

Table 1
Summary of TBWWTP Reclaimed Effluent Construction Contracts

Construction Contract	Contractor	Contract Amount	Total Net Change in Contract Amount	% Change in Contract	*Contingency
Phase I (Pump Station)	Austin Engineering	\$ 1,246,000.00	\$ 35,000.00	2.81%	\$ 124,600.00
Phase II (Old Hwy 95 to Panda)	Flanigan Construction	\$ 2,111,111.20	\$ (33,257.00)	(1.57%)	\$ 211,111.00
Phase III (TBWWTP to Old 95)	McLean Construction	\$ 5,505,505.10	\$ 252,117.10	4.58%	\$ 550,550.00
Total TBWWTP Reclaimed Effluent Contracts		\$ 8,862,616.30	\$ 253,860.10	2.86%	\$ 886,261.00

* Contingency is the value that KPA recommended Panda have available to address any construction related items that could possibly arise during the construction phase. These contingencies were revised throughout the process and the values shown are from the most recent revision (March 6, 2014). The total contingency amount varied from a high of \$1,250,000 to the final value of \$886,261.

We are available to meet with you as required to discuss any of these items. Thank you.

Sincerely,



Thomas D. Valle, P.E.

TDV/

xc: Ms. Sharon Carlos, EIT, City of Temple
Mr. James Billeck, PE, City of Temple
2013-134-40
2013-135-40
2013-147-40

CHANGE ORDER

PROJECT: Temple-Belton WWTP 24" Reclaimed Effluent Pipeline – Phase III
 OWNER: City of Temple
 CONTRACTOR: McLean Construction, Inc.
 ENGINEER: Kasberg, Patrick & Associates
 CHANGE ORDER #: 3 & Final

Make the following additions, modifications or deletions (circle those that apply) to the work described in the Contract Documents:

Add:

Item	Description	Quantity	Unit	Cost	Total
17	36" Steel Encasement by Open Cut	45	LF	\$ 240.30	\$ 10,813.50
24	Air/Vacuum Release Valve	1	EA	\$ 5,817.00	\$ 5,817.00
27	Locate, Expose & Relocate existing AT&T telephone cable in conflict.	3,500	LF	\$ 6.60	\$ 23,100.00
CO3-1	Repair Existing 4" WL at Intersection of Old Highway 95 and FM 93	1	EA	\$ 3,200.00	\$ 3,200.00
CO3-2	Ashpalt Driveway at Station 171+76	110	SY	\$ 16.40	\$ 1,804.00
Total Add					\$ 44,734.50

Delete:

Item	Description	Quantity	Unit	Cost	Total
18	Concrete Encasement	-410	LF	\$ 44.40	\$ (18,204.00)
19	11.25° Ductile Iron Bends	-33	EA	\$ 990.00	\$ (32,670.00)
23	24" Gate Valve	-1	EA	\$ 13,576.00	\$ (13,576.00)
28	Remove and Replace Existing 6" WL	-320	LF	\$ 28.50	\$ (9,120.00)
29	Furnish and Install New Fire Hydrant, Salvage Existing Fire Hydrant to the City	-1	EA	\$ 5,150.00	\$ (5,150.00)
30	Relocate Existing 6" Force Main	-100	LF	\$ 28.60	\$ (2,860.00)
32	Silt Fence	-28,100	LF	\$ 1.70	\$ (47,770.00)
34	Rock Berm	-1,470	LF	\$ 27.50	\$ (40,425.00)
Total Delete					\$ (169,775.00)

Change Order Total \$ (125,040.50)

The compensation agreed upon in this Change Order is full, complete and final payment for all costs the Contractor may incur as a result of or relating to this change whether said costs are known, unknown, foreseen or unforeseen at this time, including without limitation, any cost for delay (for which only revised time is available), extended overhead, ripple or impact cost, or any other effect on changed or unchanged work as a result of this Change Order.

Original Contract Amount	\$ 5,505,505.10
Previous Net Change in Contract Amount	\$ 377,157.60
Net Change in Contract Amount	\$ (125,040.50)
Revised Contract Amount	\$ 5,757,622.20
Original Contract Time	210 days
Previous Net Change in Contract Time	46 days
Net Change in Contract Time	0 days
Revised Contract Time	256 days
Original Final Completion Date	October 20, 2014
Revised Final Completion Date	December 5, 2014

Recommended By Engineer:

Approved By Contractor:

By



3-3-15
Date

By



Date

05MAR15

Approved by City of Temple:

Approved as to Form:

By:

Jonathan Graham, City Manager

Date

By:

City Attorney's Office

Date

Approved by Finance Department

By:

Date

By:

Date

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING CHANGE ORDER NUMBER 3 TO THE CONSTRUCTION CONTRACT WITH MCLEAN CONSTRUCTION OF KILLEEN, TEXAS, FOR CONSTRUCTION ACTIVITIES REQUIRED TO BUILD THE TEMPLE-BELTON WASTEWATER TREATMENT PLANT 24-INCH EFFLUENT PIPELINE, REDUCING THE CONTRACT AMOUNT BY \$125,040.50; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the City has agreed to provide the Panda Temple Power Plant (Panda) with reclaimed water from the Temple-Belton Wastewater Treatment Plant (TBP) and the delivery of this water requires a pump station and approximately 45,000 linear feet of pipeline;

Whereas, on November 7, 2013, Council authorized a professional services agreement with Kasberg, Patrick & Associates, LP, (KPA) for Phase III design and bidding services for the Temple-Belton Wastewater Treatment Plant 24-inch effluent pipeline;

Whereas, on February 20, 2014, Council authorized a construction contract with McLean Construction for Phase III construction activities;

Whereas, on August 7, 2014, Council authorized change order #1 with McLean Construction and on October 2, 2014, Council authorized change order #2;

Whereas, the requested change order with McLean Construction includes the following items:

- addition of 45 linear feet of 36" steel encasement by open cut;
- addition of one air/vacuum release valve;
- addition of 3,500 linear feet to locate, expose and relocate existing AT&T telephone cable in conflict;
- addition to repair existing 4" waterline at the intersection of Old Highway 95 and FM 93
- addition to asphalt driveway at Station 171+76;
- deduction of 410 linear feet of concrete encasement;
- deduction of 33 11.25° ductile iron bends;
- deduction of one 24" gate valve;
- deduction to remove and replace 320 linear feet of existing 6" waterline;
- deduction to furnish and install new fire hydrant and salvage existing fire hydrant;
- deduction to relocate 100 linear feet of existing 6" force main;
- deduction of 28,100 linear feet of silt fence;
- deduction of 1,470 linear feet of rock berm;

Whereas, KPA and staff recommend approving change order #3 to the construction contract with McLean Construction of Killeen, Texas, for construction activities required to build the Temple-Belton Wastewater Treatment Plant 24-inch effluent pipeline, reducing the contract amount by \$125,040.50;

Whereas, the savings from this change order will be realized in Account No. 562-5200-535-6947, Project No.101097 - Panda is reimbursing the City for all costs related to the effluent pipeline; 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 change order #3 to the construction contract with McLean Construction of Killeen, Texas, after approval as to form by the City Attorney, for construction activities required to build the Temple-Belton Wastewater Treatment Plant 24-inch effluent pipeline, reducing the contract amount by \$125,040.50.

Part 2: It is hereby officially found and determined that the meeting at which this Resolution was 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 **April**, 2015.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Kayla Landeros
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

04/02/15
Item #4(E)
Consent Agenda
Page 1 of 2

DEPT./DIVISION SUBMISSION & REVIEW:

Nicole Torralva, P.E., Public Works Director
Don Bond, P.E., City Engineer

ITEM DESCRIPTION: Consider adopting a resolution authorizing Change Order #5 with K&S Backhoe Services, Inc., (K&S) of Gatesville for construction activities required to replace utilities in the Western Hills neighborhood in an amount not to exceed \$298,835.93, as well as declare an official intent to reimburse the expenditures with the issuance of 2015 Utility Revenue Bonds.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: Sewer lines in the Western Hills neighborhood are failing, requiring frequent and repetitive maintenance. Water and sewer line reconstruction is underway on Geronimo Trail and portions of Antelope, Deer, and Chisholm Trails. Street reconstruction for these roadways will begin soon. Design of sewer replacements on portions of Filly Lane and Fox Trail (Map attached) was authorized by Council in anticipation of adding them to the scope of utility reconstruction. A timeline of contractual actions with K&S and Clark & Fuller, PLLC (C&F), is provided below:

Geronimo, Antelope, Chisholm, and Deer Trails

Dec. 2012 – Geotechnical & Pavement Design (\$17,050)

April 2013 – Design & Professional Services (\$642,074)

April 2014 – Utility Reconstruction (\$1,496,622.96)

Filly Lane and Fox Trail

May 2014 – Additional Sewer Design (\$38,615.82)

Construction services totaling \$20,499.43 have been added to the contract to date. Services authorized under this change order will construct 1,511 linear feet of new sewer mains, ranging in size from 6" to 10", 11 manholes, and associated appurtenances and services (Bid Schedule attached). This change order also includes replacing asphalt in the required street excavations. C&F recommend the change order in their attached letter.

150 additional calendar days are allotted for construction of the additional scope on Filly Lane and Fox Trail. No additional calendar days are to be allotted for completion of the original scope.

FISCAL IMPACT: Council authorized this project as part of the Capital Improvement Plan in the FY 2015 Budget. This change order, #5, will be funded with the proposed 2015 Utility Revenue Bonds. Funding in the amount of \$1,834,232 will be made available in account 561-5200-535-6950, project 100967, to fund this construction change order in the amount of \$298,835.93 with K&S Backhoe, Inc.

ATTACHMENTS:

[Project Map](#)

[Bid Schedule](#)

[Engineer's Recommendation Letter](#)

[Change Order #5](#)

[Resolution](#)




KEYED NOTES
 1. NEW CONNECTION TO EXISTING SANITARY SEWER MAIN



CLARK & FULLER
 CIVIL ENGINEERING • DESIGN • PLANNING
 215 North Main Street, Temple, TX 76701
 254.899.0899 www.clarkfuller.com F-10384



**2013 WESTERN HILLS ROADWAY
 AND UTILITY REPLACEMENT
 PROJECT SANITARY SEWER MAIN
 REPLACEMENT ANTELOPE - FOX**



4-8-14

LEGEND

- NEW SANITARY SEWER MAIN
- NEW 4" DIAMETER ECCENTRIC CONCRETE MANHOLE

CHANGE ORDER NO. 5
FOX & FILLY WASTEWATER REPLACEMENT
BID SCHEDULE
CITY OF TEMPLE, TEXAS

2013 Western Hills Roadway and Utility Replacement Project

Item No.	Estimated Quantity	Unit	Description of Items	Unit Price in Figures	Total Amount
Site Preparation, Traffic Control, SWPPP, and Pavement Replacement					
1.	15.5	STA	Furnish and install all materials, labor, overhead, and profit required to provide Preparation of Right-of-Way and Site Clearing, including but not limited to; miscellaneous demolition; site signage and utility adjustment, removal, and replacement; existing utility and structure verification, bracing, and/or protection; bypass sanitary sewer pumping, mailbox removal and replacement, landscaping, irrigation, and/or grass sod removal and replacement, including tree protection; DVD copies of Video Recording of site pre and post construction; per project specifications and details, complete in place.	\$ <u>425.75</u>	\$ <u>6,599.13</u>
2.	100%	LS	Furnish and install all materials, labor, overhead, and profit required to provide Mobilization, Bonds, Permits and Insurance, per project specifications and details, complete in place.	\$ <u>6,463.00</u>	\$ <u>6,463.00</u>
3.	950	SY	Furnish and install all materials, labor, overhead, and profit required to saw cut, remove, and replace existing HMAC Pavement Section, at locations shown on plans, per project specifications, notes and details, complete in place.	\$ <u>47.00</u>	\$ <u>44,650.00</u>
4.	10	SY	Furnish and install all materials, labor, overhead, and profit required to saw cut, remove, and replace existing Reinforced Concrete Pavement Section, at locations shown on plans, per project specifications, notes and details, complete in place.	\$ <u>82.00</u>	\$ <u>820.00</u>
5.	100%	LS	Furnish and install all materials, labor, overhead, and profit required to Disconnect, Cap, and Abandon Existing Utilities, at locations shown on plans and per City of Temple Requirements, per project specifications, notes and details, complete in place.	\$ <u>3,800.00</u>	\$ <u>3,800.00</u>
6.	100%	LS	Furnish and install all materials, labor, overhead, and profit required to provide (4 Copies) and implement a Traffic Control Plan, signed and sealed by Registered Professional Engineer Licensed in the State of Texas, per project specifications and details, complete in place.	\$ <u>1,680.00</u>	\$ <u>1,680.00</u>
7.	100%	LS	Furnish and install all materials, labor, overhead, and profit required to provide and implement a Trench Safety Plan, signed and sealed by Registered Professional Engineer Licensed in the State of Texas, per project specifications and details, complete in place.	\$ <u>7,360.00</u>	\$ <u>7,360.00</u>

Item No.	Estimated Quantity	Unit	Description of Items	Unit Price in Figures	Total Amount
8.	100%	LS	Furnish and install all materials, labor, overhead, and profit required to provide and implement a Storm Water Pollution Prevention Plan, signed and sealed by a Registered Professional Engineer Licensed in the State of Texas, per project specifications and details, complete in place.	<u>\$3,200.00</u>	<u>\$ 3,200.00</u>

**Subtotal Site Preparation, Traffic Control,
SWPPP, and Pavement Replacement:** \$ 74,572.13

New Sanitary Sewer Main Construction

9.	5	EA	Furnish and install all materials, labor, overhead, and profit required to demolish and remove Existing Sanitary Sewer Manhole, at locations shown on plans, per project specifications and details, complete in place.	<u>\$ 1,092.00</u>	<u>\$ 5,460.00</u>
10.	11	EA	Furnish and install all materials, labor, overhead, and profit required to provide new 4' Diameter Precast Eccentric Concrete Manhole, with a City of Temple Approved Heavy Duty 32" Ring and Lid Assembly, at locations shown on plans, per project specifications and details, complete in place.	<u>\$ 3,393.00</u>	<u>\$ 37,323.00</u>
11.	4	EA	Furnish and install all materials, labor, overhead, and profit required to provide new Internal Drop Connection, at locations shown on plans, per project specifications and details, complete in place.	<u>\$ 1,098.00</u>	<u>\$ 4,392.00</u>
12.	8	EA	Furnish and install all materials, labor, overhead, and profit required to provide Connection to Existing Sanitary Sewer Main, at locations shown on plans, per project specifications and details, complete in place.	<u>\$ 770.00</u>	<u>\$ 6,160.00</u>
13.	1	EA	Furnish and install all materials, labor, overhead, and profit required to provide new 6" End of Line Cleanout, at locations shown on plans, per project specifications and details, complete in place.	<u>\$ 2,070.00</u>	<u>\$ 2,070.00</u>
14.	656	LF	Furnish and install all materials, labor, overhead, and profit required to provide New 10" PVC SDR 26 Sanitary Sewer Main, at locations shown on plans, including but not limited to, backfill, embedment, trenching; per project specifications and details, complete in place.	<u>\$ 102.55</u>	<u>\$ 67,272.80</u>
15.	675	LF	Furnish and install all materials, labor, overhead, and profit required to provide New 8" PVC SDR 26 Sanitary Sewer Main, at locations shown on plans, including but not limited to, backfill, embedment, trenching, per project specifications and details, complete in place.	<u>\$ 88.72</u>	<u>\$ 59,886.00</u>
16.	40	LF	Furnish and install all materials, labor, overhead, and profit required to provide New 6" PVC SDR 26 Sanitary Sewer Main, at locations shown on plans, including but not limited to, backfill, embedment, trenching, per project specifications and details, complete in place.	<u>\$ 64.00</u>	<u>\$ 2,560.00</u>

Item No.	Estimated Quantity	Unit	Description of Items	Unit Price in Figures	Total Amount
17.	140	LF	Furnish and install all materials, labor, overhead, and profit required to provide New 6" PVC SDR 26 Class 160 "Pressure Rated" Sanitary Sewer Main, at locations shown on plans, including but not limited to, backfill, embedment, trenching, per project specifications and details, complete in place.	\$ <u>81.00</u>	\$ <u>11,340.00</u>
18.	24	EA	Furnish and install all materials, labor, overhead, and profit required to locate and provide New 4" Sanitary Sewer Service and Service Connection, at all depths and locations shown on plans, including but not limited to; sawcut and removal of existing pavement sections, removal and replacement of existing fencing, removal and replacement of existing grass sod and/or landscaping, pipe, miscellaneous fittings, cleanouts, trenching, backfill, and embedment, per project specifications and details, complete in place.	\$ <u>1,125.00</u>	\$ <u>27,000.00</u>
19.	100%	LS	Furnish and install all materials, labor, overhead, and profit required to provide ALL TESTING per TCEQ and City of Temple Requirements and Contract Documents, complete in place.	\$ <u>800.00</u>	\$ <u>800.00</u>

Total New Sanitary Sewer Main Construction: \$ 224,263.80

Total Bid 2013 Western Hills Roadway and Utility Replacement Project \$ 298,835.93



215 North Main Street
Temple, Texas 76501
(254) 899-0899
Fax (254) 899-0901
www.clark-fuller.com
Firm Registration No: F-10384

March 23, 2015

City of Temple
Don Bond, P.E.
3210 E. Ave H, Bldg A
Temple, Texas 76501

Re: 2013 Western Hills Roadway and Utility Improvements Project

Dear Mr. Bond,

On March 19th Change Order No. 5 was submitted for the replacement of existing sanitary sewer on Fox Trail and Filly Lane as part of the 2013 Western Hills Roadway and Utility Improvements Project. The amount of Change Order No. 5 is in the amount of \$298,835.93. This will authorize the contractor to replace aging sanitary sewer mains that have become maintenance issues and are beginning to fail. *See attached Change Order no. 5, Exhibit "A" Bid Schedule, and construction documents.*

It is the engineers opinion to authorize this change order. K&S Backhoe Services, Inc. is presently mobilized in the area constructing the new sanitary sewer and water mains portion of the Western Hills Roadway and Utility Project. They are currently ahead of the construction schedule for the project and are familiar with the construction conditions of this neighborhood.

Sincerely,

Monty Clark, P.E., CPESC

CHANGE ORDER

PROJECT: 2013 Western Hills Roadway and Utility Replacement Project
OWNER: City of Temple
CONTRACTOR: K&S Backhoe Services
ENGINEER: Clark & Fuller, PLLC
CHANGE ORDER #: Five (5)

Make the following additions, modifications or deletions (circle those that apply) to the work described in the Contract Documents:

ITEM #:

Add:

Exhibit "A" Bid Schedule

Total Add:

\$ 298,835.93

\$ 298,835.93

Total Lump Sum Amount:

\$ 298,835.93

The compensation agreed upon in this Change Order is full, complete and final payment for all costs the Contractor may incur as a result of or relating to this change whether said costs are known, unknown, foreseen or unforeseen at this time, including without limitation, any cost for delay (for which only revised time is available), extended overhead, ripple or impact cost, or any other effect on changed or unchanged work as a result of this Change Order.

Original Contract Amount:

\$ 1,496,622.96

Previous Net Change in Contract Amount:

\$ 20,499.43

Net Change in Contract Amount:

\$ 298,835.93

Revised Contract Amount:

\$ 1,815,958.32

Original Contract Time:

215 Days

Previous Net Change in Contract Time:

28 Days

Net Change in Contract Time:

150 Calendar Days

Revised Contract Time:

393 Days

Original Final Completion Date:

4-21-2015

Revised Final Completion Date:

8-22-2015

Recommended by:

Recommended by:

Project Manager (City Staff) _____ Date

Architect/Engineer Date

Agreed to:

Approved by City of Temple:

3/18/15
Contractor _____ Date

Jonathan Graham, City Manager Date

Approved as to form:

Approved by Finance Department:

City Attorney's Office _____ Date

Finance _____ Date

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING CHANGE ORDER NUMBER 5 WITH K & S BACKHOE SERVICES, INC., OF GATESVILLE, TEXAS, FOR CONSTRUCTION ACTIVITIES REQUIRED TO REPLACE UTILITIES IN THE WESTERN HILLS NEIGHBORHOOD, IN AN AMOUNT NOT TO EXCEED \$298,835.93; DECLARING OFFICIAL INTENT TO REIMBURSE CERTAIN EXPENDITURES WITH THE ISSUANCE OF 2015 UTILITY REVENUE BONDS; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, sewer lines in the Western Hills neighborhood are failing, requiring frequent and repetitive maintenance - water and sewer line reconstruction is underway on Geronimo Trail and portions of Antelope, Deer, and Chisholm Trails;

Whereas, design of sewer replacements on portions of Filly Lane and Fox Trail was authorized by Council in anticipation of adding them to the scope of the utility reconstruction;

Whereas, services authorized under this change order will include construction of 1,511 linear feet of new sewer mains ranging in size from 6 inches to 10 inches, 11 manholes, and associated appurtenances and services - this change order will also include replacing asphalt in the required street excavations;

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 and the City hereby certifies that such expenditures have not been made prior to the date of passage of this Resolution - 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, Council authorized this project as part of the Capital Improvement Plan in the fiscal year 2015 budget – this change order will be funded with the proposed 2015 Utility Revenue Bonds and funds will be made available in Account No. 561-5200-535-6950, Project No. 100967; 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 change order number 5 with K&S Backhoe Services, Inc., of Gatesville, Texas, after approval as to form by the City Attorney, for construction activities required to replace utilities in the Western Hills neighborhood, in an amount not to exceed \$298,835.93.

Part 2: This Resolution is a declaration of official intent by the City under Section 1.150.2 of the Treasury Regulations that it reasonably expects to reimburse the expenditures described in Part 1 with proceeds of debt to be incurred by the City, such debt to be issued on or before eighteen (18) months after (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 3: It is hereby officially found and determined that the meeting at which this Resolution was 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 **April**, 2015.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Kayla Landeros
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

04/02/15
Item #4(F)
Consent Agenda
Page 1 of 2

DEPT./DIVISION SUBMISSION & REVIEW:

Kayla Landeros, City Attorney

ITEM DESCRIPTION: Consider adopting resolutions authorizing:

- (1) A Chapter 380 Economic Development Agreement between the City of Temple, Temple Economic Development Corporation and River Cement Sales Company.
- (2) An escrow agreement with River Cement Sales Company and Extraco Bank under which River Cement will fund its portion of certain road and utility improvements to be constructed by the City.

Executive Session: Pursuant to Section 551.087 of the Government Code, the City Council may meet in executive session to discuss either commercial or financial information that the City has received from a business prospect that the City wishes to locate, stay or expand within the City limits and with which the City is conducting economic development negotiations, or to deliberate the offer of a financial or other incentive to a business prospect the public discussion of which would adversely affect ongoing economic development negotiations.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: (1) River Cement Sales Company ("River Cement") desires to acquire real property and construct a new manufacturing facility within the city limits of Temple. River Cement is a cement manufacturing company that currently operates seven cement plants and thirty cement terminals in the United States. River Cement anticipates making at least a \$7,000,000 investment in the construction of the facility. River Cement's construction will benefit Temple's economy by creating new jobs and increasing tax revenue for the City. In order to induce River Cement to make the improvements, TEDC and the City have offered certain economic incentives that are discussed below.

Staff seeks approval of a Chapter 380 Economic Development Agreement between the City, TEDC, and River Cement which includes the following material terms:

- **River Cement's Obligations:**

- River Cement agrees to make a capital investment of at least \$7,000,000 in a new manufacturing facility;
- River Cement agrees to commence construction of the facility no later than 12 months after the date it closes on the transfer of the property from TEDC and agrees to complete construction no later than 24 months after closing;
- River Cement agrees that within 12 months of completion of the facility, it will collect and distribute sufficient materials through the facility to support rail traffic of at least 1,000 rail cars per year; and
- River Cement agrees to contribute 50% of the cost of constructing public roads and utilities near River Cement's facility.

- **City's Obligations:**

- City agrees to construct public roads and utilities near the facility in an estimated amount of \$2,274,576.

- **TEDC's Obligations:**

- TEDC agrees to convey to River Cement 9.023 acres of land for construction of the Facility.

(2) River Cement agrees to contribute 50% of the cost of constructing public roads and utilities near River Cement's facility. River Cement's contribution will be approximately \$1,137,288. The company has requested that its contribution be held in escrow with Extraco Bank, N.A. City staff is comfortable with this request and an escrow agreement has been drafted. River Cement's contribution will be deposited in an escrow account at Extraco Bank and will be drawn down by the City as the improvements are constructed. The escrowed funds must be deposited into an escrow account at Extraco Bank before the City issues a notice to proceed to the contractor to commence construction of the improvements.

FISCAL IMPACT: Council authorized this project as part of the Capital Improvement Plan in the FY 2015 Budget. This change order, #5, will be funded with the proposed 2015 Utility Revenue Bonds. Funding in the amount of \$1,834,232 will be made available in account 561-5200-535-6950, project 100967, to fund this construction change order in the amount of \$298,835.93 with K&S Backhoe, Inc.

ATTACHMENTS:

[Resolution](#)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY OF TEMPLE, TEMPLE ECONOMIC DEVELOPMENT CORPORATION AND RIVER CEMENT SALES COMPANY; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, River Cement Sales Company (“River Cement”) desires to acquire real property and construct a new manufacturing facility within the city limits of Temple;

Whereas, River Cement is a cement manufacturing company that currently operates seven cement plants and thirty cement terminals in the United States;

Whereas, River Cement anticipates making at least a \$7,000,000 investment in the construction of the facility which will benefit Temple’s economy by creating new jobs and increasing tax revenue for the City;

Whereas, in order to induce River Cement to make the improvements, Temple Economic Development Corporation (“TEDC”) and the City have offered certain economic incentives, which includes the construction of certain infrastructure improvements by the City;

Whereas, staff recommends approval of a Chapter 380 Development Agreement between the City, TEDC and River Cement Sales Company;

Whereas, funding for construction of the infrastructure improvements in the amount of \$2,274,576 has been included in the Reinvestment Zone No. 1 Financing Plan - the Zone will fund 50% of the cost of constructing public roads and utilities and, pursuant to the Economic Development Agreement, River Cement will fund the other 50% of the project costs; 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 Chapter 380 Economic Development Agreement between the City of Temple, Temple Economic Development Corporation and River Cement Sales Company which includes the following economic incentives:

- **River Cement’s Obligations:**
 - River Cement agrees to make a capital investment of at least \$7,000,000 in a new manufacturing facility;
 - River Cement agrees to commence construction of the facility no later than 12 months after the date it closes on the transfer of the property from TEDC and agrees to complete construction no later than 24 months after closing;

- River Cement agrees that within 12 months of completion of the facility, it will collect and distribute sufficient materials through the facility to support rail traffic of at least 1,000 rail cars per year; and
- River Cement agrees to contribute 50% of the cost of constructing public roads and utilities near River Cement's facility.
- **City's Obligations:**
 - City agrees to construct public roads and utilities near the facility in an estimated amount of \$2,274,576.
- **TEDC's Obligations:**
 - TEDC agrees to convey to River Cement 9.023 acres of land for construction of the Facility.

Part 2: It is hereby officially found and determined that the meeting at which this Resolution was 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 **April**, 2015.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Kayla Landeros
City Attorney

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING AN ESCROW AGREEMENT WITH RIVER CEMENT SALES COMPANY AND EXTRACO BANK, N.A., UNDER WHICH RIVER CEMENT SALES COMPANY WILL FUND ITS PORTION OF CERTAIN ROAD AND UTILITY IMPROVEMENTS TO BE CONSTRUCTED BY THE CITY OF TEMPLE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, River Cement Sales Company (“River Cement”) agrees to contribute 50% of the cost of constructing public roads and utilities near River Cement’s facility - River Cement’s contribution will be approximately \$1,137,288;

Whereas, River Cement has requested that its contribution be held in escrow with Extraco Bank, N.A. - City staff is comfortable with this request and an escrow agreement has been drafted;

Whereas, River Cement’s contribution will be deposited in an escrow account at Extraco Bank, N.A. and will be drawn down by the City as the improvements are constructed - the escrowed funds must be deposited into an escrow account at Extraco Bank, N.A. before the City issues a notice to proceed to the contractor to commence construction of the improvements;

Whereas, funding for this project in the amount of \$2,274,576 has been included in the Reinvestment Zone No. 1 Financing Plan - the Zone will fund 50% of the cost of constructing public roads and utilities and River Cement will fund 50% of the project costs; 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 an escrow agreement with River Cement Sales Company and Extraco Bank, N.A., after approval as to form by the City Attorney, under which River Cement Sales Company will fund its portion of certain road and utility improvements to be constructed by the City.

Part 2: It is hereby officially found and determined that the meeting at which this Resolution was 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 **April**, 2015.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Kayla Landeros
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

04/02/15
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Page 1 of 1

DEPT./DIVISION SUBMISSION & REVIEW:

Nicole Torralva P.E., Public Works Director
Kenny Henderson, Director of Street and Drainage Services

ITEM DESCRIPTION: Consider adopting a resolution authorizing the purchase of a dual drum roller for asphalt compaction, BuyBoard contract #424-13 with Associated Supply Company, Inc. (ASCO Equipment) of Belton in the amount of \$50,228.

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

ITEM SUMMARY: Currently Street Services utilizes a dual drum roller that has been identified for replacement by the Director of Fleet Services in the annual vehicle replacement review. This roller is used daily in the maintenance of City streets. The roller to be purchased will replace a unit that is 20 years old. Utilizing this contract through the BuyBoard satisfies the requirement for competitive bids.

FISCAL IMPACT: Purchasing of one (1) dual drum roller was approved in the FY 2015 budget. Currently, total funding in the amount of \$54,000 is available in account 110-5900-531-6220, project 101163, for purchase of a dual drum roller for asphalt compaction with ASCO Equipment in the amount of \$50,228.

ATTACHMENTS:

[Resolution](#)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING THE PURCHASE OF A DUAL DRUM ROLLER FROM ASSOCIATED SUPPLY COMPANY, INC. OF BELTON, TEXAS, UTILIZING THE BUYBOARD LOCAL GOVERNMENT ONLINE PURCHASING COOPERATIVE, IN THE AMOUNT OF \$50,228; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, currently the Street Services Department utilizes a dual drum roller that has been identified for replacement by the Director of Fleet Services in the annual vehicle replacement review;

Whereas, this dual drum roller is used daily in the maintenance of City streets - this roller purchase will replace a unit that is 20 years old;

Whereas, staff recommends the purchase of a dual drum roller from Associated Supply Company, Inc., of Belton, Texas, using the BuyBoard local government online purchasing cooperative in the amount of \$50,228 - utilizing this contract through the BuyBoard satisfies the requirement for competitive bids;

Whereas, the purchase of a dual drum roller was approved in the fiscal year 2015 budget and funds are available in Account No. 110-5900-531-6220, Project No. 101163; 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 purchase of a dual drum roller from Associated Supply Company, Inc., of Belton, Texas, using the BuyBoard local government online purchasing cooperative in the amount of \$50,228.

Part 2: The City Council authorizes the City Manager, or his designee, to execute any documents, after approval as to form 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 was 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 April, 2015.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Kayla Landeros
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

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DEPT./DIVISION SUBMISSION & REVIEW:

Traci Barnard, Director of Finance

ITEM DESCRIPTION: Consider adopting a resolution authorizing budget amendments for fiscal year 2014-2015.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: This item is to recommend various budget amendments, based on the adopted FY 2014-2015 budget. The amendments will involve transfers of funds between contingency accounts, department and fund levels.

FISCAL IMPACT: The total amount of budget amendments is \$385,574.

ATTACHMENTS:

[Budget Amendments](#)
[Resolution](#)

CITY OF TEMPLE
BUDGET AMENDMENTS FOR FY 2015 BUDGET
April 2, 2015

ACCOUNT #	PROJECT #	DESCRIPTION	APPROPRIATIONS	
			Debit	Credit
365-3400-531-6813	101121	Capital - Bonds / Outer Loop, Phase III	\$ 164,967	
365-3400-531-6532		Capital/Special Projects - Contingency		\$ 164,967
To reallocate funding for the Outer Loop, Phase III project from contingency funds. The contingency funding is from remaining Landfill proceeds.				
110-2431-519-2320		Repair & Maintenance / Air Condition/Heat	\$ 8,700	
110-2432-519-2320		Repair & Maintenance / Air Condition/Heat	\$ 850	
110-3250-551-2320		Repair & Maintenance / Air Condition/Heat	\$ 875	
110-5924-519-6310	100750	Capital Building & Grounds / FY 2012 HVAC Repair		\$ 10,425
To allocate additional funding needed for preventative maintenance to be performed by Temple Air & Heat at several different City facilities.				
260-3500-552-6316	100629	1st Street Sidewalk Improvements	\$ 5,951	
260-0000-490-2582		Transfer In - CO Bonds		\$ 5,951
361-9100-591-8160		Transfer Out - Grant Fund	\$ 5,951	
361-3400-531-2588	100681	NW Loop 363		\$ 5,951
To allocate additional funds needed for change order # 4 with Developers Surety & Indemnity Company in the amount of \$5,951.45.				
110-4000-552-2225		Capital < \$5,000 / Books & Periodicals	\$ 50	
110-4000-555-2110		Supplies / Office Supplies	\$ 95	
110-4000-555-2623		Contracted Services / Other Contracted Services	\$ 355	
110-0000-461-0841		Other / Donations/Gifts		\$ 500
To appropriate donations received and expenditures for summer reading program, book purchases, and supplies for the teen program.				
110-4000-552-2225		Capital < \$5,000 / Books & Periodicals	\$ 1,087	
110-4000-555-2522		Other Services / Micro Film/Audio Visual	\$ 122	
110-0000-445-0232		Library / Lost Books		\$ 1,209
To appropriate revenues received and expenditures for lost books and audio visuals.				
520-5000-535-2320		Repair & Maintenance / Air Condition/Heat	\$ 1,550	
520-5521-535-2655		Contracted Services / Doshier Farm Operating Contract		\$ 1,550
To allocate funding for preventative maintenance to be performed at the Service Center by Temple Heat & Air.				
351-3500-552-6110	101279	Capital Land - West Temple Park	\$ 70,941	
351-0000-490-2582		Transfer In - General Fund		\$ 70,941
110-0000-352-1345		Designated for Capital Projects - Unallocated		\$ 70,941
110-9100-591-8151		Transfer Out - Desg Capital Project Funds	\$ 70,941	
To appropriate additional funding for the purchase of 27.779 acres that was authorized by Council on 02/05/15 as a potential site for West Temple Park.				

CITY OF TEMPLE
BUDGET AMENDMENTS FOR FY 2015 BUDGET
April 2, 2015

ACCOUNT #	PROJECT #	DESCRIPTION	APPROPRIATIONS	
			Debit	Credit
110-6020-513-1112		Salaries / General Services	\$ 40,129	
110-6020-513-1126		Salaries / General Services	\$ 48	
110-6020-513-1220		Benefits / General Services	\$ 6,910	
110-6020-513-1221		Benefits / General Services	\$ 537	
110-6020-513-1222		Benefits / General Services	\$ 4,958	
110-6020-513-1223		Benefits / General Services	\$ 118	
110-6020-513-1224		Benefits / General Services	\$ 270	
110-6020-513-1226		Benefits / General Services	\$ 61	
110-6020-513-1227		Benefits / General Services	\$ 13	
110-6020-513-1228		Benefits / General Services	\$ 95	
110-4222-513-1112		Salaries / Assistant City Manager		\$ 40,129
110-4222-513-1126		Salaries / Assistant City Manager		\$ 48
110-4222-513-1220		Benefits / Assistant City Manager		\$ 6,910
110-4222-513-1221		Benefits / Assistant City Manager		\$ 537
110-4222-513-1222		Benefits / Assistant City Manager		\$ 4,958
110-4222-513-1223		Benefits / Assistant City Manager		\$ 118
110-4222-513-1224		Benefits / Assistant City Manager		\$ 270
110-4222-513-1226		Benefits / Assistant City Manager		\$ 61
110-4222-513-1227		Benefits / Assistant City Manager		\$ 13
110-4222-513-1228		Benefits / Assistant City Manager		\$ 95

To correct budget allocation for the management analyst position that changed departments (ACM to General Services) in the beginning of FY 2015.

TOTAL AMENDMENTS

\$ 385,574 \$ 385,574

GENERAL FUND

Beginning Contingency Balance	\$ -
Added to Contingency Sweep Account	-
Carry forward from Prior Year	-
Taken From Contingency	-
Net Balance of Contingency Account	\$ -

Beginning Judgments & Damages Contingency	\$ 40,070
Added to Contingency Judgments & Damages from Council Contingency	-
Taken From Judgments & Damages	-
Net Balance of Judgments & Damages Contingency Account	\$ 40,070

Beginning Compensation Contingency	\$ 988,000
Added to Compensation Contingency	-
Taken From Compensation Contingency	(516,339)
Net Balance of Compensation Contingency Account	\$ 471,661

Net Balance Council Contingency **\$ 511,731**

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	\$ 50,000
Added to Contingency Sweep Account	-
Taken From Contingency	(21,098)
Net Balance of Contingency Account	\$ 28,902

Beginning Compensation Contingency	\$ 168,000
Added to Compensation Contingency	-
Taken From Compensation Contingency	(73,119)
Net Balance of Compensation Contingency Account	\$ 94,881

Net Balance Water & Sewer Fund Contingency **\$ 123,783**

CITY OF TEMPLE
BUDGET AMENDMENTS FOR FY 2015 BUDGET
April 2, 2015

ACCOUNT #	PROJECT #	DESCRIPTION	APPROPRIATIONS	
			Debit	Credit
		HOTEL/MOTEL TAX FUND		
		Beginning Contingency Balance	\$	27,903
		Added to Contingency Sweep Account		-
		Carry forward from Prior Year		-
		Taken From Contingency		(21,158)
		Net Balance of Contingency Account	\$	6,745
		Beginning Compensation Contingency	\$	36,000
		Added to Compensation Contingency		-
		Taken From Compensation Contingency		(9,550)
		Net Balance of Compensation Contingency Account	\$	26,450
		Net Balance Hotel/Motel Tax Fund Contingency	\$	33,195
		DRAINAGE FUND		
		Beginning Contingency Balance	\$	-
		Added to Contingency Sweep Account		-
		Carry forward from Prior Year		-
		Taken From Contingency		-
		Net Balance of Contingency Account	\$	-
		Beginning Compensation Contingency	\$	26,000
		Added to Compensation Contingency		-
		Taken From Compensation Contingency		(11,266)
		Net Balance of Compensation Contingency Account	\$	14,734
		Net Balance Drainage Fund Contingency	\$	14,734
		FED/STATE GRANT FUND		
		Beginning Contingency Balance	\$	-
		Carry forward from Prior Year		89,040
		Added to Contingency Sweep Account		-
		Taken From Contingency		(74,763)
		Net Balance of Contingency Account	\$	14,277

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, APPROVING BUDGET AMENDMENTS TO THE 2014-2015 CITY BUDGET; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, on the 28th day of August, 2014, the City Council approved a budget for the 2014-2015 fiscal year; and

Whereas, the City Council deems it in the public interest to make certain amendments to the 2014-2015 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 2014-2015 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 was 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 **April**, 2015.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Kayla Landeros
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

04/02/15
Item #5
Regular Agenda
Page 1 of 2

DEPT./DIVISION SUBMISSION & REVIEW:

Traci L. Barnard, Director of Finance

ITEM DESCRIPTION: FIRST READING-PUBLIC HEARING: Consider adopting an ordinance authorizing an amendment to the Tax Increment Financing Reinvestment Zone No. 1 Financing and Project Plans for years FY 2015-2016.

STAFF RECOMMENDATION: Conduct a public hearing and adopt ordinance as presented in item description, on first reading on April 2, 2015 and schedule second reading and final adoption for April 16, 2015.

ITEM SUMMARY: The Reinvestment Zone No. 1 Finance and Project Committees have had several meetings to discuss and review the project budgets for the 2022 Master Plan Projects. The result of the meetings is recommended changes to the Financing and Project Plans to continue with the execution of the 2022 Master Plan. The planning process involved the reallocation of approximately \$9,531,018 in available resources over the next two years. The resources available for allocation are from the combination of added developer participation, savings from completed projects, reallocation of funding from existing projects and funds received as a result of a settlement agreement and mutual release between the City of Temple, Temple Economic Development Corporation, Gulf States Toyota Inc., and FR-VPC II, L.P.

The following page includes a table summarizing the proposed financing plan amendment.

Additional funding needed	PP/FP Line	FP 11.19.14 {Budget}	Expenditures/ Encumbrances	Bid/Estimated Cost	Funding Needed
Construction Projects					
Avenue R Intersections	455	\$ 1,850,776	\$ (257,085)	\$ (2,671,401)	\$ 1,077,710
Friars Creek Trail to Avenue R Trail	463	474,650	(49,746)	(497,663)	72,759
North Lucius McCelvey extension	102	1,753,550	(228,720)	(2,045,856)	521,026
Airport Enhancement Projects	506	1,586,242	(86,242)	(3,341,497)	1,841,497
31st Street Intersection/Monumentation	459	1,718,845	(218,845)	(1,950,000)	450,000
31st Street Sidewalks - Grant Match	108	-	-	(30,775)	30,775
Pepper Creek Regional Detention Pond	103	850,000	(106)	(1,139,095)	289,201
ROW/Property Acquisition					
Avenue U ROW	460	1,775,000	(382,700)	(2,267,300)	875,000
Property Acquisition - North Industrial Park	107	-	-	(4,000,000)	4,000,000
Downtown					
Transformation Team [New Program]	401	-	-	(373,050)	373,050
TOTAL FUNDING NEEDED					\$ 9,531,018
Sources of additional funding					
Research Parkway - FY 2016					
Fund Balance - FY 2015	700				4,037,147
Veteran's Memorial Blvd-Design - FY 2015	464				950,000
Pepper Creek Trail -FY 2015	155				2,300,000
Project Savings					
McLane Parkway/Research Parkway Connect	156				665,892
Friar's Creek Trail to S&W	454				148,146
1st Street @ Loop 363	453				21,020
Developer Cost Sharing					
N. Lucius McCelvey - BUZZI	FP - 14				260,513
Pepper Creek Regional Detention pond - HEB	FP - 14				48,300
Contributions					
Settlement Agreement - GST	FP - 14				1,100,000
TOTAL SOURCES OF FUNDING					\$ 9,531,018

FISCAL IMPACT: In summary, the proposed amendment allocated additional funding to the projects listed above through additional revenue in the amount of \$308,813 from developer contributions, settlement agreement with GST of \$1,100,000, project savings in the amount of \$835,058 and reallocation of funding from Research Pkwy(IH35 to Wendland)- construction in the amount of \$7,287,147. The original allocation for Research Pkwy (IH35 to Wendland) – construction was \$13,532,100. Upon approval of this amendment, the balance available for construction will be \$6,244,953. The Finance Committee is in the process of reviewing options for financing the construction of Research Pkwy (IH35 – Central Point Pkwy).

ATTACHMENTS:

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

FINANCING PLAN
Page 1 of 5

	Y/E 9/30/15 Year 33	Y/E 9/30/16 Year 34	Y/E 9/30/17 Year 35	Y/E 9/30/18 Year 36	Y/E 9/30/19 Year 37	Y/E 9/30/20 Year 38	Y/E 9/30/21 Year 39	Y/E 9/30/22 Year 40
1 "Taxable Increment"	\$ 480,646,226	\$ 480,646,226	\$ 648,634,749	\$ 452,719,910	\$ 448,215,448	\$ 439,961,665	\$ 432,262,141	\$ 425,090,579
1 FUND BALANCE, Begin	\$ 31,378,757	\$ 1,531,742	\$ 2,663,170	\$ 3,185,830	\$ 3,570,612	\$ 2,603,071	\$ 2,614,226	\$ 2,615,031
2 Adjustments to Debt Service Reserve	-	-	-	-	-	-	-	-
3 Fund Balance Available for Appropriation	\$ 31,378,757	\$ 1,531,742	\$ 2,663,170	\$ 3,185,830	\$ 3,570,612	\$ 2,603,071	\$ 2,614,226	\$ 2,615,031
SOURCES OF FUNDS:								
4 Tax Revenues	14,490,265	22,006,298	19,785,940	19,348,421	18,887,959	18,455,590	18,049,959	18,297,684
6 Allowance for Uncollected Taxes	(217,354)	(330,094)	(296,789)	(290,226)	(283,319)	(276,834)	(270,749)	(274,465)
8 Interest Income-Other	50,000	50,000	50,000	50,000	40,000	40,000	30,000	10,000
10 Grant Funds	1,320,000	-	-	-	-	-	-	-
12 License Fee - Central Texas Railway	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000
14 Other Revenues	2,448,588	-	-	-	-	-	-	-
17 Bond Issue	-	-	-	-	-	-	-	-
20 Total Sources of Funds	\$ 18,127,499	\$ 21,762,204	\$ 19,575,151	\$ 19,144,195	\$ 18,680,640	\$ 18,254,756	\$ 17,845,210	\$ 18,069,219
25 TOTAL AVAILABLE FOR APPROPRIATION	\$ 49,506,256	\$ 23,293,946	\$ 22,238,320	\$ 22,330,025	\$ 22,251,251	\$ 20,857,827	\$ 20,459,436	\$ 20,684,250
USE OF FUNDS:								
DEBT SERVICE								
27 2009 Bond Refunding	1,499,769	1,508,775	1,510,150	1,488,750	1,485,000	-	-	-
28 2008 Bond Issue-Taxable (\$10.365 mil)	1,239,233	1,240,854	1,240,096	1,241,957	1,241,173	1,237,744	1,241,670	1,242,422
29 Debt Service - 2011A Issue (Refunding)	914,450	913,550	912,200	908,350	915,950	2,497,800	2,497,550	2,494,950
30 Debt Service - 2012 Issue (Refunding)	17,700	82,700	76,400	79,600	77,650	80,050	77,250	78,750
31 Debt Service - 2013 Issue (\$25.260 mil)	924,894	924,894	2,034,894	2,047,694	2,048,344	2,047,944	2,046,494	2,031,494
35 Paying Agent Services	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
40 Subtotal-Debt Service	4,597,246	4,671,973	5,774,940	5,767,551	5,769,317	5,864,738	5,864,164	5,848,816
OPERATING EXPENDITURES								
50 Prof Svcs/Proj Mgmt	202,075	175,000	175,000	175,000	175,000	175,000	175,000	175,000
52 Legal/Audit	1,200	1,200	1,300	1,300	1,300	1,300	1,300	1,400
54 Zone Park Maintenance [mowing, utilities, botanical supplies]	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000
55 Zone Park Maintenance [maintenance]	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
56 Rail Maintenance	289,744	100,000	100,000	100,000	100,000	100,000	100,000	100,000
58 Road/Signage Maintenance	333,077	100,000	100,000	100,000	100,000	100,000	100,000	100,000
60 Contractual Payments [TEDC - Marketing]	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
62 TISD-Reimbursement [per contract]	26,250	26,250	26,250	27,563	27,563	27,563	28,941	28,941
65 Subtotal-Operating Expenditures	1,227,346	777,450	777,550	778,863	778,863	778,863	780,241	780,341
70 TOTAL DEBT & OPERATING EXPENDITURES	\$ 5,824,592	\$ 5,449,423	\$ 6,552,490	\$ 6,546,414	\$ 6,548,180	\$ 6,643,601	\$ 6,644,405	\$ 6,629,157
80 Funds Available for Projects	\$ 43,681,664	\$ 17,844,523	\$ 15,685,830	\$ 15,783,612	\$ 15,703,071	\$ 14,214,226	\$ 13,815,031	\$ 14,055,093
PROJECTS								
150 Temple Industrial Park	11,871,581	7,244,953	5,840,000	-	-	-	-	-
200 Corporate Campus Park	5,253,305	2,300,000	-	4,363,000	-	-	-	-
250 Bioscience Park	1,702,822	-	-	-	-	-	-	-
400 Synergy Park	1,200,077	-	-	-	-	-	-	-
450 Downtown	3,941,721	1,361,400	6,660,000	-	-	-	-	-
500 TMED	14,752,677	4,275,000	-	7,850,000	-	-	-	-
550 Airport Park	3,427,739	-	-	-	-	-	-	-
610 Public Improvements	-	-	-	-	13,100,000	11,600,000	11,200,000	11,400,000
Subtotal-Projects	42,149,922	15,181,353	12,500,000	12,213,000	13,100,000	11,600,000	11,200,000	11,400,000
TOTAL USE OF FUNDS	\$ 47,974,514	\$ 20,630,776	\$ 19,052,490	\$ 18,759,414	\$ 19,648,180	\$ 18,243,601	\$ 17,844,405	\$ 18,029,157
700 FUND BALANCE, End	\$ 1,531,742	\$ 2,663,170	\$ 3,185,830	\$ 3,570,612	\$ 2,603,071	\$ 2,614,226	\$ 2,615,031	\$ 2,655,093

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
	41	42	43	44	45	46	47	48	49	50
DESCRIPTION										
1 "Taxable Increment"	\$ 470,263,381	\$ 487,225,606	\$ 502,549,950	\$ 537,931,299	\$ 632,466,025	\$ 643,399,384	\$ 630,860,901	\$ 619,145,657	\$ 608,214,453	\$ 598,030,071
1 FUND BALANCE, Begin	\$ 2,655,093	\$ 2,639,474	\$ 2,449,143	\$ 2,626,160	\$ 2,290,424	\$ 2,463,636	\$ 2,586,390	\$ 2,584,636	\$ 2,671,617	\$ 2,773,119
2 Adjustments to Debt Service Reserve	-	-	-	-	-	-	-	-	-	-
3 Fund Balance Available for Appropriation	\$ 2,655,093	\$ 2,639,474	\$ 2,449,143	\$ 2,626,160	\$ 2,290,424	\$ 2,463,636	\$ 2,586,390	\$ 2,584,636	\$ 2,671,617	\$ 2,773,119
SOURCES OF FUNDS:										
4 Tax Revenues	18,222,149	18,144,315	18,326,110	19,240,269	19,156,987	18,803,832	18,474,381	18,167,509	17,882,150	17,617,288
6 Allowance for Uncollected Taxes	(273,332)	(272,165)	(274,892)	(288,604)	(287,355)	(282,057)	(277,116)	(272,513)	(268,232)	(264,259)
8 Interest Income-Other	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
10 Grant Funds	-	-	-	-	-	-	-	-	-	-
12 License Fee - Central Texas Railway	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000
14 Other Revenues	-	-	-	-	-	-	-	-	-	-
17 Bond Issue	-	-	-	-	-	-	-	-	-	-
20 Total Sources of Funds	\$ 17,994,817	\$ 17,918,150	\$ 18,097,218	\$ 18,997,665	\$ 18,915,632	\$ 18,567,775	\$ 18,243,265	\$ 17,940,996	\$ 17,659,918	\$ 17,399,029
25 TOTAL AVAILABLE FOR APPROPRIATION	\$ 20,649,909	\$ 20,557,625	\$ 20,546,361	\$ 21,623,825	\$ 21,206,056	\$ 21,031,410	\$ 20,829,656	\$ 20,525,632	\$ 20,331,534	\$ 20,172,148
USE OF FUNDS:										
DEBT SERVICE										
27 2009 Bond Refunding	-	-	-	-	-	-	-	-	-	-
28 2008 Bond Issue-Taxable (\$10.365 mil)	-	-	-	-	-	-	-	-	-	-
29 Debt Service - 2011A Issue (Refunding)	-	-	-	-	-	-	-	-	-	-
30 Debt Service - 2012 Issue (Refunding)	-	-	-	-	-	-	-	-	-	-
31 Debt Service - 2013 Issue (\$25.260 mil)	2,030,094	2,026,694	2,038,413	2,051,613	2,059,113	2,061,713	2,061,713	2,069,113	2,073,513	2,084,913
35 Paying Agent Services	-	-	-	-	-	-	-	-	-	-
40 Subtotal-Debt Service	2,030,094	2,026,694	2,038,413	2,051,613	2,059,113	2,061,713	2,061,713	2,069,113	2,073,513	2,084,913
OPERATING EXPENDITURES										
50 Prof Svcs/Proj Mgmt	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000
52 Legal/Audit	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400
54 Zone Park Maintenance [mowing, utilities, botanical supplies]	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000
55 Zone Park Maintenance [maintenance]	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
56 Rail Maintenance	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
58 Road/Signage Maintenance	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
60 Contractual Payments [TEDC - Marketing]	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
62 TISD-Reimbursement [per contract]	28,941	30,388	30,388	30,388	31,907	31,907	31,907	33,502	33,502	33,502
65 Subtotal-Operating Expenditures	780,341	781,788	781,788	781,788	783,307	783,307	783,307	784,902	784,902	784,902
70 TOTAL DEBT & OPERATING EXPENDITURES	\$ 2,810,435	\$ 2,808,482	\$ 2,820,201	\$ 2,833,401	\$ 2,842,420	\$ 2,845,020	\$ 2,845,020	\$ 2,854,015	\$ 2,858,415	\$ 2,869,815
80 Funds Available for Projects	\$ 17,839,474	\$ 17,749,143	\$ 17,726,160	\$ 18,790,424	\$ 18,363,636	\$ 18,186,390	\$ 17,984,636	\$ 17,671,617	\$ 17,473,119	\$ 17,302,333
PROJECTS										
150 Temple Industrial Park	-	-	-	-	-	-	-	-	-	-
200 Corporate Campus Park	-	-	-	-	-	-	-	-	-	-
250 Bioscience Park	-	-	-	-	-	-	-	-	-	-
400 Synergy Park	-	-	-	-	-	-	-	-	-	-
450 Downtown	-	-	-	-	-	-	-	-	-	-
500 TMED	-	-	-	-	-	-	-	-	-	-
550 Airport Park	-	-	-	-	-	-	-	-	-	-
610 Public Improvements	15,200,000	15,300,000	15,100,000	16,500,000	15,900,000	15,600,000	15,400,000	15,000,000	14,700,000	14,700,000
Subtotal-Projects	15,200,000	15,300,000	15,100,000	16,500,000	15,900,000	15,600,000	15,400,000	15,000,000	14,700,000	14,700,000
TOTAL USE OF FUNDS	\$ 18,010,435	\$ 18,108,482	\$ 17,920,201	\$ 19,333,401	\$ 18,742,420	\$ 18,445,020	\$ 18,245,020	\$ 17,854,015	\$ 17,558,415	\$ 17,569,815
700 FUND BALANCE, End	\$ 2,639,474	\$ 2,449,143	\$ 2,626,160	\$ 2,290,424	\$ 2,463,636	\$ 2,586,390	\$ 2,584,636	\$ 2,671,617	\$ 2,773,119	\$ 2,602,333

FINANCING PLAN
Page 3 of 5

	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
DESCRIPTION	51	52	53	54	55	56	57	58	59	60
1 "Taxable Increment"	\$ 588,557,171	\$ 579,762,201	\$ 571,613,310	\$ 564,080,255	\$ 557,134,328	\$ 550,748,279	\$ 544,896,240	\$ 539,553,655	\$ 534,697,223	\$ 530,304,824
1 FUND BALANCE, Begin	\$ 2,602,333	\$ 2,580,225	\$ 2,527,727	\$ 2,469,411	\$ 2,320,196	\$ 2,597,747	\$ 2,517,238	\$ 2,791,307	\$ 2,635,622	\$ 2,463,384
2 Adjustments to Debt Service Reserve	-	-	-	-	-	-	-	-	-	-
3 Fund Balance Available for Appropriation	\$ 2,602,333	\$ 2,580,225	\$ 2,527,727	\$ 2,469,411	\$ 2,320,196	\$ 2,597,747	\$ 2,517,238	\$ 2,791,307	\$ 2,635,622	\$ 2,463,384
SOURCES OF FUNDS:										
4 Tax Revenues	17,371,962	17,145,257	16,936,306	16,744,285	16,568,413	16,407,947	16,262,184	16,130,455	16,012,127	15,906,596
6 Allowance for Uncollected Taxes	(260,579)	(257,179)	(254,045)	(251,164)	(248,526)	(246,119)	(243,933)	(241,957)	(240,182)	(238,599)
8 Interest Income-Other	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
10 Grant Funds	-	-	-	-	-	-	-	-	-	-
12 License Fee - Central Texas Railway	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000
14 Other Revenues	-	-	-	-	-	-	-	-	-	-
17 Bond Issue	-	-	-	-	-	-	-	-	-	-
20 Total Sources of Funds	\$ 17,157,383	\$ 16,934,078	\$ 16,728,261	\$ 16,539,121	\$ 16,365,887	\$ 16,207,828	\$ 16,064,251	\$ 15,934,498	\$ 15,817,945	\$ 15,713,997
25 TOTAL AVAILABLE FOR APPROPRIATION	\$ 19,759,716	\$ 19,514,304	\$ 19,255,988	\$ 19,008,532	\$ 18,686,083	\$ 18,805,574	\$ 18,581,490	\$ 18,725,805	\$ 18,453,567	\$ 18,177,381
USE OF FUNDS:										
DEBT SERVICE										
27 2009 Bond Refunding	-	-	-	-	-	-	-	-	-	-
28 2008 Bond Issue-Taxable (\$10.365 mil)	-	-	-	-	-	-	-	-	-	-
29 Debt Service - 2011A Issue (Refunding)	-	-	-	-	-	-	-	-	-	-
30 Debt Service - 2012 Issue (Refunding)	-	-	-	-	-	-	-	-	-	-
31 Debt Service - 2013 Issue (\$25.260 mil)	2,092,913	-	-	-	-	-	-	-	-	-
35 Paying Agent Services	-	-	-	-	-	-	-	-	-	-
40 Subtotal-Debt Service	2,092,913	-	-	-	-	-	-	-	-	-
OPERATING EXPENDITURES										
50 Prof Svcs/Proj Mgmt	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000
52 Legal/Audit	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400
54 Zone Park Maintenance [mowing, utilities, botanical supplies]	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000
55 Zone Park Maintenance [maintenance]	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
56 Rail Maintenance	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
58 Road/Signage Maintenance	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
60 Contractual Payments [TEDC - Marketing]	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
62 TISD-Reimbursement [per contract]	35,177	35,177	35,177	36,936	36,936	36,936	38,783	38,783	38,783	40,722
65 Subtotal-Operating Expenditures	786,577	786,577	786,577	788,336	788,336	788,336	790,183	790,183	790,183	792,122
70 TOTAL DEBT & OPERATING EXPENDITURES	\$ 2,879,490	\$ 786,577	\$ 786,577	\$ 788,336	\$ 788,336	\$ 788,336	\$ 790,183	\$ 790,183	\$ 790,183	\$ 792,122
80 Funds Available for Projects	\$ 16,880,225	\$ 18,727,727	\$ 18,469,411	\$ 18,220,196	\$ 17,897,747	\$ 18,017,238	\$ 17,791,307	\$ 17,935,622	\$ 17,663,384	\$ 17,385,259
PROJECTS										
150 Temple Industrial Park	-	-	-	-	-	-	-	-	-	-
200 Corporate Campus Park	-	-	-	-	-	-	-	-	-	-
250 Bioscience Park	-	-	-	-	-	-	-	-	-	-
400 Synergy Park	-	-	-	-	-	-	-	-	-	-
450 Downtown	-	-	-	-	-	-	-	-	-	-
500 TMED	-	-	-	-	-	-	-	-	-	-
550 Airport Park	-	-	-	-	-	-	-	-	-	-
610 Public Improvements	14,300,000	16,200,000	16,000,000	15,900,000	15,300,000	15,500,000	15,000,000	15,300,000	15,200,000	15,100,000
Subtotal-Projects	14,300,000	16,200,000	16,000,000	15,900,000	15,300,000	15,500,000	15,000,000	15,300,000	15,200,000	15,100,000
TOTAL USE OF FUNDS	\$ 17,179,490	\$ 16,986,577	\$ 16,786,577	\$ 16,688,336	\$ 16,088,336	\$ 16,288,336	\$ 15,790,183	\$ 16,090,183	\$ 15,990,183	\$ 15,892,122
700 FUND BALANCE, End	\$ 2,580,225	\$ 2,527,727	\$ 2,469,411	\$ 2,320,196	\$ 2,597,747	\$ 2,517,238	\$ 2,791,307	\$ 2,635,622	\$ 2,463,384	\$ 2,285,259

FINANCING PLAN
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	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
DESCRIPTION	61	62	63	64	65	66	67	68	69	70
1 "Taxable Increment"	\$ 526,355,470	\$ 522,829,243	\$ 519,707,242	\$ 516,971,536	\$ 514,605,112	\$ 512,591,831	\$ 510,916,383	\$ 509,564,250	\$ 508,521,660	\$ 507,775,555
1 FUND BALANCE, Begin	\$ 2,285,259	\$ 2,272,570	\$ 2,193,265	\$ 2,054,492	\$ 2,367,168	\$ 2,139,789	\$ 2,178,349	\$ 2,192,774	\$ 2,190,523	\$ 2,176,500
2 Adjustments to Debt Service Reserve	-	-	-	-	-	-	-	-	-	-
3 Fund Balance Available for Appropriation	\$ 2,285,259	\$ 2,272,570	\$ 2,193,265	\$ 2,054,492	\$ 2,367,168	\$ 2,139,789	\$ 2,178,349	\$ 2,192,774	\$ 2,190,523	\$ 2,176,500
SOURCES OF FUNDS:										
4 Tax Revenues	13,435,059	13,367,327	13,309,020	13,259,730	13,219,065	13,186,656	13,162,153	13,145,223	13,135,551	13,132,838
6 Allowance for Uncollected Taxes	(201,526)	(200,510)	(199,635)	(198,896)	(198,286)	(197,800)	(197,432)	(197,178)	(197,033)	(196,993)
8 Interest Income-Other	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
10 Grant Funds	-	-	-	-	-	-	-	-	-	-
12 License Fee - Central Texas Railway	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000
14 Other Revenues	-	-	-	-	-	-	-	-	-	-
17 Bond Issue	-	-	-	-	-	-	-	-	-	-
20 Total Sources of Funds	\$ 13,279,533	\$ 13,212,817	\$ 13,155,385	\$ 13,106,834	\$ 13,066,779	\$ 13,034,856	\$ 13,010,721	\$ 12,994,045	\$ 12,984,518	\$ 12,981,845
25 TOTAL AVAILABLE FOR APPROPRIATION	\$ 15,564,792	\$ 15,485,387	\$ 15,348,650	\$ 15,161,326	\$ 15,433,947	\$ 15,174,645	\$ 15,189,070	\$ 15,186,819	\$ 15,175,040	\$ 15,158,345
USE OF FUNDS:										
DEBT SERVICE										
27 2009 Bond Refunding	-	-	-	-	-	-	-	-	-	-
28 2008 Bond Issue-Taxable (\$10.365 mil)	-	-	-	-	-	-	-	-	-	-
29 Debt Service - 2011A Issue (Refunding)	-	-	-	-	-	-	-	-	-	-
30 Debt Service - 2012 Issue (Refunding)	-	-	-	-	-	-	-	-	-	-
31 Debt Service - 2013 Issue (\$25.260 mil)	-	-	-	-	-	-	-	-	-	-
35 Paying Agent Services	-	-	-	-	-	-	-	-	-	-
40 Subtotal-Debt Service	-	-	-	-	-	-	-	-	-	-
OPERATING EXPENDITURES										
50 Prof Svcs/Proj Mgmt	175,100	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000
52 Legal/Audit	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400
54 Zone Park Maintenance [mowing, utilities, botanical supplies]	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000
55 Zone Park Maintenance [maintenance]	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
56 Rail Maintenance	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
58 Road/Signage Maintenance	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
60 Contractual Payments [TEDC - Marketing]	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
62 TISD-Reimbursement [per contract]	40,722	40,722	42,758	42,758	42,758	44,896	44,896	44,896	47,141	47,141
65 Subtotal-Operating Expenditures	792,222	792,122	794,158	794,158	794,158	796,296	796,296	796,296	798,541	798,541
70 TOTAL DEBT & OPERATING EXPENDITURES	\$ 792,222	\$ 792,122	\$ 794,158	\$ 794,158	\$ 794,158	\$ 796,296	\$ 796,296	\$ 796,296	\$ 798,541	\$ 798,541
80 Funds Available for Projects	\$ 14,772,570	\$ 14,693,265	\$ 14,554,492	\$ 14,367,168	\$ 14,639,789	\$ 14,378,349	\$ 14,392,774	\$ 14,390,523	\$ 14,376,500	\$ 14,359,804
PROJECTS										
150 Temple Industrial Park	-	-	-	-	-	-	-	-	-	-
200 Corporate Campus Park	-	-	-	-	-	-	-	-	-	-
250 Bioscience Park	-	-	-	-	-	-	-	-	-	-
400 Synergy Park	-	-	-	-	-	-	-	-	-	-
450 Downtown	-	-	-	-	-	-	-	-	-	-
500 TMED	-	-	-	-	-	-	-	-	-	-
550 Airport Park	-	-	-	-	-	-	-	-	-	-
610 Public Improvements	12,500,000	12,500,000	12,500,000	12,000,000	12,500,000	12,200,000	12,200,000	12,200,000	12,200,000	12,200,000
Subtotal-Projects	12,500,000	12,500,000	12,500,000	12,000,000	12,500,000	12,200,000	12,200,000	12,200,000	12,200,000	12,200,000
TOTAL USE OF FUNDS	\$ 13,292,222	\$ 13,292,122	\$ 13,294,158	\$ 12,794,158	\$ 13,294,158	\$ 12,996,296	\$ 12,996,296	\$ 12,996,296	\$ 12,998,541	\$ 12,998,541
700 FUND BALANCE, End	\$ 2,272,570	\$ 2,193,265	\$ 2,054,492	\$ 2,367,168	\$ 2,139,789	\$ 2,178,349	\$ 2,192,774	\$ 2,190,523	\$ 2,176,500	\$ 2,159,804

FINANCING PLAN
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	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062
DESCRIPTION	71	72	73	74	75	76	77	78	79	80
1 "Taxable Increment"	\$ 507,313,556	\$ 507,123,924	\$ 507,195,534	\$ 507,517,842	\$ 508,080,856	\$ 508,875,107	\$ 509,891,630	\$ 511,121,928	\$ 512,557,961	\$ 514,192,113
1 FUND BALANCE, Begin	\$ 2,159,804	\$ 2,147,012	\$ 2,142,078	\$ 2,153,420	\$ 2,186,862	\$ 2,245,527	\$ 2,337,277	\$ 2,267,295	\$ 2,237,977	\$ 2,256,734
2 Adjustments to Debt Service Reserve	-	-	-	-	-	-	-	-	-	-
3 Fund Balance Available for Appropriation	\$ 2,159,804	\$ 2,147,012	\$ 2,142,078	\$ 2,153,420	\$ 2,186,862	\$ 2,245,527	\$ 2,337,277	\$ 2,267,295	\$ 2,237,977	\$ 2,256,734
SOURCES OF FUNDS:										
4 Tax Revenues	13,136,801	13,147,172	13,163,695	13,186,132	13,214,252	13,247,840	13,286,692	13,330,613	13,379,420	13,432,940
6 Allowance for Uncollected Taxes	(197,052)	(197,208)	(197,455)	(197,792)	(198,214)	(198,718)	(199,300)	(199,959)	(200,691)	(201,494)
8 Interest Income-Other	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
10 Grant Funds	-	-	-	-	-	-	-	-	-	-
12 License Fee - Central Texas Railway	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000
14 Other Revenues	-	-	-	-	-	-	-	-	-	-
17 Bond Issue	-	-	-	-	-	-	-	-	-	-
20 Total Sources of Funds	\$ 12,985,749	\$ 12,995,964	\$ 13,012,240	\$ 13,034,340	\$ 13,062,038	\$ 13,095,122	\$ 13,133,392	\$ 13,176,654	\$ 13,224,729	\$ 13,277,446
25 TOTAL AVAILABLE FOR APPROPRIATION	\$ 15,145,553	\$ 15,142,976	\$ 15,154,318	\$ 15,187,760	\$ 15,248,900	\$ 15,340,650	\$ 15,470,668	\$ 15,443,949	\$ 15,462,706	\$ 15,534,180
USE OF FUNDS:										
DEBT SERVICE										
27 2009 Bond Refunding	-	-	-	-	-	-	-	-	-	-
28 2008 Bond Issue-Taxable (\$10.365 mil)	-	-	-	-	-	-	-	-	-	-
29 Debt Service - 2011A Issue (Refunding)	-	-	-	-	-	-	-	-	-	-
30 Debt Service - 2012 Issue (Refunding)	-	-	-	-	-	-	-	-	-	-
31 Debt Service - 2013 Issue (\$25.260 mil)	-	-	-	-	-	-	-	-	-	-
35 Paying Agent Services	-	-	-	-	-	-	-	-	-	-
40 Subtotal-Debt Service	-	-	-	-	-	-	-	-	-	-
OPERATING EXPENDITURES										
50 Prof Svcs/Proj Mgmt	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000
52 Legal/Audit	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400
54 Zone Park Maintenance [mowing, utilities, botanical supplies]	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000
55 Zone Park Maintenance [maintenance]	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
56 Rail Maintenance	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
58 Road/Signage Maintenance	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
60 Contractual Payments [TEDC - Marketing]	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
62 TISD-Reimbursement [per contract]	47,141	49,498	49,498	49,498	51,973	51,973	51,973	54,572	54,572	54,572
65 Subtotal-Operating Expenditures	798,541	800,898	800,898	800,898	803,373	803,373	803,373	805,972	805,972	805,972
70 TOTAL DEBT & OPERATING EXPENDITURES	\$ 798,541	\$ 800,898	\$ 800,898	\$ 800,898	\$ 803,373	\$ 803,373	\$ 803,373	\$ 805,972	\$ 805,972	\$ 805,972
80 Funds Available for Projects	\$ 14,347,012	\$ 14,342,078	\$ 14,353,420	\$ 14,386,862	\$ 14,445,527	\$ 14,537,277	\$ 14,667,295	\$ 14,637,977	\$ 14,656,734	\$ 14,728,208
PROJECTS										
150 Temple Industrial Park	-	-	-	-	-	-	-	-	-	-
200 Corporate Campus Park	-	-	-	-	-	-	-	-	-	-
250 Bioscience Park	-	-	-	-	-	-	-	-	-	-
400 Synergy Park	-	-	-	-	-	-	-	-	-	-
450 Downtown	-	-	-	-	-	-	-	-	-	-
500 TMED	-	-	-	-	-	-	-	-	-	-
550 Airport Park	-	-	-	-	-	-	-	-	-	-
610 Public Improvements	12,200,000	12,200,000	12,200,000	12,200,000	12,200,000	12,200,000	12,400,000	12,400,000	12,400,000	14,728,208
Subtotal-Projects	12,200,000	12,200,000	12,200,000	12,200,000	12,200,000	12,200,000	12,400,000	12,400,000	12,400,000	14,728,208
TOTAL USE OF FUNDS	\$ 12,998,541	\$ 13,000,898	\$ 13,000,898	\$ 13,000,898	\$ 13,003,373	\$ 13,003,373	\$ 13,203,373	\$ 13,205,972	\$ 13,205,972	\$ 15,534,180
700 FUND BALANCE, End	\$ 2,147,012	\$ 2,142,078	\$ 2,153,420	\$ 2,186,862	\$ 2,245,527	\$ 2,337,277	\$ 2,267,295	\$ 2,237,977	\$ 2,256,734	\$ (0)

TIF Reinvestment Zone #1
Summary Financing Plan with Detailed Project Plan
Project Plan - 03/25/15 - to Zone Board

SUMMARY FINANCING PLAN				
	2015	2016	2017	2018
1 Beginning Available Fund Balance, Oct 1	\$ 31,378,757	\$ 1,531,742	\$ 2,663,170	\$ 3,185,830
20 Total Sources of Funds	18,127,499	21,762,204	19,575,151	19,144,195
2 Adjustments to Debt Service Reserve	-	-	-	-
25 Net Available for Appropriation	49,506,256	23,293,946	22,238,320	22,330,025
50/52 General Administrative Expenditures	203,275	176,200	176,300	176,300
54 Zone Park Maintenance (mowing, utilities, botanical supplies)	150,000	150,000	150,000	150,000
55 Zone Park Maintenance (maintenance)	25,000	25,000	25,000	25,000
56 Rail Maintenance	289,744	100,000	100,000	100,000
58 Road/Signage Maintenance	333,077	100,000	100,000	100,000
60 Contractual Payments (TEDC - Marketing)	200,000	200,000	200,000	200,000
62 TISD-Reimbursement (per contract)	26,250	26,250	26,250	27,563
27 Debt Service - 2009 Issue (Refunding)	1,499,769	1,508,775	1,510,150	1,488,750
28 Debt Service - 2008 Taxable Issue (\$10.365 mil)	1,239,233	1,240,854	1,240,096	1,241,957
29 Debt Service - 2011A Issue (Refunding)	914,450	913,550	912,200	908,350
30 Debt Service - 2012 Issue (Refunding)	17,700	82,700	76,400	79,600
31 Debt Service - 2013 Issue (\$25.260 mil)	924,894	924,894	2,034,894	2,047,694
33 Paying Agent Services	1,200	1,200	1,200	1,200
70 Total Debt & Operating Expenditures	5,824,592	5,449,423	6,552,490	6,546,414
80 Funds Available for Projects	\$ 43,681,664	\$ 17,844,523	\$ 15,685,830	\$ 15,783,612
PROJECT PLAN				
	2015	2016	2017	2018
TEMPLE INDUSTRIAL PARK:				
100 Northern "Y" Phase I	-	-	-	-
101 Trans-Load Grading (full site) (East)	-	-	-	-
102 North Lucius McCelvey Extension	2,274,576	-	-	-
103 Pepper Creek Main Stem Regional Detention Pond	1,139,201	-	-	-
104 Research Pkwy (IH 35 to Wendland Ultimate) STAG grant	-	1,000,000	-	-
104 Research Pkwy (IH 35 to Wendland Ultimate)	2,386,820	6,244,953	-	-
105 Research Pkwy (Wendland to McLane Pkwy)	2,040,209	-	5,840,000	-
106 Northeast Utilities @ IH 35/Loop 363	-	-	-	-
107 Property Acquisition - North Industrial Park	4,000,000	-	-	-
108 31st Street Sidewalks Grant Match	30,775	-	-	-
150 Total North Zone/Rail Park (including Enterprise Park)	11,871,581	7,244,953	5,840,000	-
CORPORATE CAMPUS PARK:				
155 Bioscience Trail Connection to Airport	432,430	2,300,000	-	-
156 McLane Pkwy/Research Pkwy Connection	3,481,128	-	-	-
157 Research Pkwy (McLane Pkwy to Central Point Pkwy)	1,339,747	-	-	4,363,000
200 Total Corporate Campus Park	5,253,305	2,300,000	-	4,363,000
BIOSCIENCE PARK:				
204 Pepper Creek Trail Connection to S&W	-	-	-	-
205 Bioscience Park Service Road & Utility Extensions	-	-	-	-
207 Trail Landscaping, Irrigation and Lights	1,702,822	-	-	-
250 Total Bio-Science Park	1,702,822	-	-	-
350 Northwest Loop 363 Improvements (TxDOT commitment)	-	-	-	-
SYNERGY PARK:				
351 Lorraine Drive (Southeast Industrial Park) - [\$1.5M total project cost]	102,675	-	-	-
352 Entry Enhancement	500,000	-	-	-
353 Lorraine Drive/Panda Drive Asphalt	32,822	-	-	-
354 Lorraine Drive - Commitment to Panda	564,580	-	-	-
400 Total Synergy Park	1,200,077	-	-	-
DOWNTOWN:				
401 Downtown Improvements	373,050	-	-	-
402 Rail Safety Zone Study	909,407	-	-	-
403 Lot Identification & Signage	-	-	-	-
404 Santa Fe Plaza	2,288,600	261,400	5,350,000	-
405 Downtown Master Plan	30,664	-	-	-
406 Intersection Improvements at Central & North 4th Street	150,000	600,000	-	-
407 MLK Park	190,000	500,000	1,310,000	-
450 Total Downtown	3,941,721	1,361,400	6,660,000	-
TMED:				
451 TMED - 1st Street @ Temple College - STEP Grant Match	3,878	-	-	-
452 Master Plan Integration 2010	1,550	-	-	-
453 TMED - 1st Street @ Loop 363 Design/Construction - Design only	33,300	-	-	-
454 TMED - Friars Creek Trail 5th Street to S&W Blvd. - [\$1.9M total project cost - DOE Grant of \$400K]	6,110	-	-	-
455 Avenue R - S&W Blvd, Ave R - 19th Intersections	2,928,486	-	-	-
456 Ave U from S&W Blvd to 1st St & 13th to 17th connector from Ave R to Loop 363	13,222	-	-	-
457 South 1st Street Improvements from the Temple College Apartments to Ave O	-	-	-	-
458 Loop 363 Frontage Rd (UPRR to 5th TIRZ portion)	6,219,877	-	-	-
459 31st Street/Loop 363 Improvements/Monumentation	2,168,845	-	-	-
460 Ave U TMED Ave. to 1st Street	2,650,000	2,800,000	-	-
461 TMED Master Plan (Health Care Campus)	125,000	-	-	-
462 TMED Master Plan & Thoroughfare Plan	55,000	-	-	-
463 Friars Creek Trail to Ave. R Trail	547,409	-	-	-
464 Veteran's Memorial Blvd. Phase II	-	1,475,000	-	7,850,000
500 Total TMED	14,752,677	4,275,000	-	7,850,000
AIRPORT PARK:				
506 Airport Improvements (roadway, drainage, parking, lighting, fencing, landscaping, fuel farm impr, entrance impr, guard facility)	3,427,739	-	-	-
550 Total Airport Park	3,427,739	-	-	-
610 Public Improvements	-	-	-	-
Total Planned Project Expenditures	42,149,922	15,181,353	12,500,000	12,213,000
700 Available Fund Balance at Year End	\$ 1,531,742	\$ 2,663,170	\$ 3,185,830	\$ 3,570,612

TIF Reinvestment Zone #1
Summary Financing Plan with Detailed Project Plan
 Project Plan - 03/25/15 - to Zone Board

SUMMARY FINANCING PLAN				
	2019	2020	2021	2022
1 Beginning Available Fund Balance, Oct 1	\$ 3,570,612	\$ 2,603,071	\$ 2,614,226	\$ 2,615,031
20 Total Sources of Funds	18,680,640	18,254,756	17,845,210	18,069,219
2 Adjustments to Debt Service Reserve	-	-	-	-
25 Net Available for Appropriation	22,251,251	20,857,827	20,459,436	20,684,250
50/52 General Administrative Expenditures	176,300	176,300	176,300	176,400
54 Zone Park Maintenance [mowing, utilities, botanical supplies]	150,000	150,000	150,000	150,000
55 Zone Park Maintenance [maintenance]	25,000	25,000	25,000	25,000
56 Rail Maintenance	100,000	100,000	100,000	100,000
58 Road/Signage Maintenance	100,000	100,000	100,000	100,000
60 Contractual Payments (TEDC - Marketing)	200,000	200,000	200,000	200,000
62 TISD-Reimbursement [per contract]	27,563	27,563	28,941	28,941
27 Debt Service - 2009 Issue (Refunding)	1,485,000	-	-	-
28 Debt Service - 2008 Taxable Issue (\$10.365 mil)	1,241,173	1,237,744	1,241,670	1,242,422
29 Debt Service - 2011A Issue (Refunding)	915,950	2,497,800	2,497,550	2,494,950
30 Debt Service - 2012 Issue (Refunding)	77,650	80,050	77,250	78,750
31 Debt Service - 2013 Issue (\$25.260 mil)	2,048,344	2,047,944	2,046,494	2,031,494
33 Paying Agent Services	1,200	1,200	1,200	1,200
70 Total Debt & Operating Expenditures	6,548,180	6,643,601	6,644,405	6,629,157
80 Funds Available for Projects	\$ 15,703,071	\$ 14,214,226	\$ 13,815,031	\$ 14,055,093
PROJECT PLAN				
	2019	2020	2021	2022
TEMPLE INDUSTRIAL PARK:				
100 Northern "Y" Phase I	-	-	-	-
101 Trans-Load Grading (full site) (East)	-	-	-	-
102 North Lucius McCelvey Extension	-	-	-	-
103 Pepper Creek Main Stem Regional Detention Pond	-	-	-	-
104 Research Pkwy (IH 35 to Wendland Ultimate) STAG grant	-	-	-	-
104 Research Pkwy (IH 35 to Wendland Ultimate)	-	-	-	-
105 Research Pkwy (Wendland to McLane Pkwy)	-	-	-	-
106 Northeast Utilities @ IH 35/Loop 363	-	-	-	-
107 Property Acquisition - North Industrial Park	-	-	-	-
108 31st Street Sidewalks Grant Match	-	-	-	-
150 Total North Zone/Rail Park (including Enterprise Park)	-	-	-	-
CORPORATE CAMPUS PARK:				
155 Bioscience Trail Connection to Airport	-	-	-	-
156 McLane Pkwy/Research Pkwy Connection	-	-	-	-
157 Research Pkwy (McLane Pkwy to Central Point Pkwy)	-	-	-	-
200 Total Corporate Campus Park	-	-	-	-
BIOSCIENCE PARK:				
204 Pepper Creek Trail Connection to S&W	-	-	-	-
205 Bioscience Park Service Road & Utility Extensions	-	-	-	-
207 Trail Landscaping, Irrigation and Lights	-	-	-	-
250 Total Bio-Science Park	-	-	-	-
350 Northwest Loop 363 Improvements (TxDOT commitment)	-	-	-	-
SYNERGY PARK:				
351 Lorraine Drive (Southeast Industrial Park) - [\$1.5M total project cost]	-	-	-	-
352 Entry Enhancement	-	-	-	-
353 Lorraine Drive/Panda Drive Asphalt	-	-	-	-
354 Lorraine Drive - Commitment to Panda	-	-	-	-
400 Total Synergy Park	-	-	-	-
DOWNTOWN:				
401 Downtown Improvements	-	-	-	-
402 Rail Safety Zone Study	-	-	-	-
403 Lot Identification & Signage	-	-	-	-
404 Santa Fe Plaza	-	-	-	-
405 Downtown Master Plan	-	-	-	-
406 Intersection Improvements at Central & North 4th Street	-	-	-	-
407 MLK Park	-	-	-	-
450 Total Downtown	-	-	-	-
TMED:				
451 TMED - 1st Street @ Temple College - STEP Grant Match	-	-	-	-
452 Master Plan Integration 2010	-	-	-	-
453 TMED - 1st Street @ Loop 363 Design/Construction - Design only	-	-	-	-
454 TMED - Friars Creek Trail 5th Street to S&W Blvd. - [\$1.9M total project cost - DOE Grant of \$400K]	-	-	-	-
455 Avenue R - S&W Blvd, Ave R - 19th Intersections	-	-	-	-
456 Ave U from S&W Blvd to 1st St & 13th to 17th connector from Ave R to Loop 363	-	-	-	-
457 South 1st Street Improvements from the Temple College Apartments to Ave O	-	-	-	-
458 Loop 363 Frontage Rd (UPRR to 5th TIRZ portion)	-	-	-	-
459 31st Street/Loop 363 Improvements/Monumentation	-	-	-	-
460 Ave U TMED Ave. to 1st Street	-	-	-	-
461 TMED Master Plan (Health Care Campus)	-	-	-	-
462 TMED Master Plan & Thoroughfare Plan	-	-	-	-
463 Friars Creek Trail to Ave. R Trail	-	-	-	-
464 Veteran's Memorial Blvd. Phase II	-	-	-	-
500 Total TMED	-	-	-	-
AIRPORT PARK:				
506 Airport Improvements (roadway, drainage, parking, lighting, fencing, landscaping, fuel farm impr, entrance impr, guard facility)	-	-	-	-
550 Total Airport Park	-	-	-	-
610 Public Improvements	13,100,000	11,600,000	11,200,000	11,400,000
Total Planned Project Expenditures	13,100,000	11,600,000	11,200,000	11,400,000
700 Available Fund Balance at Year End	\$ 2,603,071	\$ 2,614,226	\$ 2,615,031	\$ 2,655,093

ORDINANCE NO. _____

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING AN AMENDMENT TO THE TAX INCREMENT FINANCING REINVESTMENT ZONE NO. 1 FINANCING AND PROJECT PLANS FOR FISCAL YEARS 2015-2016; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; DECLARING FINDINGS OF FACT; AND PROVIDING AN OPEN MEETINGS CLAUSE.

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 18th day of May, 2006; Ordinance No. 2006-4118; Ordinance No. 2007-4141 on the 19th day of April, 2007; Ordinance No. 2007-4155 on July 19, 2007; Ordinance No. 2007-4172 on the 20th day of September, 2007; Ordinance No. 2007-4173 on October 25, 2007; Ordinance No. 2008-4201 on the 21st day of February, 2008; and Ordinance No. 2008-4217 the 15th day of May, 2008; Ordinance No. 2008-4242 the 21st day of August, 2009; Ordinance No. 2009-4290 on the 16th day of April, 2009; Ordinance No. 2009-4294 on the 21st day of May, 2009; Ordinance No. 2009-4316 on the 17th day of September, 2009; Ordinance No. 2009-4320 on the 15th day of October, 2009; Ordinance No. 2010-4338 on the 18th day of February, 2010; Ordinance No. 2010-4371 on the 19th day of August, 2010; Ordinance No. 2010-4405 on November 4, 2010; Ordinance No. 2011-4429 on March 17, 2011; Ordinance No. 2011-4455 on July 21, 2011; Ordinance No. 2011-4477 on October 20, 2011; Ordinance No. 2012-4540 on June 21, 2012; and Ordinance No. 2012-4546 on July 19, 2012;

Ordinance No. 2012-4554 on September 20, 2012; Ordinance No. 2012-4566 on November 15, 2012; Ordinance No. 2013-4595 on June 20, 2013; Ordinance No. 2014-4665 on May 15, 2014; Ordinance No. 2014-4676 on July 17, 2014; Ordinance No. 2014-4683 on September 18, 2014; Ordinance No. 2014-4695 on December 18, 2014; Ordinance No. 2015-XXXX on April 16, 2015;

Whereas, the Board of Directors of the Zone has adopted an additional amendment to the Reinvestment Zone Financing and Project Plans 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 and Project Plans for the Zone to include financial information as hereinafter set forth;

Whereas, the Council finds that it is necessary and convenient to the implementation of the Reinvestment Zone Financing and Project Plans, including the additional amendment, to establish and provide for an economic development program within the meaning of Article III, Section 52-a of the Texas Constitution ("Article III, Section 52-a"), Section 311.010(h) of the Texas Tax Code and Chapter 380 of the Texas Local Government Code to develop and diversify the economy of the Zone, eliminate unemployment and underemployment in the Zone and develop or expand transportation, business and commercial activity in the Zone including programs to make grants and loans of Zone assets or from the tax increment fund of the Zone in an aggregate amount not to exceed the amount of the tax increment produced by the City and paid into the tax increment fund for the Zone for activities that benefit the Zone and stimulate business and commercial activity in the Zone as further determined by the City;

Whereas, the Council further finds that the acquisition of the land and real property assembly costs as described in the additional amendment to the Reinvestment Zone Financing and Project Plans are necessary and convenient to the implementation of the Reinvestment Zone Financing and Project Plans and will help develop and diversify the economy of the Zone, eliminate unemployment and underemployment in the Zone and develop or expand transportation, business and commercial activity in the Zone by providing land for development of future business and commercial activity, attracting additional jobs within the City and attracting additional sales and other taxes within the City; and

Whereas, the Council finds that such amendment to the Reinvestment Zone Financing and Project Plans is feasible and conforms to the Comprehensive Plan of the City, and that this action will promote economic development within the City of Temple;

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 and Project Plans. The amendment to the Tax Increment Financing Reinvestment Zone No. 1 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 Amendments to Reinvestment Zone Number 1, City of Temple, Texas, attached hereto as Exhibits A and B.

Part 3: Plans Effective. The Financing Plan and Project Plans 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 and Project Plans to each taxing unit that taxes real property located in the Zone.

Part 5: Economic Development Program. The Council hereby establishes an economic development program for the Zone in accordance with Article III, Section 52-a of the Texas Constitution, Section 311.010(h) of the Texas Tax Code and Chapter 380 of the Texas Local Government Code to develop and diversify the economy of the Zone, eliminate unemployment and underemployment in the Zone and develop or expand transportation, business and commercial activity in the Zone including a program to make grants and loans of Zone assets or from the tax increment fund of the Zone in accordance with the provisions of Article III, Section 52-a, Chapter 311 of the Texas Tax Code and Chapter 380 of the Texas Local Government Code as directed and authorized by the Council. The Council hereby further directs and authorizes the Board of Directors of the Zone to utilize tax increment reinvestment zone bond proceeds to acquire the land and pay other real property assembly costs as set forth in the additional amendment attached hereto to help develop and diversify the economy of the Zone and develop or expand business and commercial activity in the Zone in accordance with Article III, Section 52-a, Chapter 311 of the Texas Tax Code and Chapter 380 of the Texas Local Government Code.

Part 6: 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 7: 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 8: Open Meetings. It is hereby officially found and determined that the meeting at which this ordinance was 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 and Public Hearing on the **2nd** day of **April**, 2015.

PASSED AND APPROVED on Second Reading on the **16th** day of **April**, 2015.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Kayla Landeros
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

04/02/15
Item #6
Regular Agenda
Page 1 of 4

DEPT./DIVISION SUBMISSION & REVIEW:

Tammy Lyerly, Senior Planner

ITEM DESCRIPTION: FIRST READING – PUBLIC HEARING - Z-FY-15-06: Consider adopting an ordinance granting a zoning change from Agricultural District (AG) to Single Family-One (SF-1) on Lots 1 & 2, Block 2, First Replat of Northcliffe HOA Addition, Phase I, located at 110 and 116 Northcliffe Drive.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At its March 2, 2015, meeting the Planning and Zoning Commission voted 7/0 to recommend approval of Z-FY-15-06 for a rezoning from AG, to SF-1. Commissioners Sears and Johnson were absent.

STAFF RECOMMENDATION: Conduct public hearing and adopt ordinance as presented, with second reading and final adoption set for April 16, 2015.

Based on the following, staff recommends approval for a rezoning from AG to SF-1 for the following reasons:

1. The proposed rezone complies with the Future Land Use Plan (FLUP);
2. The proposed zoning is compatible with surrounding zoning and uses;
3. The request complies with the Thoroughfare Plan; and
4. Public facilities are available to serve the subject property.

ITEM SUMMARY: The Northcliffe Homeowners Association requests a rezoning from Agricultural District (AG) to Single Family One District (SF-1). The subject property is undeveloped land within the residential subdivision and located at the southeast corner of Northcliffe Drive and Chering Drive. The subject property is currently going through the platting process for the Final Plat of Northcliffe HOA Addition (P-FY-15-13). The proposed plat is the reorientation of two existing residential lots that were platted in 1984/1985, prior to annexation by the City of Temple. Because the two lots do not each meet the Unified Development Code's minimum 1-acre lot size required for a single family home, the applicants are requesting a rezoning to Single Family one District (SF-1).

The SF-1 zoning district permits single-family detached residences and related accessory structures and provides standard single-family lots and should serve as a transition between larger and smaller lot single family districts.

The following residential uses are **permitted by right** in the proposed **Single Family One (SF-1)** zoning district:

- Industrialized housing; and
- Single Family Detached Dwelling;

Prohibited uses include, single-family attached dwelling, duplex, patio home, townhouse, and apartments, among others.

Dimensional standards are as follows:

- Minimum lot size – 7,500 sq ft
- Minimum Lot Width – 60'
- Minimum Lot Depth – 100'
- Front Yard Setback – 25'
- Side Yard Setback (interior) – 10% of Lot width with 6' (min.) and 7.5 (max.)
- Side Yard Setback (corner yard) – 15'
- Rear Yard Setback – 10'

The City of Temple FLUP, which is part of the Comprehensive Plan, recommends a classification of **Suburban Residential** for the subject property. According to the City of Temple Comprehensive Plan, the Suburban Residential land use classification is characterized by mid-size single family lots, allowing for greater separation between dwellings and more emphasis on green space versus streets and driveways.

SURROUNDING PROPERTY AND USES: The following table provides the direction from the property, FLUP designation, existing zoning and current land uses:

<u>Direction</u>	<u>FLUP</u>	<u>Zoning</u>	<u>Current Land Use</u>
Site	Suburban Residential	AG,	Undeveloped Land
North	Suburban Residential	AG	Undeveloped Land
South	Suburban Residential	SF-2,	Single-Family Residential
East	Suburban Residential	AG	Single-Family Residential/ Undeveloped Land
West	Suburban Residential	AG,	Single-Family Residential

COMPREHENSIVE PLAN COMPLIANCE:

The proposed rezoning relates to the following goals, objectives or maps of the Comprehensive Plan and Sidewalk and Trails Plan:

Docu ment	Policy, Goal, Objective or Map	Site Conditions	Compliance
CP	Map 3.1 - Future Land Use and Character (FLUP)	The property is identified as Suburban Residential . The applicant's requested Single-Family One District complies with this recommendation.	Yes
CP	Map 5.2 - Thoroughfare Plan	The requested Single-Family One zoning district complies with the surrounding local streets.	Yes
CP	Goal 4.1 - Growth and development patterns should be consistent with the City's infrastructure and public service capacities	Water and sewer facilities are available to the site. A 6-inch water line runs along the east right-of-way of Chering Drive. An additional 6-inch water line bisects the north end of the subject property. An 8-inch sewer line exists along the west right-of-way of Chering Drive, stopping at the bottom end of the subject property.	Yes
STP	Temple Trails Master Plan Map & sidewalks	The Temple Trails Master Plan does not require sidewalks in this area. Furthermore, according to UDC section 8.2.3, sidewalks are not required along the two local streets adjacent to the subject property.	Yes

CP = Comprehensive Plan STP = Sidewalk and Trails Plan

PUBLIC NOTICE: Seventeen notices of the Planning and Zoning Commission public hearing were sent out to property owners within 200-feet of the subject property as required by State law and City Ordinance. As of Thursday February 26, 2015, at 2:00 PM, 1 notice was received in favor of the rezoning request and two notices were received in opposition to the request. Opposition was in favor of keeping the subject property greenspace within the existing development.

The newspaper printed notice of the public hearing on February 19, 2015, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Site and Surrounding Property Photos

Zoning & Location Map

Future Land Use and Character Map

Localized area of the Thoroughfare & Trails Plan (combined)

Utility Map


Notification Map



Notification Response Letters

Ordinance

SURROUNDING PROPERTY AND USES:

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

Direction	Zoning	Current Land Use	Photo
Subject Property	AG	Undeveloped Land	 <p>Chering DR.</p>
East	AG	Single Family Residential	
West	AG	Single Family Residential	

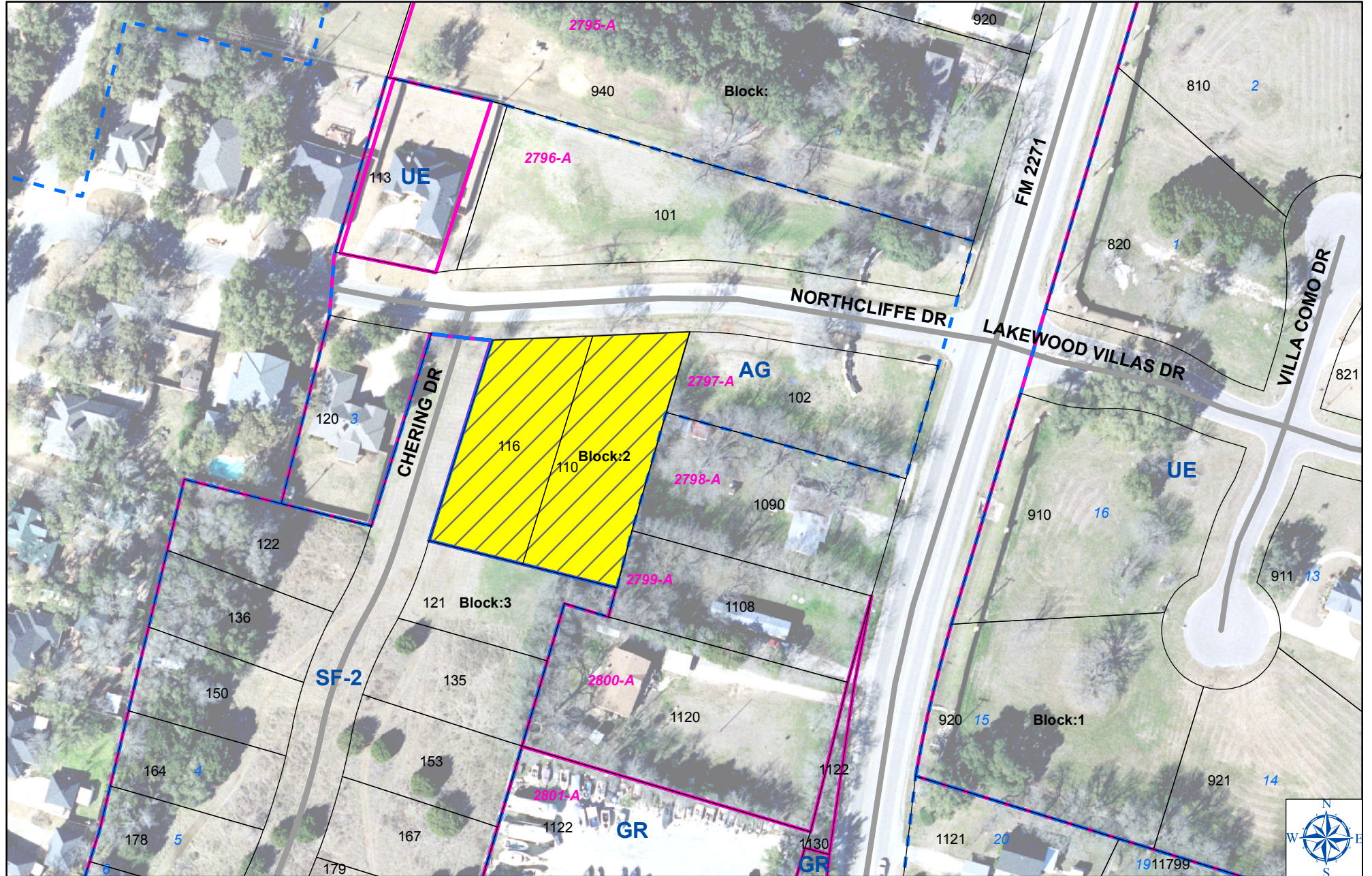
Direction	Zoning	Current Land Use	Photo
South	SF-2	Single Family Residential	 <p>Chering DR.</p>
North	AG/UE	Undeveloped Land	 <p>Northcliffe Dr.</p>



Z-FY-15-06

AG to SF-1

110 & 116 Northcliffe Drive



Case



Zoning



Subdivision

Outblock Number

1234

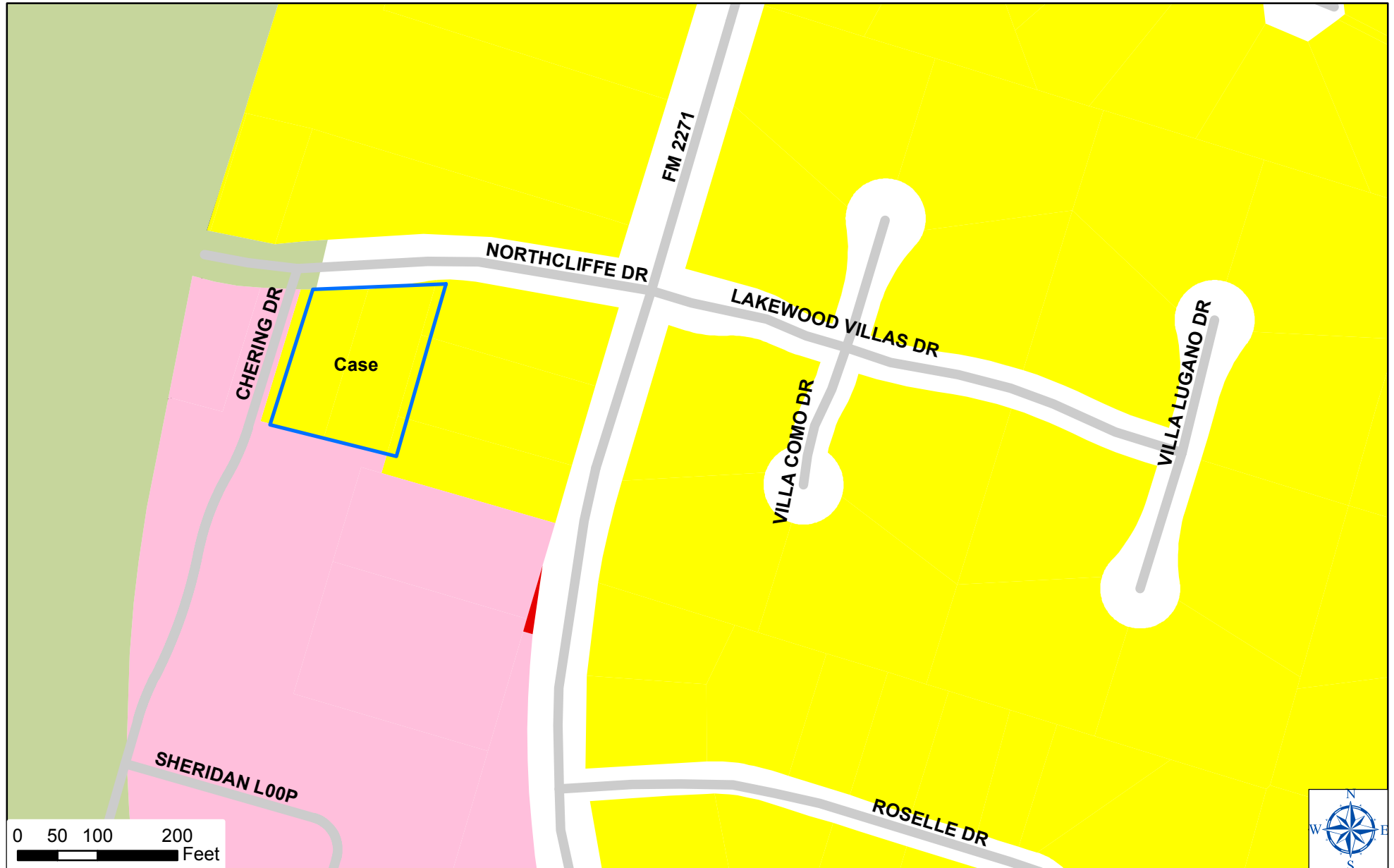
Block Number

Lot Number

2/25/2015
City of Temple GIS
flyerly

Feet

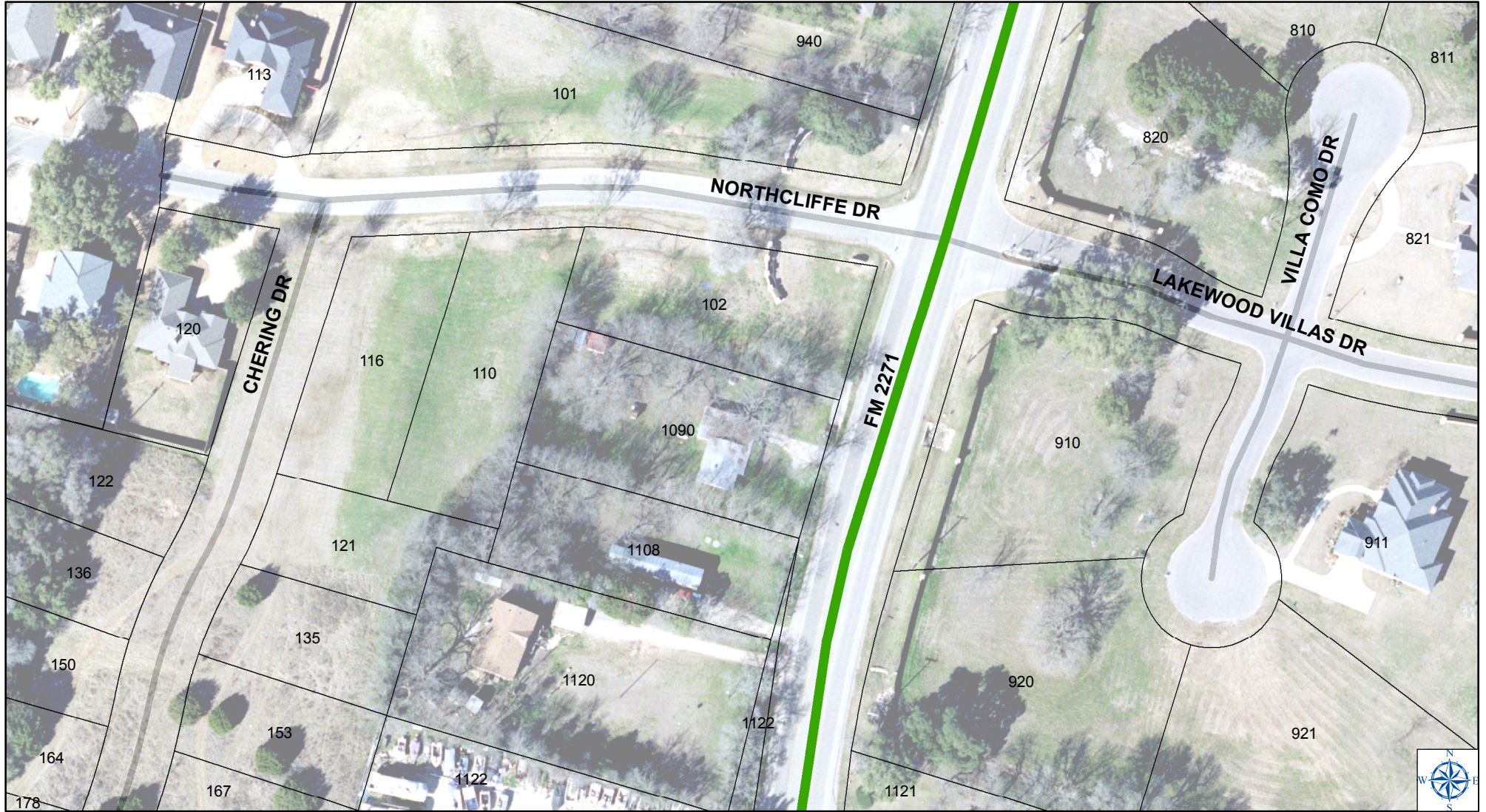
GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



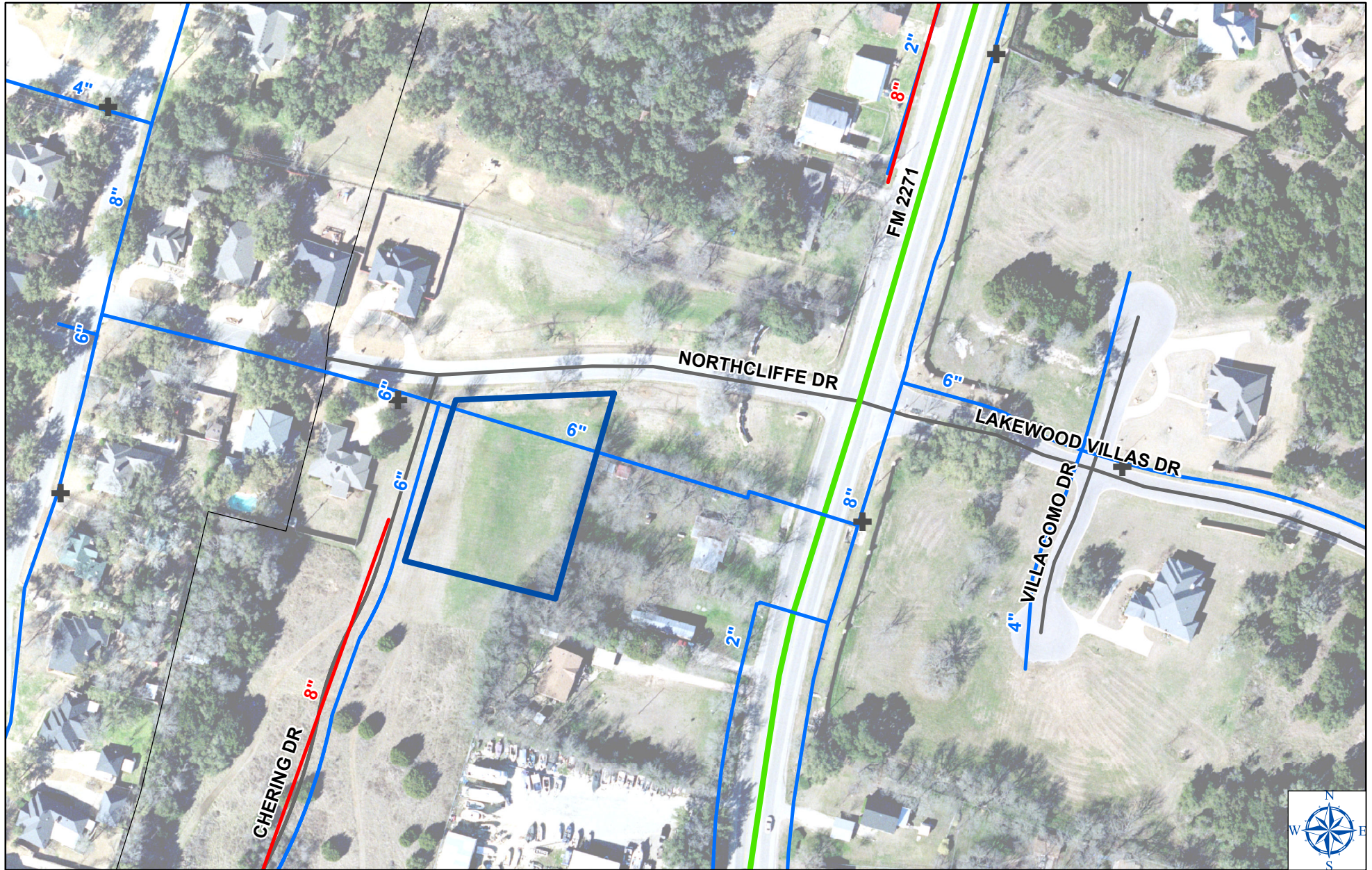
Future Land Use

Neighborhood Conservation	Auto-Urban Residential	Auto-Urban Commercial	Temple Medical Education District	Public Institutional
Estate Residential	Auto-Urban Multi-Family	Suburban Commercial	Industrial	Parks & Open Space
Suburban Residential	Auto-Urban Mixed Use	Urban Center	Business Park	Agricultural/Rural

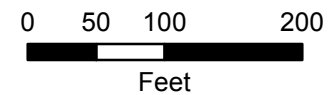
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- | | |
|-------------------------|-------------------------|
| Thoroughfare | Proposed Minor Arterial |
| Major Arterial | Collector |
| Proposed Major Arterial | Thoroughfare |
| Proposed K-TUTS | Expressway |
| Minor Arterial | Proposed Collector |



- | | | | |
|--------------|----------------|-------------------------|-------------------------|
| Case | Water Line | Proposed Major Arterial | Proposed Minor Arterial |
| Fire Hydrant | Expressway | Proposed K-TUTS | Collector |
| Sewer Line | Major Arterial | Minor Arterial | Conceptual Collector |



2/2/2015
City of Temple GIS

GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



Z-FY-15-06

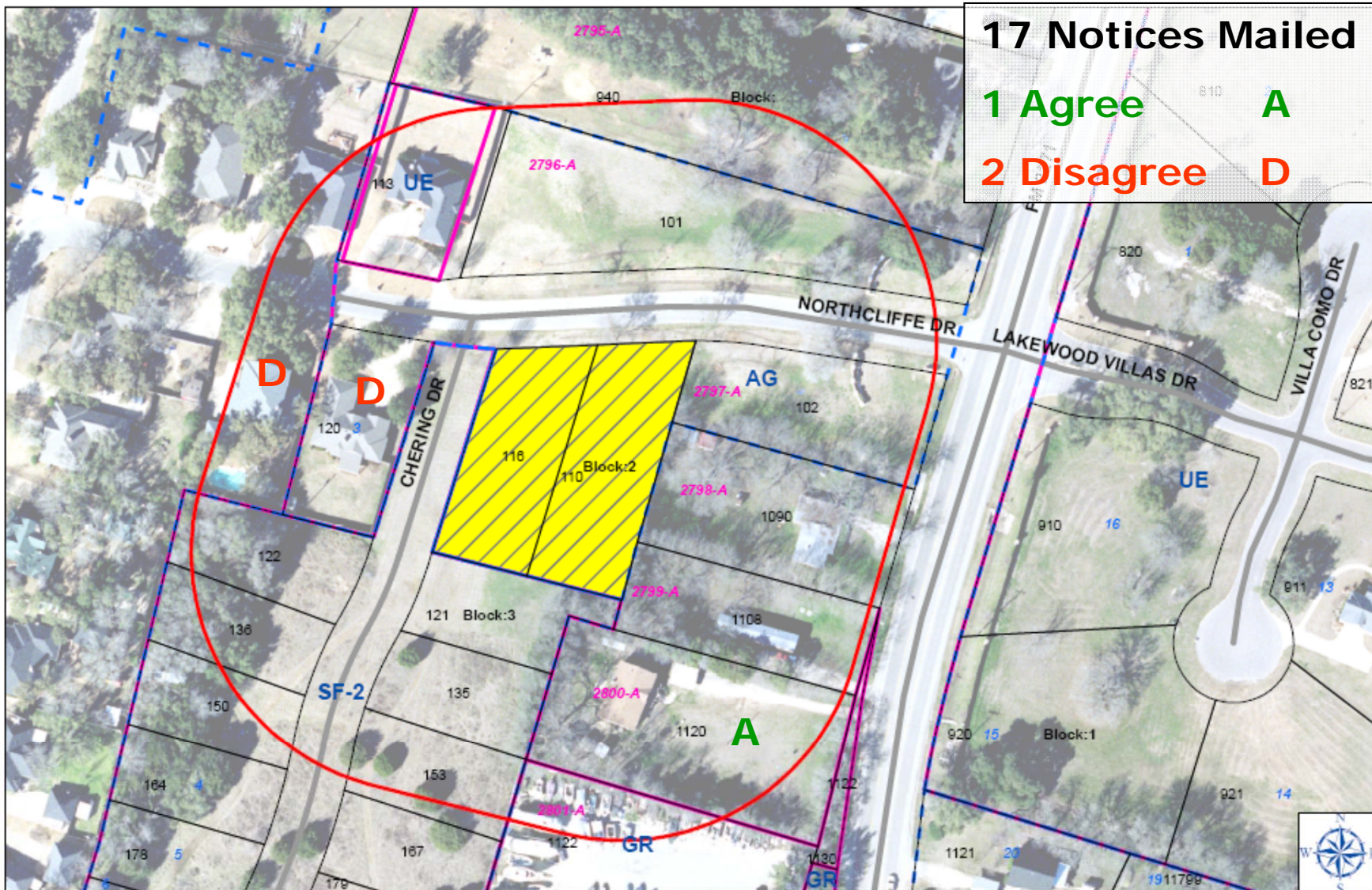
AG to SF-1

110 & 116 Northcliffe Drive

17 Notices Mailed

1 Agree A

2 Disagree D



 Case  Zoning  Outblock Number  Block Number  200' Buffer  Subdivision  1234  1 Lot Number

1/30/2015
City of Temple GIS
tyerty

GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



**RESPONSE TO PROPOSED
ZONE CHANGE REQUEST
CITY OF TEMPLE**

Robert Etux Roxi Shahan
1120 FM 2271
Belton, Texas 76513

Zoning Application Number: Z-FY-15-06

Project Manager: Tammy Lyerly

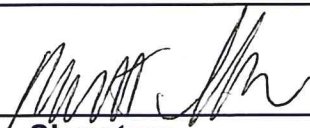
Location: 110 and 116 Northcliffe Drive

The proposed rezoning is the area shown in hatched marking on the attached map. Because you own property within 200 feet of the requested change, your opinions are welcomed. Please use this form to indicate whether you are in favor of the possible rezoning of the property described on the attached notice, and provide any additional comments you may have.

I recommend ☒ approval () denial of this request.

Comments:

SOUNDS GOOD!


Signature

Robert SHAHAN
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than March 2, 2015

City of Temple
Planning Department
Room 102
Municipal Building
Temple, Texas 76501

Number of Notices Mailed: 17

RECEIVED

Date Mailed: February 19, 2015

FEB 25 2015

City of Temple
Planning & Development



RESPONSE TO PROPOSED
ZONE CHANGE REQUEST
CITY OF TEMPLE

Hugh Etux Nancy Holstine
120 Northcliffe Drive
Belton, Texas 76513

Zoning Application Number: Z-FY-15-06

Project Manager: Tammy Lyerly

Location: 110 and 116 Northcliffe Drive

The proposed rezoning is the area shown in hatched marking on the attached map. Because you own property within 200 feet of the requested change, your opinions are welcomed. Please use this form to indicate whether you are in favor of the possible rezoning of the property described on the attached notice, and provide any additional comments you may have.

I recommend () approval

☒ denial of this request.

Comments:

THE NEWLY DEVELOPED CHARRING DR. THE
RESIDENCES ARE SO TIGHTLY PACKED THAT
ANY "GREEN AREAS ARE ONLY SMALL INDIVIDUAL
LOTS. LETS ALLOW SOME OF THE GREEN AREA LEFT
TO SURVIVE!
PUT HOUSES ON THE LOTS THAT ARE THERE
OR LEAVE THEM "GREEN"


Signature


Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than March 2, 2015

City of Temple
Planning Department
Room 102
Municipal Building
Temple, Texas 76501

Number of Notices Mailed: 17

RECEIVED

Date Mailed: February 19, 2015

FEB 25 2015

City of Temple
Planning & Development



**COURTESY NOTICE
RESPONSE TO PROPOSED
REZONING REQUEST
CITY OF TEMPLE**

Robert Etux Darlene Wallis
124 Northcliffe Drive
Belton, Texas 76513

Zoning Application Number: Z-FY-15-06

Project Manager: Tammy Lyerly

Location: 110 and 116 Northcliffe Drive

We have identified your property as being adjacent to a proposed rezoning to allow two single family residential lots which is the area shown in hatched marking on the attached map. Because you own property within 200 feet of the requested change, your opinions are welcomed. Please use this form to indicate whether you are in favor of the possible rezoning of the property described on the attached notice, and provide any additional comments you may have.

I recommend () approval

☒ denial of this request.

Comments:

The green space makes our subdivision what it is - it also helps separate the smaller lot garden homes from the larger lot houses that were already here. I cannot approve this request.

[Signature]
Signature

Darlene Wallis R E Wallis
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than March 2, 2015

City of Temple
Planning Department
Room 102
Municipal Building
Temple, Texas 76501

Number of Notices Mailed: 2

RECEIVED

Date Mailed: February 19, 2015

FEB 25 2015

City of Temple
Planning & Development

ORDINANCE NO. _____

(PLANNING NO. Z-FY-15-06)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A ZONING CHANGE FROM AGRICULTURAL DISTRICT (AG) TO SINGLE FAMILY-ONE (SF-1) ON LOTS 1 & 2, BLOCK 2, FIRST REPLAT OF NORTHCLIFFE HOA ADDITION, PHASE 1, LOCATED AT 110 AND 116 NORTHCLIFFE 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 Agricultural District (AG) to Single Family-One (SF-1) on lots 1 & 2, block 2, First Replat of Northcliffe HOA Addition, Phase 1, located at 110 and 116 Northcliffe Drive, as outlined in the map attached hereto as Exhibit 'A,' 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.

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 was 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 April, 2015.

PASSED AND APPROVED on Second Reading on the **16th** day of **April**, 2015.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Kayla Landeros
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

04/02/15

Item #7

Regular Agenda

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DEPT./DIVISION SUBMISSION & REVIEW:

Brian Chandler Planning Director,
Beverly Zendt Assistant Planning Director

ITEM DESCRIPTION: FIRST READING-PUBLIC HEARING – Z-FY-15-08: Consider adopting an ordinance authorizing amendments to Articles 5, 6, 7, and 11 of the Temple Unified Development Code.

STAFF RECOMMENDATION: Conduct a public hearing and adopt ordinance as presented in item description, on first reading on April 2, 2015 and schedule second reading and final adoption for April 16, 2015.

PLANNING & ZONING COMMISSION RECOMMENDATION: At its March 2, 2015 meeting, the Planning & Zoning Commission voted 7 to 0 to recommend approval of the proposed text amendments to the Unified Development Code.

ITEM SUMMARY:

Synopsis.

Approval of this item will result in amendments to multiple articles in the Unified Development Code.

Background.

Staff has prepared the following text amendments to provide correction and clarification to certain sections of the Unified Development Code. Additional amendments have been proposed to provide exemptions to certain regulations (where needed) and to impose new regulations where the intent and spirit of certain sections of the UDC are not being adequately addressed by current regulations. Staff is proposing the following amendments.

ARTICLE 5: USE STANDARDS (ATTACHMENT 1): Section 5.3.17: Alcoholic Beverage Sales of Off-Premise Consumption, Package Store. This section provides specific use standards for alcoholic beverage sales for off-premise consumption (package stores). Currently all lighted signs for such uses must -be turned off at closing time. Staff is proposing that when a package store is being advertised as part of a multi-tenant sign and if the multi-tenant sign is in compliance with the UDC's General Sign Provisions (Article 7), that the sign be exempted from this requirement.

ARTICLE 7: GENERAL DEVELOPMENT STANDARDS (ATTACHMENTS 2 AND 3): Section 7.4.2 Applicability (Landscaping) and Section 7.81 Applicability (Building Development Standards).

These proposed amendments would exempt the Draughon-Miller Central Texas Regional Airport from general development standards related to both landscaping and building exterior materials. The unique development character and needs of this location combined with Temple Reinvestment Zone development/improvement initiatives focused on airport improvement will ensure that appropriate development standards are followed. The following general development standards from Article 7 would still be applicable.

- Access and Circulation
- Sidewalks
- Off-street Parking and Loading
- Signs
- Screening and Buffering

ARTICLE 5: USE STANDARDS AND ARTICLE 6: SPECIAL PURPOSE AND OVERLAY ZONING DISTRICTS (ATTACHMENT 4): Section 6.6.7 Civic Sub-district; Section 6.6.8 Industrial Sub-district; Section 6.6.9 Freeway Retail/Commercial Sub-district; Section 6.6.10 City Entry Sub-District and Section 5.4.2 Prohibited Districts (Personal Wireless Service Facilities).

The proposed amendments would prohibit freestanding personal wireless service towers (any size) in the I-35 Corridor Overlay District. This amendment is intended to ensure that development along the I-35 corridor is compatible with the spirit and intent of district regulations and to limit development that detracts from this important community gateway.

ARTICLE 5: USE STANDARDS; ARTICLE 6: SPECIAL PURPOSE AND OVERLAY DISTRICTS

ARTICLE 7: GENERAL DEVELOPMENT STANDARDS (ATTACHMENT 5): Section 5.1 Use Table; Section 5.3.2 HUD Code manufactured Home or Land Lease Community (Specific Use Standards); Section 7.4 Landscaping; Sec 6.1 Manufactured Home (MH) In review of the UDC, staff identified several inconsistencies, omissions and unclear language in sections applicable to HUD Code Manufactured Homes. Staff concerns relate to the following:

- A inconsistent reference to all manufactured homes, that are not located in a land lease community, as a “subdivision” rather than a development;
- Lack of clarity in the screening standards, particularly applicability. The current UDC language seems to suggest same level of perimeter screening is required for both manufactured home land lease communities and smaller single home manufactured home developments. Additionally, landscaping standards relating to manufactured homes reference incorrect sections of the UDC;
- The presence of the Manufactured Home (MH) special district in Article 6: Special Purpose and Overlay Zoning Districts provides a set of use standards for the existing MH zoned parcels. Nevertheless, this district is not a special zoning classification that can be requested any longer

- as Article 5 provides regulations for the placement of new HUD-Code manufactured homes in the city;
- Currently the UDC lacks side-yard setback requirements for HUD-Code Manufactured Homes and provides a front-yard setback inconsistent with single-family detached homes in the Agriculture District; and
- The language that prescribes density for individual HUD-Code manufactured homes (developments) is ambiguous.

Staff is proposing the following amendments;

- Changing references to a HUD-Code manufactured home **subdivision** to a HUD-Code manufactured home **development wherever it appears in the UDC**. This language may have been utilized in the past to encourage platting of lots where manufactured homes were located but has been inconsistently referenced in the UDC and has not been an effective tool to encourage platting of parcels upon which manufactured homes are located. Staff would like to defer to state law regulations and other city ordinances to determine when platting should occur.
- Staff is proposing the following language to discourage the proliferation of unlicensed land lease communities and to define basic density standards for manufactured home developments.

Section 5.3.2A2. For a HUD-Code manufactured home development, only one HUD-Code manufactured home is allowed per lot or unplatted property.

- Staff is proposing changing front-yard setbacks from 20ft to 50ft making those consistent with single family detached homes in the Agricultural district. Additionally staff is proposing a 20ft side-yard setback. Currently the UDC provides no setback standards for manufactured homes.
- Staff is proposing separate landscaping/screening standards for manufactured home land lease communities and manufactured home developments. For manufactured home land lease communities, staff is proposing a change from one canopy tree and a continuous row of shrubs for every 40 feet of perimeter screening to one canopy tree and six shrubs for every 40 feet of perimeter screening. Additionally staff has provided a berming option that will allow for a reduction of landscaping. For manufactured home developments, staff is proposing that screening be provided on all sides of the manufactured home rather than the perimeter of the development and that screening should consist landscaping or ornamental fencing combined with a reduced landscaping.
- Originally staff proposed and the Planning Commission recommended approval of an amendment that would require that newly installed manufactured homes in a new or expanded manufactured home development or land lease community be no more than 10 years of age. This would make the regulation consistent with the requirements for manufactured homes placed on existing lots or pads in manufactured home development or land lease communities. ***However, after receiving input from Bruce Fowler, owner of Derby Woods Land Lease Community, staff would recommend that in both instances, for existing or new lots or pads, that the manufactured home be no more than 15 years old.***
- Staff is proposing adding the following language to Article 6 as it relates to the Manufactured Home special district.

Section 7.5.1 Applicability. The Manufactured Housing district is obsolete and may not be requested as a district for a zoning amendment. Existing MH districts will remain on the Temple zoning map and will be subject to the development standards identified in this Section and in Section 5.3.2: HUD-Code Manufactured Home Developments and Land Lease Communities.

Staff has invited input and comment from the Temple Area Builders Association (TABA) and has provided TABA with a copy of the proposed amendments. Additionally, staff has provided a copy of proposed changes relating to manufactured housing to representatives from both the ownership and sales community.

PUBLIC NOTICE: The newspaper printed notice of the Planning and Zoning Commission public hearing on February 19, 2015, in accordance with state law and local ordinance.

FISCAL IMPACT: NA

ATTACHMENTS:

Attachment 1: ARTICLE 5: USE STANDARDS; Package Store

Attachment 2: ARTICLE 7: GENERAL DEVELOPMENT STANDARDS: Landscaping

Attachment 3: ARTICLE 7: GENERAL DEVELOPMENT STANDARDS: Building Materials

Attachment 4: ARTICLE 5: USE STANDARDS AND ARTICLE 6: SPECIAL PURPOSE AND OVERLAY
ZONING DISTRICTS; Personal Wireless Service Facilities

Attachment 5: ARTICLE 5: USE STANDARDS AND ARTICLE 7: GENERAL DEVELOPMENT
STANDARDS: HUD Code Manufactured Homes

Correspondence: Temple Area Builders Association

Correspondence: Bruce Fowler, Owner Derby Woods

Ordinance

5.3.15 Alcoholic Beverage Sales for On-Premise Consumption

5.3.16 Outdoor Shooting Range

5.3.17 Alcoholic Beverage Sales for Off-Premise Consumption, Package Store

A package store may be permitted in accordance with the use table in Sec. 5.1 subject to the following standards.

- A. Such use must comply with Chapter 4, “Alcoholic Beverages,” of the City Code.
- B. Outdoor lighting must comply with the standards in subsection 6.7.5K.
- C. If applicable, a pick-up window must be visible from the public right-of-way, and may not be placed in alleys.
- D. The drive-through lane must provide a minimum of 60 feet of stacking space as measured from the pick-up window.
- E. An escape (bypass) lane must be provided parallel to the drive-through lane, if applicable, from the beginning of the drive-through lane.
- F. Parking (in any zoning district including in CA) must be provided on-site, not less than one space for each 250 square feet of retail space (plus the number of parking spaces required for non-retail space as specified in Sec. 7.5).
- G. Window signs are prohibited.
- H. Lighted signs must be turned off at closing time. This requirement does not apply to multi-tenant signs that meet the requirements of Sec. 7.6.3 of this UDC.

Sec. 7.4. Landscaping

7.4.1 Purpose

The purpose of these landscaping standards is to enhance the attractiveness of the City through a limited amount of landscaping provided in conjunction with new development.

7.4.2 Applicability

A. These standards do not apply to single-family or duplex residential uses located in any zoning district, since these uses typically exceed the required landscaping. All other land uses, including HUD-Code manufactured home subdivisions and land lease communities, apartments, offices, retail, commercial and industrial uses and parking lots are subject to these standards, except in the CA district. Existing development is encouraged, but not required, to provide this landscaping standard.

B. These standards to not apply to the Draughon-Miller Central Texas Regional Airport.

C. These landscaping standards are applicable in conjunction with a Building Permit for new development, or an addition that increases site intensity on the lot or tract by 100 percent or more. Site intensity includes, but is not limited to, number of apartment units, paved surface or square footage proposed for nonresidential development.

7.4.3 Landscape Plan Required

A landscape plan must be submitted with the Building Permit application demonstrating compliance with the standards of this Section.

7.4.4 Landscaping Standards

Sec. 7.8. Building Exterior Materials

7.8.1 Applicability

These standards do not apply to the Draughon–Miller Central Texas Regional Airport.

7.8.17.8.2 Building Elevations Required

Building elevations must be submitted with the Building Permit application demonstrating compliance with the standards of this Section.

7.8.27.8.3 Residential Uses

A. Definition of a Metal Facade Residential Primary or Accessory Building

A primary or accessory residential building in which 25 percent or more of the area of each of the building's exterior walls, bearing or nonbearing, that is used as enclosing wall for a building, other than a fire wall is made with formed steel, structural steel or lightweight metal alloys applied on the exterior side of exterior walls for the purpose of providing a weather-resistant barrier, insulation or aesthetics, siding, exterior insulation and finish systems, architectural trim and embellishments such as cornices, soffits, fascias, gutters, and leaders. For purposes of calculating whether 25 percent or more of the area of each of the building's exterior walls are metal, doors, windows and roofs are exempt from the percentage calculation and the percentage is calculated per side of the building.

B. Metal Façade Residential Accessory Buildings Allowed by Right

7.8.37.8.4 Nonresidential and Multiple-Family Uses

Sec. 6.7. I35, Interstate 35 Corridor Overlay

6.6.7 Civic Sub-District

The Civic Sub-District provides a location for important buildings and services that are essentially noncommercial or non-profit in nature and that often serve as community landmarks, gathering places and settings for social interaction. This sub-district is meant to be a destination for events, performances, festivals and other activities related to civic and cultural arts.

A. Prohibited Uses.

Personal Wireless Service Facilities in the form of Freestanding Towers are prohibited in the Civic Sub-District.

A.B. Permitted and Conditional Uses

The following use table establishes uses allowed by right or by Conditional Use Permit in accordance with Sec. 3.5 in the Civic Sub-District. Unless otherwise regulated in the standards for this overlay zoning district, permitted uses are governed by the standards of this UDC for the underlying base zoning district. Uses not listed are prohibited.

6.6.8 Industrial Sub-District

The industry component of Temple's economy has been and should continue to be a major factor in the City's growth and employment. These Industrial Sub-District standards will keep the City's industrial base strong and growing while protecting the City's image and enhancing the I-35 Corridor.

A. Permitted Uses

Permitted uses are governed by the uses permitted in the use table in Sec. 5.1 of this UDC for the underlying zoning district. Unless otherwise regulated in the standards for this overlay district, permitted uses are governed by the standards of this Zoning Ordinance for the underlying base zoning district.

B. Prohibited and Conditional Uses

Notwithstanding such uses being permitted in the underlying base zoning district according to the use table in Sec. 5.1, the following uses

are prohibited or require a Conditional Use Permit in accordance with Sec. 3.5.

Use	Prohibited Use	Conditional Use	Standards
Residential			
All Residential Uses listed in the use table in Sec. 5.1 except as follows:		✓	5.3.1 through 5.3.7
Multiple-family dwelling (apartment)		✓	5.3.3
Recreational vehicle park	✓		
Nonresidential			
Animal feed lot	✓		
Animal shelter (public or private)		✓	
Auto storage or auto auction	✓		
Boat sales or repair		✓	
Bottling works		✓	
Building material sales		✓	
Car wash		✓	
Child care facility	✓		
Contractor storage and equipment yard		✓	
Correctional facility	✓		
Day camp for children	✓		
Drag strip or commercial racing	✓		
Flea market (outdoors)	✓		
Greenhouse or nursery (retail)		✓	
Hatchery, fish or shrimp, fish farm	✓		
Hatchery, poultry	✓		
Heavy machinery sales, storage and repair		✓	
Industrial Uses listed in the use table in Sec. 5.1		✓	
Kennel		✓	
Livestock auction	✓		
Major vehicle repair		✓	5.3.22
Milk depot, dairy or ice cream plant		✓	
Minor vehicle servicing		✓	5.3.23
Motorcycle or scooter sales and repair		✓	
Open storage of furniture, appliances or machinery	✓		
Paint shop		✓	
<u>Personal Wireless Service Facilities- Freestanding Tower</u>	✓		

Use	Prohibited Use	Conditional Use	Standards
Sexually oriented business	✓		
Shooting range (outdoor)	✓		
Stable, residential or noncommercial	✓		
Trailer, recreational vehicle, portable building or HUD-Code manufactured home sales or rental		✓	
Transitional or emergency shelter	✓		
Upholstery shop		✓	
Veterinarian hospital (kennels)		✓	
Wrecking or salvage yard	✓		5.3.24

6.6.9 Freeway Retail / Commercial Sub-District

The freeway retail and commercial locations in Temple have been and should continue to be a major factor in the City's growth and employment efforts. These standards will continue to attract new commercial activity to the City and enhance the City's image as a desirable place to live, work and shop on the I-35 Corridor.

A. Permitted Uses

Permitted uses are governed by the uses permitted in the use table in Sec. 5.1 of this UDC for the underlying zoning district. Unless otherwise regulated in the standards for this overlay district, permitted uses are governed by the standards of this Zoning Ordinance for the underlying base zoning district.

B. Prohibited and Conditional Uses

Notwithstanding such uses being permitted in the underlying base zoning district according to the use table in Sec. 5.1, the following uses are prohibited or require a Conditional Use Permit in accordance with Sec. 3.5.

Use	Prohibited Use	Conditional Use	Standards
Residential			
All Residential Uses listed in the use table in Sec. 5.1 except as follows:	✓		

Use	Prohibited Use	Conditional Use	Standards
Multiple-family dwelling (apartment)		✓	5.3.3
Recreational vehicle park	✓		
Nonresidential			
Animal feed lot	✓		
Animal shelter (public or private)		✓	
Auto storage or auto auction	✓		
Boat sales or repair		✓	
Bottling works	✓		
Building material sales	✓		
Car wash		✓	
Child care facility		✓	5.3.9 and 5.3.10
Contractor storage and equipment yard	✓		
Correctional facility	✓		
Day camp for children	✓		
Drag strip or commercial racing	✓		
Flea market (outdoors)	✓		
Greenhouse or nursery (retail)		✓	
Hatchery, fish or shrimp, fish farm	✓		
Hatchery, poultry	✓		
Heavy machinery sales, storage and repair	✓		
Industrial Uses listed in the use table in Sec. 5.1	✓		
Kennel	✓		
Livestock auction	✓		
Major vehicle repair		✓	5.3.22
Milk depot, dairy or ice cream plant	✓		
Minor vehicle servicing		✓	5.3.23
Open storage of furniture, appliances or machinery	✓		
Paint shop		✓	
<u>Personal Wireless Service Facilities-Free Standing Tower</u>	<u>✓</u>		
Sexually oriented business	✓		
Shooting range (outdoor)	✓		
Stable, residential or noncommercial	✓		
Trailer, recreational vehicle, portable building or HUD-Code manufactured home sales or rental	✓		
Transitional or emergency shelter	✓		

Use	Prohibited Use	Conditional Use	Standards
Upholstery shop		✓	
Veterinarian hospital (kennels)		✓	
Wrecking or salvage yard	✓		5.3.24

6.6.10 City Entry Sub-District

This sub-district is the gateway into the city core, hospitals, neighborhoods, shopping, airport and industrial parks. Development should enhance the image of the City and entice people to stop, shop and visit the City. These entries need to create attractive portals to the City.

A. Permitted Uses

Permitted uses are governed by the uses permitted in the use table in Sec. 5.1 of this UDC for the underlying zoning district. Unless otherwise regulated in the standards for this overlay district, permitted uses are governed by the standards of this Zoning Ordinance for the underlying base zoning district.

B. Prohibited and Conditional Uses

Notwithstanding such uses being permitted in the underlying base zoning district according to Sec. 5.1, the following uses are prohibited or require a Conditional Use Permit in accordance with Sec. 3.5.

Use	Prohibited Use	Conditional Use	Standards
Residential			
All Residential Uses listed in the use table in Sec. 5.1 except as follows:	✓		
Multiple-family dwelling (apartment)		✓	5.3.3
Recreational vehicle park	✓		
Nonresidential			
Animal feed lot	✓		
Animal shelter (public or private)	✓		
Auto storage or auto auction	✓		
Boat sales or repair	✓		
Bottling works	✓		
Building material sales	✓		
Car wash		✓	
Child care facility		✓	5.3.9 and 5.3.10
Contractor storage and equipment yard	✓		
Correctional facility	✓		
Day camp for children	✓		
Drag strip or commercial	✓		

Use	Prohibited Use	Conditional Use	Standards
racing			
Flea market (outdoors)	✓		
Greenhouse or nursery (retail)		✓	
Hatchery, fish or shrimp, fish farm	✓		
Hatchery, poultry	✓		
Heavy machinery sales, storage and repair	✓		
Industrial Uses listed in the use table in Sec. 5.1	✓		
Kennel	✓		
Livestock auction	✓		
Major vehicle repair	✓		
Milk depot, dairy or ice cream plant	✓		
Minor vehicle servicing		✓	5.3.23
Motorcycle or scooter sales and repair		✓	
Open storage of furniture, appliances or machinery	✓		
Paint shop		✓	
<u>Personal Wireless Service Facilities- Free Standing Tower</u>	✓		
Trailer, recreational vehicle, portable building or HUD-Code manufactured home sales or rental sales or rental	✓		
Transitional or emergency shelter	✓		

[Ord. 2012-4505]

Sec. 5.4 Personal Wireless Service Facilities

5.4.1 Purpose

These regulations for personal wireless service facilities are adopted for the general purposes of this UDC and for the following specific purposes:

- A. To enhance the ability of the providers of telecommunications services to provide such services to the community safely, effectively and efficiently;
- B. To encourage the users of support structures and antennas to collocate where possible, and to locate all facilities, to the extent possible, in areas where adverse impact on the community is minimal;
- C. To identify standards in order to ensure equitable treatment of providers of functionally equivalent telecommunications services; and
- D. To minimize the visual impact of towers through design, screening and landscaping.

5.4.2 Prohibited Districts

A. Freestanding towers are prohibited in the I 35, Interstate 35 Corridor Overlay zoning district.

B. Personal wireless service facilities are prohibited in the following zoning districts:

~~A.1.~~ **UE, Urban Estate;**

~~B.2.~~ **SF-1 through SF-3, Single-Family Dwelling;**

~~C.3.~~ **SFA through SFA-3, Single-Family Attached;**

~~D.4.~~ **MH, Manufactured Home;**

~~E.5.~~ **TH, Townhouse;**

~~F.6.~~ **2F, Two-Family Dwelling; and**

~~G.7.~~ **MF-1 though MF-3, Multiple Family Dwelling.**

Attachment 5 – Article 5 Use Standards

Section 5.1 Use Table

P= Permitted by Right L = Permitted by Right Subject to Limitations
[blank cell] = Prohibited C= Conditional Use Permit

Specific Use	AG	UE	RESIDENTIAL USES											NONRESIDENTIAL USES										
			SF-1	SF-2	SF-3	SFA-1	SFA-2	SFA-3	TH	2F	MF-1	MF-2	MF-3	O-1	O-2	NS	GR	C	CA	LI	HI	Standards		
Boarding or rooming house												P	P		P	P	P	P	P					
Convent or monastery	C	C													P	P	P	P	P					
Family or Group Home	L	L	L	L	L	L	L	L	L	L	L	L	L	C	C	C	C	C	C		5.3.1			
Fraternity or sorority	C	C								C	C	C	C	P	P	P	P	P	P					
Home for the aged	C	C								C	P	P	C	P	P	P	P	P	P					
Industrialized housing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					
HUD-Code manufactured home land lease community	C																				5.3.2			
HUD-Code manufactured home <u>subdivision-development</u>	L																				5.3.2			
Multiple-family dwelling (apartment)											L	L	L	L	L			L			5.3.3			
Patio home							L	L	L												5.3.4			
Recreational Vehicle Park	C															C			C					
Single-family attached dwelling							P	P	L	P	P	P	P	P	P	P	P	P			5.3.5			
Single-family detached dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
Townhouse									L	L	L	L	L	L	L	L	L	L			5.3.6			
Triplex										C	P	P		P			P							
Two-family dwelling (duplex)										P	P	P		P	P	P	P	P						
Zero lot line dwelling							P	L	P	P	P	P									5.3.7			
NONRESIDENTIAL USES																								
AGRICULTURAL USES																								
Animal shelter (public or private)	C																	C		P	P			
Farm, ranch, orchard or garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Greenhouse or nursery (wholesale)	P																	P	P	P	P			

5.3.2 HUD-Code Manufactured Home Development or Land Lease Community

A HUD-Code manufactured home development or land lease community may be permitted in accordance with the use table in Sec. 5.1 subject to the following standards.

A. Minimum Area, Density and Setbacks

1. The minimum lot area for a HUD-Code manufactured home development or land lease community is one acre. For individual homes, each lot must be minimum one acre in size.
- 1.2. For a HUD-Code manufactured home development, only one HUD-Code manufactured home is allowed per lot or unplatted property.
- 2.3. A HUD-Code manufactured home development or land lease community must observe a minimum front yard setback of 20 50 feet.
- 3.4. A HUD-Code manufactured home development or land lease community must observe a minimum side yard setback of 20 feet.
- 4.5. A HUD-Code manufactured home development or land lease community must observe a minimum rear yard setback of 10 feet, unless adjacent to property zoned AG, UE, SF-1, SF-2 or SF-3, in which case a minimum rear yard setback of 20 feet setback is required.

B. Perimeter Screening

1. HUD Code Manufactured Home Land Lease Community
For HUD-Code Screening walls or landscaping must enclose all HUD-Code manufactured home subdivisions and manufactured home land lease communities screening must be provided at the perimeter of the entire development, excluding drive approaches. Screening must consist of walls/fences or landscaping in accordance with the following provisions:

a. Walls and Fences. Fences and walls must be constructed of wood, masonry, stone or pre-cast concrete with integrated color, texture and pattern. Structural screening must be a minimum 6 feet in height above the adjacent grade. Fences or walls used for buffering must not contain openings of more than 20 square inches in each square foot of wall or fence surface. Gates must be equal in height and screening characteristics to the fence or wall in order to create a visual barrier.

Screening walls must be consistent with Sec. 7.7.1.

b. Landscaping and Berming. Landscaping must include canopy trees and shrubs or a combination of canopy trees, shrubs and berms. Landscape screening must consist of a minimum of one canopy tree and six shrubs per for every 40 linear feet of boundary, including street frontage, with a continuous row of shrubs screening the space between trees frontage. Berms from 24 inches to 48 inches in height at no more than a four to one slope may be substituted for a maximum of 50% of the required perimeter landscaping.

c. Landscaping must be in conformance with Section 7.4.5– General Planting Criteria.

2. HUD–Code Manufactured Home Development

For a HUD–Code manufactured home development, screening must be provided on all sides of the HUD–Code manufactured home. Screening must consist of landscaping or some combination of both fencing and landscaping in accordance with the following provisions:

- a. Landscaping. Landscape screening must consist of a minimum of one canopy tree and five shrubs for every 30 linear feet along all sides of the manufactured home.
- b. Fencing and Landscaping Combination. The required number of trees may be reduced by 30% when used in a combination with a decorative fence that is a minimum of 4 feet in height; constructed of wood, wrought iron or galvanized ornamental steel; and located behind a continuous landscaped area.
- c. Landscaping must be in conformance with Section 7.4.5– General Planting Criteria.

C. Dimensions

1. HUD–Code manufactured homes placed in a new or expanded manufactured home ~~subdivision or development~~ or land lease community must be “double–wide” units a minimum of 24 feet in width ~~with no structure more than 10 years of age when installed.~~
2. HUD–Code manufactured homes placed on an existing lot or pad in a manufactured home ~~subdivision–development~~ or land lease community must be single–wide or double–wide units with no structure more than 10 years of age when installed.

D. Transport Equipment

Running gear, tongues, axles and wheels must be removed at the time of installation.

E. Roof

The roof must be predominately double pitched and have a minimum rise of three inches for every 12 inches of vertical run (3:12 roof pitch). The roof must be covered with material that is commonly used on site–built single–family dwellings within the City, including but not limited to wood, asphalt composition shingles, fiberglass or architectural metal panels and excluding corrugated aluminum, corrugated fiberglass or corrugated metal. The roof must have a minimum eave projection and roof overhang of eight inches.

F. Siding

Exterior siding must be of a material that is commonly used on site–built single–family dwellings within the City that does not have a high–gloss

finish. It may include wood, cementitious board, composition, clapboard, conventional vinyl or metal siding, brick, stucco or similar materials, but exclude smooth, ribbed or corrugated metal or plastic panels.

G. Foundation

All units not located in land lease communities must be installed on a permanent foundation in accordance with the Texas Department of Housing and Community Affairs rules.

H. Skirting

The perimeter of the crawl space must be skirted, with openings only for crawl space ventilation, access and equipment operation. Skirting must be constructed of brick, masonry, concrete, stucco or the same material as the siding on the unit. Shrubs must be placed along a minimum of 50 percent of the skirting around each unit.

I. Storage Building

A storage building must be provided at each site and must be installed on a concrete foundation prior to issuance of a Certificate of Occupancy. The storage building must be placed in the rear or side yard, constructed of low maintenance materials, and if painted, must match the color of the unit.

Sec. 7.4. Landscaping

7.4.1 Purpose

The purpose of these landscaping standards is to enhance the attractiveness of the City through a limited amount of landscaping provided in conjunction with new development.

7.4.2 Applicability

- A.** These standards do not apply to single-family or duplex residential uses located in any zoning district, since these uses typically exceed the required landscaping. All other land uses, including HUD-Code manufactured home ~~developments subdivisions~~ and land lease communities, apartments, offices, retail, commercial and industrial uses and parking lots are subject to these standards, except in the CA district. Existing development is encouraged, but not required, to provide this landscaping standard.
- B.** These landscaping standards are applicable in conjunction with a Building Permit for new development, or an addition that increases site intensity on the lot or tract by 100 percent or more. Site intensity includes, but is not limited to, number of apartment units, paved surface or square footage proposed for nonresidential development.

Sec. 6.1 MH, Manufactured Home

6.1.1 ~~Applicability~~

The Manufactured Housing district is obsolete and may not be requested as a district for a zoning amendment. Existing MH districts will remain on the Temple zoning map and are subject to the development standards identified in this Section and in Section 5.3.2: HUD-Code Manufactured Home Developments and Land Lease Communities.

6.1.2 ~~6.1.1~~ Use Table

The following uses are permitted by right, permitted subject to limitations, or require a Conditional Use Permit in the MH, Manufactured Home zoning district.

Use	Permitted by Right or Permitted Subject to Limitations	Conditional Use	Standard
RESIDENTIAL USES			
Convent or monastery		✓	
Family or group home	✓		
HUD-Code manufactured home subdivision development	✓		5.3.2
HUD-Code manufactured home land lease community	✓		5.3.2
Industrialized Housing	✓		
Recreational vehicle park		✓	
Single-family detached dwelling	✓		
NONRESIDENTIAL USES			
Asphalt or concrete batching plant (temporary)		✓	
Cemetery, mausoleum or crematorium		✓	
Child care: group day care home		✓	5.3.9
Child care: family home	✓		5.3.9
Community center		✓	
Electrical substation (high voltage bulk power)		✓	
Electrical transmission line (high voltage)		✓	
Fire Station	✓		
Gas line and regulating station	✓		
Institution religious – charitable – philanthropic nature		✓	
Park or playground	✓		

Article 6: Special Purpose and Overlay Districts

Section 6. MH, Manufactured Home

Use	Permitted by Right or Permitted Subject to Limitations	Conditional Use	Standard
Petroleum or gas well		✓	
Place of worship	✓		
Playfield or stadium		✓	
Pre-school		✓	
Railroad track or right-of-way or team track	✓		
School, (elementary or secondary), public or private	✓		
Sewage pumping station		✓	
Shop yard of local, state or federal government		✓	
Telephone exchange-switching- relay or transmitting equipment	✓		
Temporary field or construction office	Subject to temporary permit issued by Chief Building Official		
Utilities other than listed		✓	
Water stand pipe or elevated storage	✓		
Water reservoir well or pumping station	✓		
Water treatment plant		✓	
ACCESSORY USES			
Accessory building (residential)	✓		0
Backyard compost operation	✓		0
Home occupation	✓		5.5.4
Off-street parking as an expansion of a nonresidential use		✓	
Stable, residential or noncommercial		✓	5.5.5
Swimming pool, private	✓		City Code Ch 34

[Ord. 2011-4499]

6.1.3 ~~6.1.2~~ Prohibited Uses

Any use not listed in Sec. 6.1.1 is prohibited in the MH, Manufactured Home zoning district.

HUD-Code Manufactured Home. A structure constructed on or after June 15, 1976, according to the rules of the United State Department of Housing and Urban Development, transportable in one or more sections, that, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and that is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems. The term does not include a recreational vehicle as that term is defined by 24 C.F.R. Section 3282.8(g).

HUD-Code Manufactured Home~~Subdivision~~Development. A HUD-Code manufactured home located on land other than a HUD-Code manufactured home land lease community.

HUD-Code Manufactured Home Land Lease Community. A plot or tract of land that is separated into two or more spaces or lots that are rented, leased, or offered for rent or lease, for a term of less than 60 months without a purchase option, for the installation of HUD-Code manufactured homes for use and occupancy as residences.

Beverly Zendt

From: Brad Wyrick <Brad@tahb.org>
Sent: Friday, February 27, 2015 9:26 AM
To: Beverly Zendt
Cc: Brian Chandler
Subject: RE: Revised

Good morning Beverly

Thank you for sending the latest round of UDC text amendments. I have no changes or suggestions at this time and see no reason why these shouldn't be incorporated as updates to the UDC.

Thanks again

v/r

Brad Wyrick
brad@tahb.org
254.913.9000

From: Beverly Zendt [mailto:bzendt@templetx.gov]
Sent: Wednesday, February 25, 2015 12:02 PM
To: Brad Wyrick
Cc: Brian Chandler
Subject: RE: Revised

Good morning Brad,

Just checking in. Per our protocol we were hoping to have an email/letter supporting the proposed text amendments before our meeting with the Planning Commission next Monday (3/2). Our packets usually go out the Thursday afternoon before the meeting.

I have attached a revised section relating to Manufactured Homes. This has been the most complicated text amendment and we will probably continue to work on it all the way up to end – responding to comments as we go along.

Again- please contact me if you have any questions.

Regards,

Beverly Mesa-Zendt AICP

From: Beverly Zendt
Sent: Wednesday, December 10, 2014 3:11 PM
To: 'Brad Wyrick'
Subject: RE: Revised

I think we have it now.

Beverly Zendt

From: Bruce Fowler (brfowler) <brfowler@cisco.com>
Sent: Wednesday, March 18, 2015 9:39 AM
To: Beverly Zendt
Subject: Feedback for Mobile Home Communities

Beverly –

Thanks for speaking with me regarding the potential changes for Mobile Home Communities. Overall I believe the proposed changes are reasonable and will improve future properties. During our discussion we also reviewed a concern I do have with the existing regulations related to the age of **replacement** homes. The current regulations require replacement units to be 10 years old or newer. The price point of newer homes really doesn't allow individuals to purchase affordable housing and place them at land lease communities. Additionally the age requirement essentially prevents existing homeowners from changing from one community to another since they are not allowed to place their property in a different community if it's older than 10 years. I believe a 15 year age requirement is more appropriate with certain exceptions approved via a variance request. Personally I feel if you are improving the area / community with safer, cleaner units there should be a path to obtain a variance regardless of age. I've seen many homes that are 8 years old that do not look as good as a unit that is say 20 years old. Many cities don't place age restrictions on the units (for replacement units) and the only restriction would be the unit be a HUD approved unit.

My opinions are meant for existing parks only and I believe the proposed regulations for new communities are reasonable.

Thanks,

Bruce
Owner – Derby Woods (3616 W. Nugent Ave)



Bruce Fowler
Mgr Americas Asset Recovery
Cisco Services
brfowler@cisco.com
Phone: +1 512 340 3072
Mobile: +1 512 656 9786

Cisco.com



Think before you print.

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http://www.cisco.com/web/about/doing_business/legal/cr/index.html

[Z-FY-15-08]

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING AMENDMENTS TO ARTICLE 5, 6, 7 AND 11 OF THE UNIFIED DEVELOPMENT CODE; PROVIDING A REPEALER; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, on December 16, 2010, the City of Temple adopted Ordinance No. 2010-4413, the “Unified Development Code,” which is a consolidated set of land development regulations related to zoning, platting and site design;

Whereas, at its March 2, 2015 meeting, the Planning and Zoning Commission voted to amend Articles 5, 6, 7 and Article 11 and recommended approval of certain amendments to the Unified Development Code - the recommended changes are as follows:

- **ARTICLE 5: USE STANDARDS:** The amendment exempts the signs for alcoholic beverage stores which are being advertised as part of a multi-tenant sign from Section 5.3.17H which requires the sign to be turned off at closing time.
- **ARTICLE 5: USE STANDARDS AND ARTICLE 6: SPECIAL PURPOSE AND OVERLAY ZONING DISTRICTS:** The amendments will prohibit freestanding personal wireless service towers (any size) in the I-35 Corridor Overlay District.
- **ARTICLE 7: GENERAL DEVELOPMENT STANDARDS:** The amendment will exempt the Draughon-Miller Central Texas Regional Airport from general development standards in Article 7 relating to both landscaping and building exterior materials.
- **ARTICLE 5: USE STANDARDS; ARTICLE 6: SPECIAL PURPOSE AND OVERLAY DISTRICTS ARTICLE 7: GENERAL DEVELOPMENT STANDARDS and ARTICLE 11 DEFINITIONS:** The amendment will change references to a HUD-Code manufactured home subdivision and replace it with HUD-Code manufactured home development wherever it appears in the UDC.
- **ARTICLE 5: USE STANDARDS:** The amendment will add the following language to Section 5.3.2A: *Section 5.3.2A2. For a HUD-Code manufactured home development, only one HUD-Code manufactured home is allowed per lot or unplatted property.*
- **ARTICLE 5: USE STANDARDS:** The amendments will change front-yard setbacks from 20ft to 50ft and would require a 20ft side-yard setback.

- **ARTICLE 5: USE STANDARDS:** The amendment will change perimeter screening standards for land lease communities from one canopy tree and a continuous row of shrubs for every 40 feet of perimeter screening to one canopy tree and six shrubs for every 40 feet of perimeter screening. Additionally, the amendment will allow the substitution of berming for 50% of required landscaping. For manufactured home developments, the amendment will allow screening to be placed on all sides of the manufactured home. Standards call for one canopy tree and five shrubs every 30 linear feet or a reduction of landscaping by 30% when used in combination with a decorative fence.
- **ARTICLE 5: USE STANDARDS:** Amendment would require that HUD code manufactured homes be no older than 15 years of age whether placed in either a new or expanded manufactured home land lease community or development or on an existing lot or pad in a manufactured home land lease community or development.
- **ARTICLE 5: USE STANDARDS:** Amendment would add the following language to Article 6 as it relates to the Manufactured Home special district. Section 6.1.1 Applicability: *The Manufactured Housing district is obsolete and may not be requested as a district for a zoning amendment. Existing MH districts will remain on the Temple zoning map and will be subject to the development standards identified in this Section and in Section 5.3.2: HUD-Code Manufactured Home Developments and Land Lease Communities.*

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

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

Part 1: The City Council approves amendments to Ordinance No. 2010-4413, the “Unified Development Code,” by amending Articles 5, 6, 7 and Article 11 as set forth in Exhibits A, B, C, D, E, F, G, H, I and Exhibit J, attached hereto and incorporated herein for all purposes.

Part 2: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are to the extent of such conflict hereby repealed.

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 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 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 was 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 **April**, 2015.

PASSED AND APPROVED on Second Reading on the **16th** day of **April**, 2015.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, MAYOR

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Kayla Landeros
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

04/02/15
Item #8
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DEPT./DIVISION SUBMISSION & REVIEW:

Brian Chandler Planning Director,
Beverly Zendt Assistant Planning Director

ITEM DESCRIPTION: FIRST READING – PUBLIC HEARING - Z-FY-15-10: Consider adopting an ordinance authorizing amendments to Ordinance 2008-4230, the *Choices '08*, City of Temple Comprehensive Plan, Chapter 5, to amend the Thoroughfare Plan Map.

PLANNING & ZONING COMMISSION RECOMMENDATION: At its March 2, 2015 meeting, the Planning & Zoning Commission voted 7 to 0 to recommend approval of the proposed amendments to the City of Temple Thoroughfare Plan being a part of Chapter 5 of the City of Temple's Comprehensive Plan.

STAFF RECOMMENDATION: Conduct public hearing and adopt ordinance as presented, with second reading and final adoption set for April 16, 2015.

Staff recommends approval of the proposed amendments to the City of Temple Thoroughfare Plan being a part of Chapter 5 of the City of Temple's Comprehensive Plan.

ITEM SUMMARY: *Synopsis:* Approval of this item will result in amendments and updates to the City of Temple's Thoroughfare Plan Map.

Background: On September 4, 2008, the City of Temple adopted the *Choices '08*, City of Temple Comprehensive Plan. With that plan, the City adopted a Thoroughfare Plan Map, a companion document to Chapter 5 which addressed future transportation. The Thoroughfare Plan Map is not only intended as a guide for roadway network expansion and improvement but also assists the city in preserving needed transportation corridors so that, as development occurs in the future, the City will have the ability to develop appropriately sized transportation facilities to serve the needs of the community. The Thoroughfare plan serves as the guiding document staff references when requesting right-of-way dedication as part of the subdivision platting process. Care was taken in the development of the plan to ensure that designated routes follow existing roadway alignments, parcel boundaries, and topography as much as possible. Nevertheless, available funding, changing development patterns, city growth, right-of-way availability, and subsequent roadway realignments necessitate occasional revisions to ensure the map reflects current and projected transportation patterns and connectivity.

Planning staff has worked with Public Works staff to identify changes, based on updates to the City's Capital Improvements Plan project list. Staff has provided the proposed amendments to the Temple Area Builders Association (TABA) to invite input on anticipated development projects which impact the overall transportation network and to encourage feedback and comments related to the proposed changes. Additionally, staff has provided a courtesy notification to property owners who own property that could be impacted by the proposed changes and has met with those property owners with questions/concerns. The following table summarizes the proposed amendments to the Thoroughfare Plan.

Z-FY-15-10 Thoroughfare Plan Updates and Amendments

Map Id. #	Name	Segment	Action	Reason for Change
1a	St. Andrews Place (Proposed Collector)	From W. Adams Ave north to FM 2483	<u>Removed</u>	Eliminated due to proposed extension of Clinite Grove Blvd- per existing and anticipated development
1b	Clinite Grove Blvd (Local Street)	From W. Adams Ave north to FM 2483	<u>Reclassified</u> to proposed collector	New collector to serve current and anticipated development
2	FM 2483 (Minor Arterial)	Intersection at SH 317	<u>Realign</u> approximately 523 ft south to align with new alignment of Prairie View Rd	Realignment reflects current design configuration for this roadway
3	Prairie View Road (Minor Arterial)	Intersection at SH 317	<u>Realign</u> approximately 555 ft north to align with new alignment of FM 2483	Realignment reflects current design configuration for this roadway
4	Proposed East-West Collector	From SH 317 east to proposed extension of Westfield Blvd	<u>Add</u> Proposed New Collector	Proposed to provide east-west connectivity between two arterials
5	Westfield Blvd (Minor Arterial)	From Stonehollow Dr north to Northgate Loop	<u>Update</u> From a proposed road to an existing road	Changed to reflect current construction of road

PUBLIC NOTICE: The newspaper printed notice of the Planning and Zoning Commission public hearing on February 19, 2015, in accordance with state law and local ordinance.

FISCAL IMPACT: None

ATTACHMENTS:

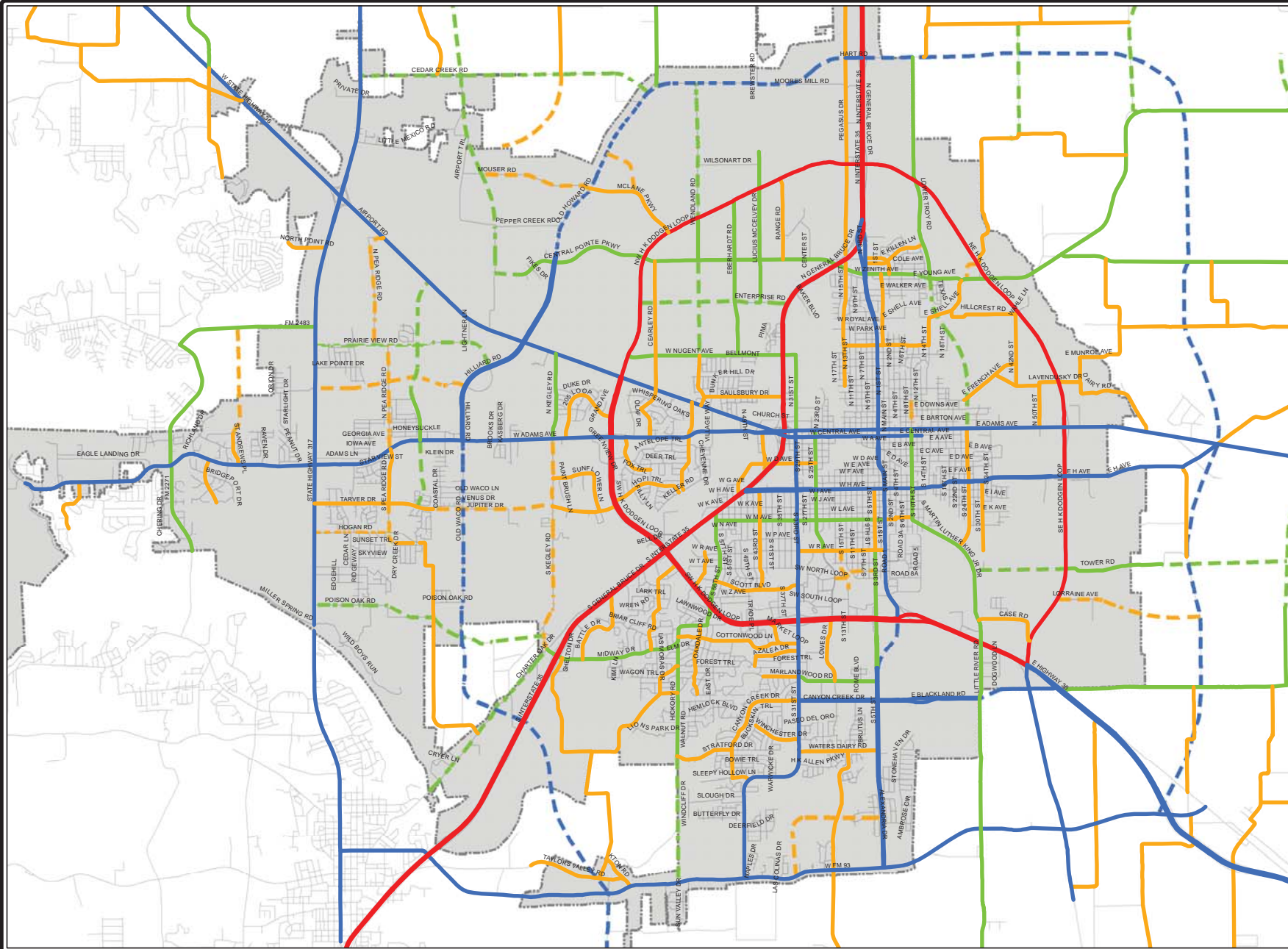
Thoroughfare Plan Map- Existing
Thoroughfare Plan Map/Aerial- Proposed Changes
Thoroughfare Plan Map- Proposed
Letter to Property Owners
TABA Response
Ordinance



Current Thoroughfare Plan

Thoroughfare

-  Expressway
-  Major Arterial
-  Proposed Major Arterial
-  Minor Arterial
-  Proposed Minor Arterial
-  Collector
-  Proposed Collector

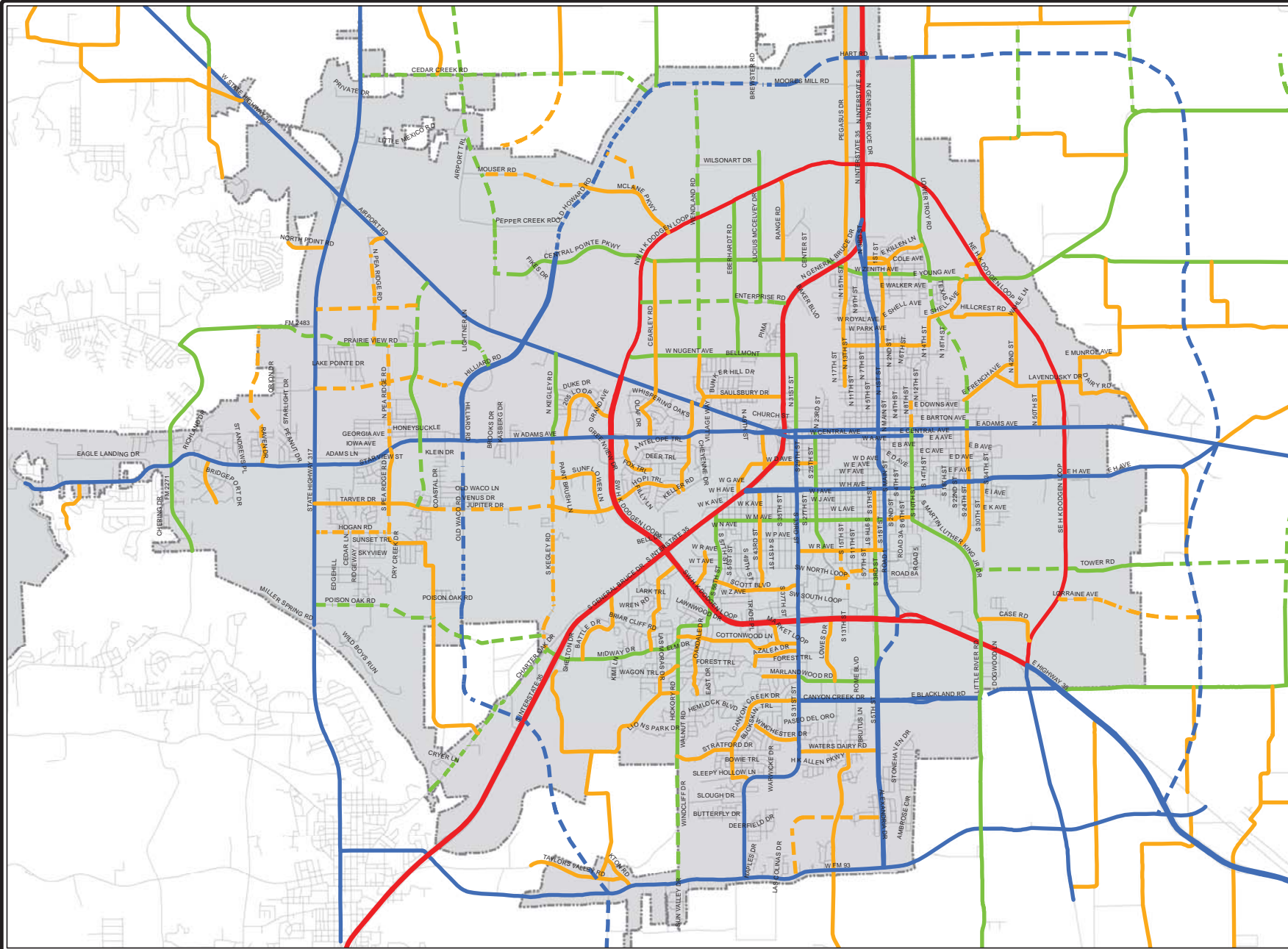




Proposed Thoroughfare Plan

Thoroughfare

- Expressway
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Collector
- Proposed Collector





**PROPOSED UPDATES TO ORDINANCE 2008-4230, THE CHOICES '08,
CITY OF TEMPLE COMPREHENSIVE PLAN, CHAPTER 5 TO AMEND THE
THOROUGHFARE PLAN MAP**

The City of Temple is considering updates to the future Thoroughfare Plan. One of the purposes of the Thoroughfare Plan is to preserve needed transportation corridors so that, as development occurs in the future, the City will have the ability to develop appropriately sized transportation facilities to serve the needs of the community. The Thoroughfare Plan displays the proposed general alignments for the extensions of existing collector and arterial roadways and planned new roadways. Actual alignments of roadways will likely vary somewhat from this plan and will be determined through the subdivision development process, alignment studies, and the preliminary engineering phase of design. Slight modifications to facility locations, such as a shift of an alignment several hundred feet one way or another or changes in roadway curvature, may be warranted. **Your property may be affected by proposed updates (amendments) to the Thoroughfare Plan (see attached exhibit).**

NOTICE OF PUBLIC HEARING

The Temple Planning and Zoning Commission will hold a public hearing in the City Council Chambers on the 2nd floor of the Municipal Building, 2 North Main Street, Temple, Texas 76501, on Monday the **2nd day of March, 2015 at 5:30 p.m.**, for the purpose of considering the proposed amendments to the City's Thoroughfare Plan Map.

If the amendments go forward to the City Council, **the anticipated public hearing (first reading) for the proposed amendments will be at the April 2, 2015, City Council meeting in the Council Chambers on the 2nd floor of the Municipal Building at 5:00 pm.** The City Council will make its decision on the second reading of the proposed amendments. **The second reading will be at the April 16, 2015, City Council meeting.** If you plan to attend the public hearings, please call (254) 298-5668 to verify meeting dates.

The Planning and Zoning Commission and City Council welcome your comments on this matter and will consider them in their deliberations. If you cannot be present at the public hearings, but desire to comment on this matter, or desire information on the proposed updates to the Thoroughfare Plan, please contact the City Planning Department, located at Suite 102, 1st Floor, Municipal Building, by calling (254) 298-5668 or by email at bchandler@templetx.gov.

Beverly Zendt

From: Brad Wyrick <Brad@tahb.org>
Sent: Monday, February 09, 2015 2:08 PM
To: Beverly Zendt
Cc: Brian Chandler
Subject: RE: T-Fare Amendments

Good afternoon Beverly

Thank you for the opportunity to comment on the proposed Thoroughfare amendments. We did not have any substantive comments or concerns with the proposed changes. Thanks again

v/r

Brad Wyrick
brad@tahb.org
254.913.9000

From: Beverly Zendt [mailto:bzendt@templetx.gov]
Sent: Wednesday, January 28, 2015 5:21 PM
To: Brad Wyrick
Cc: Brian Chandler
Subject: T-Fare Amendments

Brad,

Not sure if your group has met to discuss this item yet - but I thought I would check in to see if there were any comments or concerns related to our proposed Thoroughfare amendments. I think they are pretty straight forward but we are waiting to proceed until we have received input from your membership.

Let me know if there are any questions.

Best regards,

Beverly Mesa-Zendt AICP
Assistant Director of Planning
2 North Main Street, Suite 201
City of Temple, Texas
Ph: 254.298.5270 | Fax: 254.298.5624



ORDINANCE NO. _____

[PLANNING. Z-FY-15-10]

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, APPROVING AN AMENDMENT TO ORDINANCE 2008-4230, THE *CHOICES* '08, CITY OF TEMPLE COMPREHENSIVE PLAN, CHAPTER 5, TO AMEND THE THOROUGHFARE PLAN MAP; 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: On September 4, 2008, the City of Temple adopted the *Choices* '08, City of Temple Comprehensive Plan and with that plan, the City adopted a thoroughfare plan map, a companion document to Chapter 5 which addressed future transportation.

Part 2: The Thoroughfare Plan Map is not only intended as a guide for roadway network expansion and improvement but also assists the City in preserving needed transportation corridors so that, as development occurs in the future, the City will have the ability to develop appropriately sized transportation facilities to serve the needs of the community.

Part 3: The Thoroughfare Plan serves as the guiding document staff references when requesting right-of-way dedication as part of the subdivision platting process. Care was taken in the development of the plan to ensure that designated routes follow existing roadway alignments, parcel boundaries, and topography as much as possible. Nevertheless, available funding, changing development patterns, city growth, right-of-way availability, and subsequent roadway realignments necessitate occasional revisions to ensure the map reflects current and projected transportation patterns and connectivity.

Part 4: The City Council approves an amendment to Ordinance 2008-4230, the *Choices* '08, City of Temple Comprehensive Plan, Chapter 5, to amend the Thoroughfare Plan Map, more fully described in Exhibit A, attached hereto and made a part hereof for all purposes.

Part 5: The City Council directs the Director of Planning to make the necessary changes to the Future Land Use Map accordingly.

Part 6: 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 7: 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 8: 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 **April**, **2015**.

PASSED AND APPROVED on Second Reading and Public Hearing on the **16th** day of **April**, **2015**.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson

Kayla Landeros
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

04/02/15
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DEPT./DIVISION SUBMISSION & REVIEW:

Lacy Borgeson, City Secretary

ITEM DESCRIPTION: Consider adopting a resolution appointing one at-large member to the Temple Economic Development Corporation to fill an unexpired term through September 1, 2017.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: Chapter 311 of the Tax Code, Tax Increment Financing Act, specifies that each year the governing body of the municipality shall appoint one member of the board to serve as chairman for a term of one year that begins on January 1 of the following year. As part of operation that Chair is then appointed to the Temple Economic Development Corporation.

Steve Wright was serving on TEDC, as set out by the Bylaws as the Chair, of RZ No. 1 Board of Directors. Mr. Wright resigned in December 2014 as Chair of the RZ No. 1 Board of Directors at which time Thomas Baird was appointed as Chair and by operations is not serving on the Temple Economic Development Corporation.

At this time there is a vacant at-large seat on the Temple Economic Development Corporation and it is staff's recommendation to appoint Steve Wright to fill this at-large seat.

FISCAL IMPACT: N/A

ATTACHMENTS:

[TEDC Member List](#)

[Resolution\(To Be Provided\)](#)

TEMPLE ECONOMIC DEVELOPMENT CORPORATION

TERM EXPIRATION: SEPTEMBER - 3 YEAR TERMS

APPOINTED BY: CITY COUNCIL

MEMBER	DATE APPOINTED	EXPIRATION
Russell Schneider rschneider@templetx.gov	07/13	standing
Danny Dunn, Mayor ddunn@templetx.gov	09/12	Standing
Jonathan Graham, City Mgr jgraham@templetx.gov	2014	Standing
Bob Browder (RZ Rep) bobbrowder@bcswlaw.com	09/09	Standing Exp. 2015
Thomas Baird (RZ Chair)	12/14	Standing
VACANT (At large) **unexpired term	2014	2017
VACANT (Chamber) **Unexpired term	06/14	2017
VACANT (RZ No. 1) **unexpired term	09/11	2017
John Bailey john@johnbaileyfinancial.com (At-Large)	09/12	2015
Dr. Andrejs Avots-Avotins (At Large) aavots@sw.org	03/20/14 unexp term	2015
Michael Thompson (At Large) mthompson@extracobanks.com	07/1 (unexp term through 09/12)	2015
David Nix OMA/ O (At-Large) Nixd01@nationwide.com	09/12	2015
Harry Macey, III (Chamber) harrym@perryop.com	08/13	2016
James (Jim) Kent OMA/ O (At Large) Jkent88@yahoo.com	09/10	2016
Drayton McLane III (At Large) Drayton.mclane3@mclaneat.com	09/10	2016
Gregg Strasburger (Bioscience Dist.) gss@strasburger.net	09/10	2016
TEDC STAFF – David Blackburn dblackburn@choosetemple.com		

Created as a nonprofit corporation; articles of incorporation and bylaws of TEDC were amended in December, 1992 with the approval of an Economic Development Agreement between the City of Temple and TEDC; current agreement approved Jan. 2008.

Purpose: To cooperate fully to coordinate efforts in order to ensure optimal economic development within the City.

Membership: 15 directors- all appointed by City, with 2 from the Chamber Board, 1 from Bioscience District Board, 7 at large, 1 from RZ Board and 4 standing appointments to include 2 Councilmembers (one of whom may be the Mayor), City Manager, and RZ #1 Chair; Increased membership to 16 members(Resolution 2014-7344 & 7345) with sunset provision of September 30, 2015 to go back to 15 members.

Term: 3 years **Meeting Place/Time:** 3rd Tuesday of each month, 10:00 a.m., TEDC Conference Room

Revised 09.04.14