



**MEETING OF THE
TEMPLE CITY COUNCIL
MUNICIPAL BUILDING
2 NORTH MAIN STREET
3rd FLOOR – CONFERENCE ROOM
THURSDAY, OCTOBER 19, 2017
3:15 P.M.
AGENDA**

1. Discuss, as may be needed, Regular Meeting agenda items for the meeting posted for Thursday, October 19, 2017.
2. Receive an I-35 update from TXDOT.
3. Discuss the status of right-of-way acquisition for the Research Parkway project which includes the expansion of Moore's Mill Road and Old Howard Road and discuss the status of pending eminent domain litigation involving property required for the project.

Executive Session – Pursuant to Chapter 551, Government Code Section 551.071 – Consultations with Attorney – The City Council may meet in executive session to consult with its attorney on pending or contemplated litigation or settlement offers.

Executive Session – Pursuant to Chapter 551, Government Code Section 551.072 – Real Property – The City Council may meet in 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.

4. Discuss the hiring process, appointment, employment, and duties of the City Manager.

Texas Government Code § 551.074 – The City Council will meet in executive session to discuss the hiring process, appointment, employment, and duties of the City Manager. No final action will be taken.

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 three minutes. No discussion or final action will be taken by the City Council.

III. PROCLAMATIONS & SPECIAL RECOGNITIONS

- | | | | |
|----|-----|----------------------------------|--------------|
| 3. | (A) | Czech Heritage Month | October 2017 |
| | (B) | National Colonial Heritage Month | October 2017 |

IV. BOND ITEMS

4. [2017-4875](#): FIRST & FINAL READING - PUBLIC HEARING: Consider adopting an ordinance authorizing the issuance of \$35,000,000* City of Temple, Texas Combination Tax and Revenue Certificates of Obligation, Series 2017; Authorizing the Levy of an Ad Valorem Tax and the Pledge of Certain Revenues in Support of the Certificates; Approving an Official Statement and a Paying Agent/Registrar Agreement; Awarding the Sale of the Certificates; and Authorizing Other Matters Related to the Issuance of the Certificates.
5. [2017-4876](#): FIRST & FINAL READING-PUBLIC HEARING-Consider adopting an ordinance authorizing the issuance of City of Temple, Texas General Obligation Refunding Bonds in one or more series; Approving Official Statements, agreements related to the sale and issuance of the bonds, and the forms of paying agent/registrar agreements and escrow agreements; Establishing the procedures for selling and delivering one or more series of the bonds; and Authorizing other matters relating to the bonds.

V. 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.

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

Minutes

- (A) [October 5, 2017 Special and Regular Meeting](#)

Contracts, Leases, & Bids

- (B) [2017-8904-R](#): Consider adopting a resolution authorizing the purchase of CityWorks AMS software and implementation services from SHI Government Solutions, Inc. of Austin, in the amount of \$117,483.
- (C) [2017-8905-R](#): Consider adopting a resolution authorizing a sole source maintenance contract for 2017-2018 with Intergraph Corporation, dba Hexagon Safety & Infrastructure, in the amount of \$80,789.
- (D) [2017-8906-R](#): Consider adopting a resolution authorizing the purchase of 80 Motorola P25 Portable Radios for the Fire Department from Motorola Solutions, Inc. of Atlanta, Georgia, in the amount of \$346,340.
- (E) [2017-8907-R](#): Consider adopting a resolution authorizing a sole source maintenance contract for 2017-2018 with Superior, LLC of Chicago, Illinois, in the estimated amount of \$148,000.
- (F) [2017-8908-R](#): Consider adopting a resolution authorizing the purchase of one Toro Greensmaster 3250-D tri-plex mower, in the amount of \$35,358.08 from Professional Turf Products, L.P. of Selma.
- (G) [2017-8909-R](#): Consider adopting a resolution authorizing the purchase of 1,272 plastic 96-gallon garbage and recycling containers from Toter, Inc., of Statesville, NC, in the amount of \$58,577.40.
- (H) [2017-8910-R](#): Consider adopting a resolution authorizing the purchase of four Solid Waste Collection CNG-powered refuse trucks from various vendors at an estimated amount of \$834,347.94.
- (I) [2017-8911-R](#): Consider adopting a resolution authorizing a renewal to the contract with the Greater Temple-Belton Foundation for Animal Care to administer a spay and neuter voucher program for the City of Temple Animal Shelter.
- (J) [2017-8912-R](#): Consider adopting a resolution authorizing a construction contract with Choice Builders, LLC of Temple, in the amount of \$1,480,485 for the construction of a hangar at the Draughton-Miller Central Texas Regional Airport.

- (K) [2017-8913-R](#): Consider adopting a resolution authorizing a professional services agreement with Kasberg, Patrick & Associates, LP, in an amount not to exceed \$211,600 to develop a concept design for North 31st Street from West Nugent Avenue to Central Avenue.
- (L) [2017-8914-R](#): Consider adopting a resolution authorizing a professional services agreement with Kasberg, Patrick & Associates, LP, in an amount not to exceed \$129,840 to develop a concept design for South 31st Street (Loop 363 to West Avenue M) and West Avenue R (South 31st Street to South 25th Street).
- (M) [2017-8915-R](#): Consider adopting a resolution authorizing a professional services agreement with Kasberg, Patrick & Associates, LP, in the amount of \$295,260 for design of South 1st Street from Avenue A to Central Avenue and a concept design for Avenue A from South 3rd Street to South 2nd Street.
- (N) [2017-8916-R](#): Consider adopting a resolution authorizing a professional services agreement with Kasberg, Patrick & Associates, LP, in an amount not to exceed \$884,200 for final design of Phase 4 of the Outer Loop.
- (O) [2017-8917-R](#): Consider adopting a resolution authorizing a professional services agreement with Stateside Right of Way Services, Inc., in an amount not to exceed \$45,100 for securing rights of entry for Phase 4 of the Outer Loop.
- (P) [2017-8918-R](#): Consider adopting a resolution authorizing an amendment to the professional services agreement with Kasberg, Patrick & Associates, LP, in a deductive amount of \$38,030 for engineering services required for final design and bidding for Phase 3 of the 31st Street Intersection Improvements from Loop 363 to Scott Boulevard.
- (Q) [2017-8919-R](#): Consider adopting a resolution authorizing amending an agreement with Kasberg, Patrick, & Associates, LP, in the amount of \$437,180 for professional services required for final design of Kegley Road Phases 3 and 4.
- (R) [2017-8920-R](#): Consider adopting a resolution authorizing a professional services agreement with Kasberg, Patrick & Associates, LP, in the amount of \$118,860 for developing a concept design for a new Airport general aviation terminal building and supporting appurtenances at the Draughon-Miller Central Texas Regional Airport.
- (S) [2017-8921-R](#): Consider adopting a resolution authorizing an Airport Hangar Lease Agreement with Wilsonart, LLC.
- (T) [2017-8922-R](#): Consider adopting a resolution authorizing a one year lease extension to JR Aviation, LLC, a wholly owned subsidiary of Paradise Helicopters located in Kailia-Kona, Hawaii, for aviation services through September 1, 2018 at the Draughon-Miller Central Texas Regional Airport.
- (U) [2017-8923-R](#): Consider adopting a resolution authorizing acceptance of the FY18 Texas Department of Transportation, Aviation Division, Routine Airport Maintenance (RAMP) Grant, in the amount of \$100,000 (City match of \$50,000), to help assist with Airport improvements at the Draughon-Miller Central Texas Regional Airport.

Ordinances – Second & Final Reading

- (V) [2017-4871](#): SECOND READING: Consider adopting an ordinance authorizing an amendment to the Tax Increment Financing Reinvestment Zone No. 1 Financing and Project Plans to align with the 2022 Master Plan which includes appropriating bond proceeds, adjusting tax revenues and allocating expenditures for public improvements for years FY 2017-2062.
- (W) [2017-4873](#): SECOND READING - Z-FY-17-42: Consider adopting an ordinance authorizing a rezoning from Agricultural zoning district to Planned Development - General Retail zoning district with Development/ Site Plan approval, on 5.058 +/- acres, located on the north side of FM 2305, approximately 290 feet west of its intersection with Morgan's Point Road (FM 2271), addressed 12000 and 11934 FM 2305.
- (X) [2017-4874](#): SECOND READING – Z-FY-17-43: Consider adopting an ordinance authorizing a rezoning from Two Family zoning district to Planned Development Temple Medical Educational District T5-E, with a Development/Site Plan for two parking lots, located on the north 50 feet of Lot 7 and the south 50 feet of Lot 8, HP Robertson Addition, addressed as 1214 and 1218 South Main Street, Temple.

VI. REGULAR AGENDA

RESOLUTIONS

- 7. [2017-8924-R](#): Consider adopting a resolution authorizing a construction contract with T Construction, LLC, of Houston for a lump sum price of \$2,891,120 to construct the Old Town Wastewater and Water Replacement Project.
- 8. [2017-8925-R](#): Consider adopting a resolution authorizing a professional services agreement with Stateside Right of Way Services, Inc., in an amount not to exceed \$280,500, for acquisition and relocation services for the Poison Oak Road Expansion Project from State Highway 317 to Old Waco Road.

ORDINANCES – SECOND READING/PUBLIC HEARING

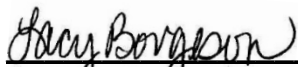
- 9. (A) [2017-4872](#): SECOND READING – PUBLIC HEARING: Consider adopting an ordinance designating a tract of land consisting of approximately 143.21 acres and located at 251 Berger Road, Temple, Texas, as City of Temple Tax Abatement Reinvestment Zone Number 35 for commercial/industrial tax abatement.
- (B) [2017-8926-R](#): Consider adopting a resolution authorizing an Economic Development Agreement with Cargill, Inc., to contribute \$500,000 towards the construction of public improvements to Berger Road.
- (C) [2017-8927-R](#): Consider adopting a resolution authorizing a Tax Abatement Agreement with Cargill, Inc. which will cover increases in the taxable value of real property for a 143.21 acre tract of land located in Tax Abatement Reinvestment Zone Number 35.

ORDINANCES – FIRST READING/PUBLIC HEARING

10. **2017-4877:** FIRST READING – PUBLIC HEARING: Consider adopting an ordinance to include a language certification pay for officers in the Police Department.
11. **2017-4878:** FIRST READING – PUBLIC HEARING - Z-FY-17-39: Consider adopting an ordinance authorizing amendments to Article 3, Unified Development Code, to remove the requirement to include construction plans in final plat applications for single family subdivisions; to extend the time limit for recordation of plats from 120 days to 12 months; and to modify media used for filing of subdivision construction plans (eliminating Mylars).
12. **2017-4879:** FIRST READING - PUBLIC HEARING – Z-FY-17-46: Consider adopting an ordinance authorizing rezoning of five tracts of land totaling approximately 168 ± acres:
 - (A) 114.5 ± acres located at the southwest corner of NE H.K. Dodgen Loop and MKT railroad—from PD-C, C, MF-2, and 2F zoning districts to LI zoning district;
 - (B) The following properties within the Industrial sub-district of the I-35 Corridor Overlay:
 1. 7.9 ± acres located west of I-35, east of Pegasus Drive, and north of Industrial Boulevard—from 2F and GR zoning districts to LI zoning district;
 2. 7 ± acres located west of I-35, east of Pegasus Drive, and north of Industrial Boulevard—from 2F and GR zoning districts to LI zoning district;
 3. 1 ± acre tract abutting the southeast corner of the 29.6 ± acre tract owned by Buc-ee's—from PD-C zoning district to LI zoning district;
 - (C) The following properties within the Gateway sub-district of the I-35 Corridor Overlay:
 1. 11.3 ± acres located at the northeast corner of NE H.K. Dodgen Loop and North General Bruce Drive—from AG zoning district to C zoning district; and
 2. 27.1 ± acres located at the northwest corner of NE H.K. Dodgen Loop and MKT railroad—from AG zoning district to LI zoning district.
13. **2017-4880:** FIRST READING – PUBLIC HEARING – Z-FY-17-47: Consider adopting an ordinance authorizing an amendment to Ordinance No. 2016-4812 to allow utility trailer sales/rentals on Lot 2, Block 1, Trantum Subdivision Phase VIII, addressed as 5806 South General Bruce Drive and zoned I-35-Retail-PD-C.

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 3:30 pm, on Friday, October 13, 2017.



City Secretary, TRMC

SPECIAL ACCOMMODATIONS: *Persons with disabilities who have special communication or accommodation needs and desire to attend this meeting should notify the City Secretary's Office by mail or telephone 48 hours prior to the meeting date.*

I certify that this Notice of Meeting Agenda was removed by me from the outside bulletin board in front of the City Municipal Building on _____ day of _____ 2017.

Title _____



COUNCIL AGENDA ITEM MEMORANDUM

10/19/17
Item #4
Regular Agenda
Page 1 of 3

DEPT./DIVISION SUBMISSION & REVIEW:

Traci L. Barnard, Director of Finance

ITEM DESCRIPTION: FIRST & FINAL READING - PUBLIC HEARING: Consider adopting an ordinance authorizing the issuance of \$35,000,000* City of Temple, Texas Combination Tax and Revenue Certificates of Obligation, Series 2017; Authorizing the Levy of an Ad Valorem Tax and the Pledge of Certain Revenues in Support of the Certificates; Approving an Official Statement and a Paying Agent/Registrar Agreement; Awarding the Sale of the Certificates; and Authorizing Other Matters Related to the Issuance of the Certificates.

STAFF RECOMMENDATION: Conduct public hearing and adopt ordinance as presented in item description, on first and final reading.

ITEM SUMMARY: This item is to award the sale of \$35,000,000* to the lowest responsible bidder of this series of bonds.

The FY 2018 Adopted Budget includes the sixth year of a multi-year Transportation Capital Improvement Program (TCIP) and recommends expansion of the program from the original scope of work to include funding for additional projects that have been identified as high-priority needs since the original program began. The project areas identified in the TCIP are intended to address both the need to improve our existing transportation infrastructure and provide new capacity and connectivity. These additions will expand the TCIP from the existing \$126,700,000 effort to a \$140,258,343 program. The FY 2018 Budget also includes an allocation to fund a Drainage Capital Improvement Program (DCIP), the purchase of sanitation equipment and the purchase of new public safety radios system based on P25 interoperability standards.

The proceeds can be used for the purpose of paying contractual obligations incurred or to be incurred by the City for:

- Constructing, improving, extending, expanding, upgrading and/or developing streets, roads, bridges, trails, sidewalks, intersections, traffic signalization and other transportation improvement projects including related water, wastewater and drainage improvements, signage, landscaping, irrigation, purchasing any necessary rights-of-way, other related transportation costs and improving, expanding, and upgrading the City's park and recreational facilities;

- Purchasing sanitation equipment and vehicles;
- Purchasing public safety equipment, including radio communications equipment;
- Costs related to drainage improvements, including a drainage master plan for the City;
- Professional services including fiscal, engineering, architectural and legal fees and other such costs incurred including cost associated with the issuing of the Certificates.

The Bonds are scheduled for Council consideration and award to the lowest bidder on Thursday, October 19, 2017.

Standard & Poor's Ratings Services assigned its 'AA' rating and stable outlook to Temple, Texas' series 2017 combination tax and revenue certificates of obligation. The ratings were published **October 12, 2017**.

The bonds will be sold through a competitive sale. Pricing will be received on the morning of October 19, 2017. The pricing will be held until the meeting on Thursday evening when Council considers the lowest responsible bidder.

The City's financial advisor, Specialized Public Finance Inc., and bond counsel, McCall, Parkhurst & Horton, L.L.P, will be present at the meeting to review details of the bids and recommended award with Council. The Council will consider the offers and award based on the recommendation.

Funds will be delivered to our depository on November 8, 2017.

FISCAL IMPACT:

	TCIP	DCIP	Public Safety Radios	Sanitation Equipment	Total
Source of Funds					
Par Amount of Bonds	\$27,470,000	\$ 3,720,000	\$ 1,140,000	\$ 1,445,000	\$33,775,000
Reoffering Premium	2,088,248	31,073	73,264	119,755	2,312,340
Total Sources	\$29,558,248	\$ 3,751,073	\$ 1,213,264	\$ 1,564,755	\$36,087,340

Use of Funds

Total Underwriters Discount	\$ 192,290	\$ 26,040	\$ 7,980	\$ 10,115	\$ 236,425
Cost of Issuance	117,932	15,970	4,894	6,204	145,000
Deposit to Construction Fund	29,243,000	4,000,000	1,200,000	1,550,000	35,993,000
Deposit to Debt Service Fund	5,026	(937)	390	(1,563)	2,915
Total Uses	29,558,248	4,041,073	1,213,264	1,564,755	36,377,340

Certificate (Bond) Data

Term of Bonds (years)	20.00	20.00	5.00	6.00
Estimated Interest cost	3.43%	3.29%	1.83%	1.89%
Source of Repayment	I&S Fund	Drainage Fund	General Fund	General Fund

***The issue size is preliminary and will be sized at the time of pricing.**

ATTACHMENTS:

[Ordinance](#)



COUNCIL AGENDA ITEM MEMORANDUM

10/19/17
Item #5
Regular Agenda
Page 1 of 2

DEPT./DIVISION SUBMISSION & REVIEW:

Traci L. Barnard, Director of Finance

ITEM DESCRIPTION: FIRST & FINAL READING-PUBLIC HEARING-Consider adopting an ordinance authorizing the issuance of City of Temple, Texas General Obligation Refunding Bonds in one or more series; Approving Official Statements, agreements related to the sale and issuance of the bonds, and the forms of paying agent/registrar agreements and escrow agreements; Establishing the procedures for selling and delivering one or more series of the bonds; and Authorizing other matters relating to the bonds.

STAFF RECOMMENDATION: Conduct public hearing and adopt resolution as presented in item description on first and final reading.

ITEM SUMMARY: This item is to delegate authority to the Director of Finance or in her absence, the City Manager to issue certificates and finalize pricing within parameters defined in the attached ordinance in a par amount not to exceed \$65,000,000*. This delegation of authority will allow the City to obtain the most advantageous terms on the bonds in order to achieve maximum debt service savings.

Potential refunding candidates include all or a portion of the following outstanding bond issues:

- Pass-Through Revenue & Limited Tax Bonds, Series 2012
- Combination Tax & Revenue Certificates of Obligations, Series 2012
- Combination Tax & Revenue Certificates of Obligations, Taxable Series 2012
- Combination Tax & Revenue Certificates of Obligations, Series 2013
- Utility System Revenue Bonds, Series 2010

***All bonds that are to be considered for refunding are listed. Market conditions will determine which bonds will actually be refunded on the day of pricing.**

Ratings for the bonds will be applied for with Standard & Poors. The ratings will be published prior to the pricing and sale of the bonds. The date and method by which the refunded obligations will be issued, sold, and delivered will be determined to achieve the most advantageous borrowing costs for the City.

The City's Financial Advisor, Specialized Public Finance Inc., and bond council, McCall, Parkhurst & Horton, L.L.P, will be present at the meeting to review the parameters and details of the ordinance with Council.

Specialized Public Finance Inc, will return at a date to be determined to brief City Council on the sales results.

FISCAL IMPACT: Refunded Obligations will be refunded, all or a portion, in order to achieve a net present value debt service savings of not less than 3% of the principal amount of the Refunded Obligations net of any City contribution. Other parameters included in the ordinance are a maximum par amount not to exceed \$65 million and maximum maturity date of August 1, 2036

ATTACHMENTS:

[Resolution](#)



COUNCIL AGENDA ITEM MEMORANDUM

10/19/17
Item #6(A)
Consent Agenda
Page 1 of 1

DEPT./DIVISION SUBMISSION & REVIEW:

Lacy Borgeson, City Secretary

ITEM DESCRIPTION: Approve Minutes:

(A) October 5, 2017 Special and Regular Meetings

STAFF RECOMMENDATION: Approve minutes as presented in item description.

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

FISCAL IMPACT: N/A

ATTACHMENTS:

[October 5, 2017 Special and Regular Meetings](#)



COUNCIL AGENDA ITEM MEMORANDUM

10/19/17
Item #6(B)
Consent Agenda
Page 1 of 2

DEPT./DIVISION SUBMISSION & REVIEW:

Alan DeLoera, Information Technology Director

ITEM DESCRIPTION: Consider adopting a resolution authorizing the purchase of CityWorks AMS software and implementation services from SHI Government Solutions, Inc. of Austin, in the amount of \$117,483.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: The City has been using a HTE Work Orders and Asset Management software from Sungard for the Public Works department for the past twelve years but the software has become inefficient for Public Works staff since staff relies on GIS integration which Sungard does not currently support.

At the core of a true asset management system is an asset inventory. Cityworks is uniquely designed to utilize the GIS geodatabase as the asset inventory. Though other approaches may interface with a GIS – generally for map visualization – Cityworks truly utilizes the GIS geodatabase as the asset inventory. Cityworks leverages the inherent value of a GIS-centric, enterprise asset inventory by not only managing the assets and their associated attributes (type, condition, installation date, etc.), but also the work done to care for assets. The linkage between assets and work orders is maintained such that the history of completed work orders against a specific asset is viewable and is easily retrieved.

This software will enable a more efficient workflow, easier navigation and a fully integrated GIS-Centric process. The software will allow staff to create a customized workflow that will best fit the needs of our Public works staff. The software Call center, Service requests, Work orders, including cyclical work Inspections, tests, and condition assessments, Resources, storerooms, projects, and contracts, Reports and dashboards Mobile workforce Interfacing to other systems (accounting, billing, etc.)

A Review group made up of the Public Works Director, Streets Director, City Engineer, Assistant City Engineer, IT Director, IT Project Manager, and other public works staff reviewed two vendors and the CityWorks software was determined to provide the best solution. This software solution is also used by 30 of the 40 largest cities in Texas which provides the City a strong regional user base to share information, ideas and suggestions. The software subscription and services are being purchased through Choice Partners purchasing cooperative Contract # 15/006MP-20.

FISCAL IMPACT: Funding for the purchase of CityWorks AMS Software and Implementation services with SHI Government Solutions, Inc. in the amount of \$117,483 is available as shown below:

<u>Description</u>	<u>Account #</u>	<u>Amount</u>
CityWorks Enterprise License Agreement Subscription (<i>Water/Sewer Fund 75%</i>)	520-5000-535-2515	\$30,346
CityWorks Enterprise License Agreement Subscription (<i>General Fund 20%</i>)	110-1900-519-2515	\$8,092
CityWorks Enterprise License Agreement Subscription (<i>Drainage Fund 5%</i>)	292-2900-534-2515	\$2,023
CityWorks Enterprise License Agreement Implementation (<i>Water/Sewer Fund 75%</i>)	520-5000-535-6221, project 101640	\$57,766
CityWorks Enterprise License Agreement Implementation (<i>General Fund 20%</i>)	110-5919-519-6221, project 101640	\$15,404
CityWorks Enterprise License Agreement Implementation (<i>Drainage Fund 5%</i>)	292-2900-534-6221, project 101640	\$3,852
<u>Total Funds Available</u>		<u>\$ 117,483</u>

ATTACHMENTS:

[Resolution](#)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING THE PURCHASE OF CITYWORKS AMS SOFTWARE AND IMPLEMENTATION SERVICES IN THE AMOUNT OF \$117,483, FROM SHI GOVERNMENT SOLUTIONS, INC. OF AUSTIN, TEXAS; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the City has been using HTE work order and asset management software from Sungard for the past twelve years - the software has become inefficient for Public Works staff since staff relies on GIS integration which Sungard does not currently support;

Whereas, CityWorks software is uniquely designed to utilize the GIS geodatabase as the asset inventory and utilizes the GIS geodatabase as the asset inventory leveraging the inherent value of a GIS-centric, enterprise asset inventory by not only managing the assets and their associated attributes (type, condition, installation date, etc.), but also the work done to care for assets;

Whereas, this software will enable a more efficient workflow, easier navigation and a fully integrated GIS-Centric process which will allow Staff to create a customized workflow that will best fit the needs of our Public Works Department;

Whereas, a Staff committee reviewed two vendors and Staff determined the CityWorks software to provide the best solution - this software subscription and service will be purchased through a Choice Partners Purchasing Cooperative contract;

Whereas, funding for this software has been budgeted in the following accounts:

Account No: 520-5000-535-2515

Account No: 110-1900-519-2515

Account No: 292-2900-534-2515

Account No: 520-5000-535-6221, Project No: 101640

Account No: 110-5919-519-6221, Project No: 101640

Account No: 292-2900-534-6221, Project No: 101640

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: Findings. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Temple, Texas, and they are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Part 2: The City Council authorizes the purchase of a CityWorks AMS software and implementation services in the amount of \$117,483, from SHI Government Solutions, Inc. of Austin, Texas.

Part 3: The City Council authorizes the Acting City Manager, or her designee, after approval as to form by the City Attorney, to execute any documents that may be necessary for this purchase.

Part 4: 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 **19th** day of **October**, 2017.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Charla Thomas
Deputy City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

10/19/17
Item #6(C)
Consent Agenda
Page 1 of 1

DEPT./DIVISION SUBMISSION & REVIEW:

Alan DeLoera, Information Technology Director

ITEM DESCRIPTION: Consider adopting a resolution authorizing a sole source maintenance contract for 2017-2018 with Intergraph Corporation, dba Hexagon Safety & Infrastructure, in the amount of \$80,789.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: The Police and Fire Departments currently use Records Management Software from Intergraph Corporation, dba Hexagon Safety & Infrastructure, for the following public safety applications in helping the City to conduct management of Public Safety records and analysis:

SunPro Fire RMS
WebRMS (Arrests, warrants, citations, evidence, calls for service, etc...)
CAD Interface Software
Microsoft Software

Hexagon Safety & Infrastructure is the sole provider of maintenance for the software. This is the 17th consecutive year of support for the software.

FISCAL IMPACT: The Information Technology Department currently has funds budgeted in account 110-1900-519-23-38 for FY 2018 in the amount of \$80,789 for continued annual support of these applications.

ATTACHMENTS:

[Resolution](#)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A YEARLY SOLE SOURCE MAINTENANCE CONTRACT IN THE AMOUNT OF \$80,789, WITH INTERGRAPH CORPORATION, DBA HEXAGON SAFETY & INFRASTRUCTURE, FOR FISCAL YEAR 2018; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the Police and Fire Departments currently use Records Management Software (RMS) from Intergraph Corporation, dba Hexagon Safety & Infrastructure, for multiple public safety applications which assist the City in conducting management of Public Safety records and analysis;

Whereas, Intergraph Corporation, dba Hexagon Safety & Infrastructure, is the sole provider of this software and Staff recommends Council authorize an annual maintenance contract in the amount of \$80,789 – this is the 17th consecutive year of support for this software;

Whereas, funds have been budgeted in Account No. 110-1900-519-2338 for the continued annual support of these applications for fiscal year 2018; 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: Findings. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Temple, Texas, and they are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Part 2: The City Council authorizes the Acting City Manager, or her designee, after approval as to form by the City Attorney, to execute a sole source yearly maintenance contract in the amount of \$80,789, with Intergraph Corporation, dba Hexagon Safety & Infrastructure, for fiscal year 2018.

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 19th day of **October**, 2017.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Charla Thomas
Deputy City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

10/19/17
Item #6(D)
Consent Agenda
Page 1 of 2

DEPT./DIVISION SUBMISSION & REVIEW:

Alan DeLoera, Information Technology Director

ITEM DESCRIPTION: Consider adopting a resolution authorizing the purchase of 80 Motorola P25 Portable Radios for the Fire Department from Motorola Solutions, Inc. of Atlanta, Georgia, in the amount of \$346,340.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: Bell County Communications has made the transition this year from the traditional analog radio system to a wholly digital radio system based on P25 interoperability standards. P25 is a suite of standards for digital radio communications for use by federal, state and local public safety agencies. Bell County Communications still supports the analog radio system but this support will stop in 2020 for member agencies.

The City Police, Fire, Public Works and Parks Departments use approximately 280 portable radios that are not P25 compliant. Interoperable emergency communication is integral to initial response, public health, community safety, national security and economic stability. Of all the problems experienced during disaster events, one of the most serious, is poor communication due to lack of appropriate and efficient means to collect, process and timely transmit important information. In some cases, radio communication systems are incompatible and inoperable not just within a jurisdiction but within departments or agencies in the same community, thus the reason for the national P25 digital standard. Project 25 (P25 or APCO-25) is a suite of standards for digital mobile radio communications designed for use by public safety organizations in North America.

A committee consisting of representatives from FPIC (Department of Homeland Security Federal Partnership for Interoperable Communication), Coast Guard and the Department of Commerce's National Institute of Standards and Technology (NIST), Office of Law Enforcement Standards was established to decide the priorities and scope of technical development of P25.

The Fire Department is the first phase in the replacement of all portable radios within the City, while Police and Public Works being part of a second phase. A total of \$1,200,000 was approved in the 2018 budget for the replacement of all portable radios. These radios will be purchased through the Houston-Galveston Area Council (HGAC) Contract RA05-15.

FISCAL IMPACT: The purchase of the 80 Motorola P25 Radios for the Fire Department are being funded with the issuance of the 2017 Certificate of Obligation Bonds. Funding will be appropriated for the purchase of the radios in the amount of \$346,340 in account 365-2200-522-6803, project 101671, as shown below:

Project Budget	\$ 1,200,000
Encumbered/Committed to Date	-
Motorola Solutions, Inc - P25 Radios	(346,340)
Remaining Project Funds Available	\$ 853,660

The remaining project funds available are for the second phase of the replacement of all portable radios within the City.

ATTACHMENTS:
[Resolution](#)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS,
AUTHORIZING THE PURCHASE OF 80 MOTOROLA P25 PORTABLE RADIOS
IN THE AMOUNT OF \$346,340, FROM MOTOROLA SOLUTIONS, INC. OF
ATLANTA, GEORGIA; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, Bell County Communications has transitioned from the traditional analog radio system to a wholly digital radio system based on P25 interoperability standards - P25 is a suite of standards for digital radio communications for use by federal, state and local public safety agencies;

Whereas, currently, Bell County Communications supports the analog radio system but will stop supporting them in 2020 for member agencies;

Whereas, the Police, Fire, Public Works and Parks Departments use approximately 280 portable radios that are not P25 compliant and interoperable emergency communication is important to initial response, public health, community safety, national security and economic stability;

Whereas, this purchase will be made using a Houston-Galveston Area Council (HGAC) Contract - contracts awarded through the Houston-Galveston Area Council have been competitively procured and meet the statutory procurement requirements for Texas municipalities;

Whereas, this purchase is being funded with the issuance of the 2017 Certificate of Obligation Bonds to allocate funds in Account No. 365-2200-522-6803, Project No. 101671; 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: Findings. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Temple, Texas, and they are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Part 2: The City Council authorizes the purchase of 80 Motorola P25 Portable Radios in the amount of \$346,340, from Motorola Solutions, Inc. of Atlanta, Georgia utilizing a Houston-Galveston Area Council contract.

Part 3: The City Council authorizes the Acting City Manager, or her designee, after approval as to form by the City Attorney, to execute any documents that may be necessary for this purchase.

Part 4: 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 **19th** day of **October**, 2017.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Charla Thomas
Deputy City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

10/19/17
Item #6(E)
Consent Agenda
Page 1 of 1

DEPT./DIVISION SUBMISSION & REVIEW:

Alan DeLoera, Information Technology Director

ITEM DESCRIPTION: Consider adopting a resolution authorizing a sole source maintenance contract for 2017-2018 with Superion, LLC of Chicago, Illinois, in the estimated amount of \$148,000.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: The City currently uses a Sungard HTE enterprise software for the following business applications in helping the City to conduct financial transactions:

General Ledger	Accounts Payable	Accounts Receivables
Fixed Assets	Inventory	Purchasing
Cash Receipts	Budgeting	Fleet Management
Work Orders	Payroll	Human Resources
Utility Billing	Permitting	Code Enforcement
Inspections	Zoning	Business Licenses
Municipal Court	Project Accounting	QREP
Looking Glass	HELP Pass	OnLine Business

Superion, LLC (previously known as Sungard Public Sector) is the sole provider of maintenance for the Sungard HTE application software. FY2018 will be the 13th year of support for the software

FISCAL IMPACT: The Information Technology Department currently has funds budgeted in account 110-1900-519-2338 for FY 2018 in the amount of \$148,000 for continued annual support of these applications

ATTACHMENTS:

[Resolution](#)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A YEARLY SOLE SOURCE MAINTENANCE CONTRACT IN THE AMOUNT OF \$148,000, WITH SUPERION, LLC OF CHICAGO, ILLINOIS, FOR FISCAL YEAR 2018; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the City currently uses Sungard enterprise software for multiple business applications which assists the City in conducting financial transactions – fiscal year 2018 will be the 13th year of support for this software;

Whereas, Superion, LLC, previously known as Sungard Section, is the sole provider of maintenance for the Sungard HTE application software and Staff recommends Council authorize the purchase of an annual maintenance contract in the amount of \$148,000;

Whereas, funds have been budgeted in Account No. 110-1900-519-2338 for the continued annual support of these applications for fiscal year 2018; 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: Findings. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Temple, Texas, and they are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Part 2: The City Council authorizes the Acting City Manager, or her designee, after approval as to form by the City Attorney, to execute a yearly maintenance contract in the amount of \$148,000, with Superion, LLC of Chicago, Illinois, for fiscal year 2018.

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 19th day of **October**, 2017.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Charla Thomas
Deputy City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

10/19/17
Item #6(F)
Consent Agenda
Page 1 of 1

DEPT./DIVISION SUBMISSION & REVIEW:

Kevin Beavers, CPRP, Parks and Recreation Director
Jeff Ward, Director of Golf

ITEM DESCRIPTION: Consider adopting a resolution authorizing the purchase of one Toro Greensmaster 3250-D tri-plex mower, in the amount of \$35,358.08 from Professional Turf Products, L.P. of Selma.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: Currently, Sammons Golf Course has a 2006 Toro Greensmaster tri-plex mower that has been identified for replacement. This piece of equipment is used to cut the finest textured turf areas on the golf course which are the greens. This mower is used daily throughout the entire year.

Professional Turf Products has been awarded contract #529-17 by BuyBoard, which this proposed purchase is being made under. Contracts awarded through BuyBoard have been competitively procured and meet the statutory procurement rules for Texas municipalities.

Staff has used Professional Turf Products in the past and finds them to be a responsive and responsible vendor.

FISCAL IMPACT: Funding for the purchase of the Toro Greensmaster tri-plex mower from Professional Turf Products, L.P. is available in account 110-5931-551-6222, project #101669 as follows:

Project Budget	\$	36,500
Encumbered/Committed to Date		-
Professional Turf Products, L.P.		(35,358)
Remaining Project Funds Available	\$	<u>1,142</u>

ATTACHMENTS:

[Resolution](#)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING THE PURCHASE OF ONE TORO GREENSMaster 3250-D TRI-PLEX MOWER, IN THE AMOUNT OF \$35,358.08 FROM PROFESSIONAL TURF PRODUCTS, L.P. OF SELMA, TEXAS; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, Sammons Golf Course currently has a 2006 Toro Greensmaster tri-plex mower that has been identified for replacement;

Whereas, this mower is used daily throughout the year and cuts the finest textured turf areas on the golf course which are the greens;

Whereas, Professional Turf Products has been awarded a BuyBoard contract which will be utilized for this purchase - contracts awarded through BuyBoard have been competitively procured and meet the statutory procurement rules for Texas municipalities;

Whereas, Staff has used Professional Turf Products in the past and finds them to be a responsive and responsible vendor;

Whereas, funding is available for this purchase in Account No. 110-5931-551-6222, Project No. 101669; 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: Findings. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Temple, Texas, and they are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Part 2: The City Council authorizes the purchase of one Toro Greensmaster 3250-D tri-plex mower in the amount of \$35,358.08, from Professional Turf Products, L.P. of Selma, Texas utilizing a BuyBoard contract.

Part 3: The City Council authorizes the Acting City Manager, or her designee, after approval as to form by the City Attorney, to execute any documents that may be necessary for this purchase.

Part 4: 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 **19th** day of **October**, 2017.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Charla Thomas
Deputy City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

10/19/17
Item #6(G)
Consent Agenda
Page 1 of 1

DEPT./DIVISION SUBMISSION & REVIEW:

Nicole Torralva, Public Works Director
Lisa Sebek, Solid Waste Services Director

ITEM DESCRIPTION: Consider adopting a resolution authorizing the purchase of 1,272 plastic 96-gallon garbage and recycling containers from Toter, Inc., of Statesville, NC, in the amount of \$58,577.40.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: Each year the Solid Waste Division purchases new 96-gallon residential refuse containers both for new service and for regular container replacement, for both garbage and recycling services. This container purchase will provide for routine growth and normal container replacement. The recommended purchase is for 318 recycling containers with a hot stamp recycling symbol at a cost of \$45.65 per container, and 954 garbage containers at a cost of \$45.40 per container, plus \$749.10 for freight to Temple. The pricing is comparable to pricing obtained in recent years, and staff believes this to be a good value.

Toter, Inc. has been awarded National IPA Contract No. 120576-01 as awarded by the City of Tucson on January 31, 2013. Contracts awarded through National IPA have been competitively procured and meet the statutory procurements requirements for Texas municipalities. Per the terms of the National IPA contract, pricing is evaluated every three months for price adjustments based on current commodity prices.

The City has done business with Toter, Inc. and finds them to be a responsible vendor.

FISCAL IMPACT: Funding has been appropriated in the FY 2018 Operating Budget in the account as shown below:

Description	Account #	Budget	Proposed Expenditure
96 Gallon Carts	110-2330-540-2211	\$58,578	\$58,577.40

ATTACHMENTS:

[Resolution](#)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING THE PURCHASE OF 1,272 PLASTIC 96-GALLON GARBAGE AND RECYCLING CONTAINERS IN THE AMOUNT OF \$58,577.40, FROM TOTER, INC. OF STATESVILLE, NORTH CAROLINA; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, each year, the Solid Waste Division purchases new 96-gallon residential refuse containers both for new service and regular container replacement, for both garbage and recycling services - this purchase will provide for routine growth and normal container replacement;

Whereas, the recommended purchase is for 318 recycling containers with a hot stamp recycling symbol at a cost of \$45.65 per container, and the purchase of 954 garbage containers at a cost of \$45.40 per container, plus \$749.10 for freight - Staff believes this to be a good cost per container and recommends Council authorize this purchase;

Whereas, Toter, Inc. has been awarded National IPA Contract No. 120576-01 by the City of Tucson on January 31, 2013 - contracts awarded through National IPA have been competitively procured and meet the statutory procurement requirements for Texas municipalities;

Whereas, the City has done business with Toter, Inc. in the past and finds it to be a responsible vendor – this purchase will be made utilizing a National IPA Cooperative Purchasing contract which satisfies the competitive bid requirements;

Whereas, funding for this purchase is available in Account No. 110-2330-540-2211; 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: Findings. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Temple, Texas, and they are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Part 2: The City Council authorizes the purchase of 1,272 plastic 96-gallon garbage and recycling containers in the amount of \$58,577.40, from Toter, Inc., of Statesville, North Carolina, utilizing the National IPA Cooperative Contract.

Part 3: The City Council authorizes the Acting City Manager, or her designee, after approval as to form by the City Attorney, to execute any documents that may be necessary for this purchase.

Part 4: 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 **19th** day of **October**, 2017.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Charla Thomas
Deputy City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

10/19/17
Item #6(H)
Consent Agenda
Page 1 of 2

DEPT./DIVISION SUBMISSION & REVIEW:

Nicole Torralva, P.E., Public Works Director
Kirk Scopac, Fleet Services Director

ITEM DESCRIPTION: Consider adopting a resolution authorizing the purchase of four Solid Waste Collection CNG-powered refuse trucks from various vendors at an estimated amount of \$834,347.94.

- (1) One 2018 Freightliner M2-112 cab-chassis from Houston Freightliner, Inc. of Houston in the amount of \$140,161.; one Roll Offs USA roll off body from BTE Body Company in the amount of \$38,650; for a total truck cost of \$178,811.
- (2) Two 2018 Freightliner M2-112 cab-chassis from Houston Freightliner, Inc. of Houston in the amount of \$272,304; two Hood Model 7000 knuckle boom loaders from Industrial Disposal Supply Company of Plano in the amount of \$175,860; for a total truck cost of \$448,164.
- (3) One 2018 Freightliner M2-112 cab-chassis from Houston Freightliner of Houston in the amount of \$136,152; one Petersen Lightning Loader body from Petersen Industries of Florida in the amount of \$71,220.94; for a total truck cost of \$207,372.94.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: Currently the Public Works Solid Waste Services Division has four automated trucks that have been identified for routine replacement by the Fleet Services Director in the annual vehicle replacement review. These trucks are used daily in the pickup and disposal of refuse on a routine basis throughout the City.

The roll-off truck that will be purchased will replace an existing 11 year old front line truck and then will be moved into a backup status for two additional years. The brush trucks that will be purchased will replace existing 10 year old front line brush trucks that will be moved into a backup status for two additional years.

The proposed purchase will use contracts procured by Houston-Galveston Area Cooperative (H-GAC) (all purchases from Houston Freightliner), BuyBoard (purchase from Industrial Disposal Supply Company) and NJPA (purchase from Kinloch Equipment). All contracts awarded by H-GAC, BuyBoard and NJPA have been competitively procured and meet the statutory procurement requirements for Texas municipalities.

SUSTAINABILITY IMPACT: Each vehicle scheduled for replacement has been evaluated to ensure the most sustainable and fuel efficient vehicle that will meet the needs of the department is being purchased. The evaluation for these vehicles focused on fuel type.

FISCAL IMPACT: The purchase of four Solid Waste Collection CNG-powered refuse trucks are being funded with the issuance of the 2017 Certificate of Obligation Bonds. Funding will be appropriated for the purchase of the refuse trucks in the amount of \$834,347.94 in account 365-2300-540-6987 as shown below:

	101695	101697	101698	101700	Total
Project Budget	\$ 183,000	\$ 233,264	\$ 233,264	\$ 233,264	\$ 882,792
Encumbered/Committed to Date	-	-	-	-	-
(4) Solid Waste Trucks	(178,811)	(224,082)	(224,082)	(207,373)	(834,348)
Remaining Project Funds	\$ 4,189	\$ 9,182	\$ 9,182	\$ 25,891	\$ 48,444

ATTACHMENTS:

[Resolution](#)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING THE PURCHASE OF FOUR CNG-POWERED SOLID WASTE COLLECTION TRUCKS IN THE AMOUNT OF \$834,347.94, FROM VARIOUS VENDORS; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the Public Works Solid Waste Division has four automated trucks that have been identified for routine replacement by the Fleet Services Director in the annual vehicle replacement review which are used daily in the pickup and disposal of refuse on a routine basis throughout the City;

Whereas, the vehicles Staff recommends purchasing are as follows:

- (a) One 2018 Freightliner M2-112 cab-chassis from Houston Freightliner, Inc. of Houston, Texas, in the amount of \$140,161.00 which includes one Roll Offs USA roll off body from BTE Body Company in the amount of \$38,650.00; for a total truck cost of \$178,811.00;
- (b) Two 2018 Freightliner M2-112 cab-chassis from Houston Freightliner, Inc. of Houston, Texas, in the amount of \$272,304.00 which includes two Hood Model 7000 knuckle boom loaders from Industrial Disposal Supply Company of Plano in the amount of \$175,860.00; for a total truck cost of \$448,164.00; and
- (c) One 2018 Freightliner M2-112 cab-chassis from Houston Freightliner of Houston, Texas, in the amount of \$136,152.00 which includes one Petersen Lightning Loader body from Petersen Industries of Florida in the amount of \$71,220.94; for a total truck cost of \$207,372.94;

Whereas, the roll-off truck purchase will replace an existing 11-year-old front line truck which will then be moved into backup status for two additional years;

Whereas, the brush truck purchases will replace existing 10-year-old front line brush trucks that will also be moved into backup status for two additional years;

Whereas, Staff recommends Council authorize the purchase of four Solid Waste CNG-powered refuse trucks in the amount of \$834,347.94, from various vendors - the purchase will utilize a Houston-Galveston Area Cooperative Contract, a BuyBoard Contract, and an NJPA Contract;

Whereas, all contracts awarded by Houston-Galveston Area Cooperative, BuyBoard and NJPA have been competitively procured and meet the statutory procurement requirements for Texas municipalities;

Whereas, funding for the purchase of four Solid Waste collection CNG-powered refuse trucks are being funded with the issuance of the 2017 Certificate of Obligation Bonds;

Whereas, funding will be appropriated for the purchase of the refuse trucks in Account No. 365-2300-540-6987; 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: Findings. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Temple, Texas, and they are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Part 2: The City Council authorizes the purchase of four Solid Waste Collection CNG-powered refuse trucks, in the amount of \$834,347.94, from various vendors utilizing a Houston-Galveston Area Cooperative Contract, a BuyBoard Contract, and an NJPA Contract as outlined below:

- (a) One 2018 Freightliner M2-112 cab-chassis from Houston Freightliner, Inc. of Houston, Texas, in the amount of \$140,161.00 which includes one Roll Offs USA roll off body from BTE Body Company in the amount of \$38,650.00; for a total truck cost of \$178,811.00;
- (b) Two 2018 Freightliner M2-112 cab-chassis from Houston Freightliner, Inc. of Houston, Texas, in the amount of \$272,304.00 which includes two Hood Model 7000 knuckle boom loaders from Industrial Disposal Supply Company of Plano in the amount of \$175,860.00; for a total truck cost of \$448,164.00; and
- (c) One 2018 Freightliner M2-112 cab-chassis from Houston Freightliner of Houston, Texas, in the amount of \$136,152.00 which includes one Petersen Lightning Loader body from Petersen Industries of Florida in the amount of \$71,220.94; for a total truck cost of \$207,372.94;

Part 3: The City Council authorizes the Acting City Manager, or her designee, after approval as to form by the City Attorney, to execute any documents that may be necessary for these purchases.

Part 4: 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 **19th** day of **October**, 2017.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Charla Thomas
Deputy City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

10/19/17
Item #6(I)
Consent Agenda
Page 1 of 1

DEPT./DIVISION SUBMISSION & REVIEW:

Kayla Landeros, City Attorney
Walter Hetzel, Animal Services Manager

ITEM DESCRIPTION: Consider adopting a resolution authorizing a renewal to the contract with the Greater Temple-Belton Foundation for Animal Care to administer a spay and neuter voucher program for the City of Temple Animal Shelter.

STAFF RECOMMENDATION: Adopt resolution as presented in item discussion.

ITEM SUMMARY: Since 2005, the City of Temple Animal Shelter has participated in a spay and neuter program administered by the Ida Ollife Foundation. In 2014, the Ida Ollife Foundation disbanded and a new foundation was established, the Greater Temple-Belton Foundation for Animal Care ("Foundation"). The Foundation desired to continue the spay and neuter voucher program and in November of 2014, the City Council authorized an agreement with the Foundation to administer the program.

Under the agreement, the City of Temple collects \$45.00 for each adopted animal which has either already been spayed or neutered by the Foundation or for which a spay and neuter voucher is purchased at the time of adoption and passes those funds through to the Foundation on a quarterly basis. The Foundation uses these funds for reasonable and necessary expenses for the purposes of administering the spay and neuter voucher program. The Foundation enters into a contract with one or more qualified veterinarians to perform spay and neuter services for animals adopted from the City of Temple Animal Shelter in exchange for a voucher purchased at the time of adoption.

The Foundation desires to continue the spay and neuter voucher program and Staff recommends renewing the agreement. The previous agreement expired on September 30, 2017. The term of the proposed renewal is one year and will begin retroactively on October 1, 2017 and continue through September 30, 2018.

FISCAL IMPACT: The City collected \$16,015 in fees during FY 2017.

ATTACHMENTS:

[Resolution](#)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A RENEWAL TO THE CONTRACT WITH THE GREATER TEMPLE-BELTON FOUNDATION FOR ANIMAL CARE TO ADMINISTER A SPAY AND NEUTER VOUCHER PROGRAM FOR THE CITY OF TEMPLE ANIMAL SHELTER; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, since 2005, the City of Temple Animal Shelter has participated in a spay and neuter program administered by the Ida Ollife Foundation;

Whereas, in 2014, the Ida Ollife Foundation disbanded and a new foundation was established called the Greater Temple-Belton Foundation for Animal Care (the “Foundation”) - Council authorized the continuation of this spay and neuter voucher program in November, 2015;

Whereas, under this agreement, the City of Temple collects \$45 for each adopted animal which has either already been spayed or neutered by the Foundation or for which a spay and neuter voucher is purchased at the time of adoption – these funds will pass through to the Foundation on a quarterly basis and the Foundation will use the funds for reasonable and necessary expenses of administering the spay and neuter voucher program;

Whereas, the Foundation will enter into a contract with one or more qualified veterinarians to perform spay and neuter services for those animals adopted from the City of Temple Animal Shelter in exchange for a voucher purchased at the time of adoption;

Whereas, the Foundation desires to continue the spay and neuter voucher program and Staff recommends Council renew the contract with the Greater Temple-Belton Foundation for Animal Care, beginning retroactively on October 1, 2017 and continuing through September 30, 2018; 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: Findings. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Temple, Texas, and they are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Part 2: The City Council authorizes the Acting City Manager, or her designee, after approval as to form by the City Attorney, to execute a contract renewal with the Greater Temple-Belton Foundation for Animal Care, to administer a spay and neuter program for the City of Temple Animal Shelter.

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 **19th** day of **October**, 2017.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Charla Thomas
Deputy City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

10/19/17
Item #6(J)
Consent Agenda
Page 1 of 2

DEPT./DIVISION SUBMISSION & REVIEW:

Belinda Mattke, Director of Purchasing
Sharon Rostovich, Airport Director

ITEM DESCRIPTION: Consider adopting a resolution authorizing a construction contract with Choice Builders, LLC of Temple, in the amount of \$1,480,485 for the construction of a hangar at the Draughon-Miller Central Texas Regional Airport.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: This project consists of the construction of (1) an approximate 13,000 square foot hangar with a 90-foot sliding door opening and (2) an affixed approximate 1,500 square foot office space. The project is being constructed per a lease agreement between the City and Wilsonart, which is also on this Council Agenda.

Per Council authorization on July 20, 2017, this project was procured utilizing the Competitive Sealed Proposal (CSP) project delivery method as allowed by Texas Government Code Chapter 2269. As shown on the attached bid tabulation, on August 24, 2017, the City received 5 competitive sealed proposals for the construction of the project.

Based on the CSP method being used, a Staff evaluation committee was formed to score the proposals using the following criteria: 60%, price to construct; 10%, contractor's experience in constructing like-kind projects (including the experience of assigned project team); 10%, contractor's reputation in successfully completing like-kind projects on-time and on-budget; 10%, compatibility of proposed pre-engineered metal building to City's desired specifications; and 10%, proposed timeline. It was the committee's recommendation to award the construction contract to RM Rodriguez Construction, LP based on their high scores related to reputation and experience. However, based on the limited funding available for this project, and RM Rodriguez's proposed pricing being almost \$160,000 higher than Choice Builders' non-negotiated proposed pricing, the Interim City Manager is making the recommendation to award the construction contract to the 2nd highest ranked proposer, Choice Builders, LLC.

Under the CSP method, Staff is able to negotiate with the selected contractor. Accordingly, the current negotiated contracted price with Choice Builders is \$1,480,485, \$107,000 under their original offer of \$1,587,485. The \$107,000 contract reduction is reflective of the following adjustments: elimination of the epoxy floor coating in the hangar, elimination of the automatic hangar door opener, and several finish changes in the office space.

The construction contract with Choice Builders, LLC in the amount of \$1,480,485 consists of a hangar and office space for the tenant. The breakdown is shown below:

Hangar	\$	1,162,385
Office Space		318,100
Total Project	\$	<u>1,480,485</u>

The office space portion of the project is being funded through a 10-year lease with Wilsonart.

It is expected that construction of the project will commence in November with the hangar portion of the project complete by March 31, 2018, and the office portion of the project complete by May 15, 2018.

On September 27, 2017, the Reinvestment Zone No. 1 Board approved to recommend that Council to award a construction contract to Choice Builders, LLC for the construction of a hangar at the Draughon-Miller Central Texas Regional Airport.

FISCAL IMPACT: The second and final reading of a Financing and Project Plan amendment is being presented to the City Council, with this project being included in the line items of adjustments. Once the Plans are amended, funding will be available in Line 510, Corporate Hangar, account 795-9500-531-6523, project 101586, for the construction contract in the amount of \$1,480,485.

ATTACHMENTS:

[Bid Tabulation](#)
[Resolution](#)

BID TABULATION
CITY OF TEMPLE
AIRPORT CORPORATE HANGAR PHASE III
August 24, 2017; 3:30 PM

				BIDDER INFORMATION									
				FCO Construction Services, LLC 1704 Elkins Place Killeen, TX 76541		Choice Builders, LLC 3809 S. General Bruce Dr., Ste 103 Temple, TX 76502		RM Rodriguez Construction, LP 5116 S. General Bruce Dr., Ste A Temple, TX 76502		Chaney-Cox Construction, Inc. P.O. Box 1902 Temple, TX 76503		Patin Construction LLC 3800 W 2nd Street Taylor TX 76574	
Bid No.	Estimated Quantity	Unit	Bid Data Description	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount
PART A - Concrete Apron													
1	100%	LS	Mobilization, Bonds & Insurance, not-to-exceed 5% of the Part A Amount	\$ 30,000.00	\$ 30,000.00	\$ 14,800.00	\$ 14,800.00	\$ 17,500.00	\$ 17,500.00	\$ 16,367.00	\$ 16,367.00	\$ 21,000.00	\$ 21,000.00
2	100%	LS	Provide Labor, Equipment, Tools & Supervision to Complete Preparation of the Project Site	19,000.00	19,000.00	1,000.00	1,000.00	40,000.00	40,000.00	56,204.00	56,204.00	45,000.00	45,000.00
3	100%	LS	Implement & Administer Barricade, Signing & Traffic Safety Plan	8,000.00	8,000.00	290.00	290.00	1,500.00	1,500.00	2,000.00	2,000.00	2,500.00	2,500.00
4	100%	LS	Provide Project Record Drawings (As Built)	3,500.00	3,500.00	167.00	167.00	250.00	250.00	3,827.00	3,827.00	150.00	150.00
5	100%	LS	Provide DVD of Project Site pre-construction & post construction site conditions for the total project	4,500.00	4,500.00	207.00	207.00	350.00	350.00	3,500.00	3,500.00	2,500.00	2,500.00
6	100%	LS	Prepare Stormwater Pollution Prevention Plan, Including Submission to & Receiving Permits from TCEQ	850.00	850.00	111.00	111.00	950.00	950.00	3,223.00	3,223.00	2,800.00	2,800.00
7	300	LF	Furnish, Install, & Maintain Silt Fence as required in the Stormwater Pollution Prevention Plan	9.60	2,880.00	2.00	600.00	1.83	549.00	6.65	* 1,995.00	2.50	750.00
8	300	LF	Remove Silt Fence as required in the Stormwater Pollution Prevention Plan	4.00	1,200.00	0.25	75.00	0.67	201.00	0.54	* 162.00	1.00	300.00
9	85	LF	Furnish, Install, & Maintain Rock Berm as required in the Stormwater Pollution Prevention Plan	22.40	1,904.00	18.00	1,530.00	10.00	850.00	36.19	* 3,076.15	35.00	2,975.00
10	85	LF	Remove Rock Berm as required in the Stormwater Pollution Prevention Plan	6.00	510.00	9.00	765.00	2.35	* 199.75	10.83	* 920.55	10.00	850.00
11	285	LF	Furnish, Install, & Maintain Temporary Chain Link Construction Fencing as required in the Plan Set	14.40	4,104.00	3.20	912.00	3.50	997.50	4.17	* 1,188.45	5.00	1,425.00
12	285	LF	Remove Temporary Chain Link Construction Fencing as required in the Plan Set	5.29	* 1,507.65	0.60	171.00	1.00	285.00	1.67	* 475.95	2.00	570.00
13	1	EA	Furnish, Install, & Maintain Temporary Stabilized Construction Entrance as required in the Plan Set	829.00	829.00	1,500.00	1,500.00	900.00	900.00	1,786.00	1,786.00	1,600.00	1,600.00
14	1	EA	Remove Temporary Stabilized Construction Entrance as required in the Plan Set	422.00	422.00	1,000.00	1,000.00	100.00	100.00	500.00	500.00	1,000.00	1,000.00
15	200	CY	Unclassified Excavation of the Project Area	7.00	1,400.00	78.00	15,600.00	81.71	16,342.00	109.21	21,842.00	5.00	1,000.00
16	200	CY	Placement of Onsite Fill Material From Project Site	7.00	1,400.00	7.00	1,400.00	30.34	* 6,068.00	30.34	* 6,068.00	5.00	1,000.00
17	350	CY	Placement of Select (Offsite) Fill Material for Project Site	25.35	8,872.50	34.00	11,900.00	64.29	* 22,501.50	22.50	7,875.00	25.00	8,750.00
18	2,050	SY	Prepare 6-inch Moisture Conditioned Subgrade	1.35	2,767.50	0.90	1,845.00	5.88	* 12,054.00	0.98	* 2,009.00	5.00	10,250.00
19	2,050	SY	4-inch TxDOT Item 247 (Type A, Grade 1) Crushed Limestone Base	7.25	14,862.50	5.00	10,250.00	9.68	* 19,844.00	4.76	* 9,758.00	5.80	11,890.00
20	2,050	SY	4,000 PSI 16-inch Concrete Apron	111.56	228,698.00	110.00	225,500.00	113.88	233,454.00	100.19	* 205,389.50	140.00	287,000.00
21	165	LF	12-inch Wide ACO S300K Trench Drain System	283.00	46,695.00	199.00	32,835.00	157.58	26,000.70	190.48	* 31,429.20	245.00	40,425.00
22	15	SY	18-inch Rock Rip Rap	65.00	975.00	48.00	720.00	50.00	750.00	50.00	750.00	50.00	750.00
23	100	SY	4-inch Concrete Rip Rap	85.16	8,516.00	32.00	3,200.00	85.00	8,500.00	102.00	10,200.00	45.00	4,500.00
PART A - Concrete Apron - (Items 1 - 23)					\$ 393,393.15		\$ 326,378.00	**	\$ 410,146.45	**	\$ 390,545.80		\$ 448,985.00
PART B - Hangar													
1	100%	LS	Mobilization, Bonds & Insurance, not-to-exceed 5% of Part B Bid Amount	\$ 32,000.00	\$ 32,000.00	\$ 34,000.00	\$ 34,000.00	\$ 27,400.00	\$ 27,400.00	\$ 22,180.00	\$ 22,180.00	\$ 48,000.00	\$ 48,000.00
2	100%	LS	All Materials, Labor, & Erection of the Proposed Hangar Building	316,070.00	316,070.00	277,000.00	277,000.00	301,376.00	301,376.00	313,586.00	313,586.00	316,600.00	316,600.00
3	12,625	SF	All Labor & Materials for the Hangar Slab, Including Excavation, Concrete, Steel Reinforcement, & Appurtenances	13.09	165,261.25	14.50	183,062.50	11.84	* 149,480.00	16.50	* 208,312.50	12.00	151,500.00
4	100%	LS	All Materials & Labor to construct an approximate 2,100 SF Mechanical Room in the Hangar, as Shown in the Plans	8,879.00	8,879.00	12,600.00	12,600.00	30,000.00	30,000.00	11,875.00	11,875.00	52,500.00	52,500.00
5	100%	LS	All Labor & Material required for the mechanical system(s) for the Hangar, as Shown in the Plans	12,536.00	12,536.00	13,200.00	13,200.00	11,860.00	11,860.00	14,683.00	14,683.00	25,000.00	25,000.00
6	100%	LS	All Labor & Material required for the electrical system(s) for the Hangar, as Shown in the Plans	88,483.00	88,483.00	92,100.00	92,100.00	112,025.00	112,025.00	99,347.00	99,347.00	223,500.00	223,500.00
7	100%	LS	All Labor & Material required for the plumbing system(s) for the Hangar, as Shown in the Plans	1,344.00	1,344.00	1,700.00	1,700.00	5,000.00	5,000.00	7,411.00	7,411.00	15,000.00	15,000.00
8	100%	LS	Design, Furnish & Install all Labor & Material required for the fire suppression system for the Hangar & Office Space	8,181.00	8,181.00	63,300.00	63,300.00	45,465.00	45,465.00	48,465.00	48,465.00	64,200.00	64,200.00
9	100%	LS	Furnish & Install all Labor & Material required to Install Epoxy Coating for the Hangar Building Floor	33,408.00	33,408.00	46,700.00	46,700.00	30,000.00	30,000.00	52,570.00	52,570.00	75,000.00	75,000.00
PART B - Hangar (Items 1 - 9)					\$ 666,162.25		\$ 723,662.50	**	\$ 712,606.00	**	\$ 778,429.50		\$ 971,300.00

* Extended amount has been corrected
** Total amount has been corrected

BID TABULATION
CITY OF TEMPLE
AIRPORT CORPORATE HANGAR PHASE III
August 24, 2017; 3:30 PM

BIDDER INFORMATION													
				FCO Construction Services, LLC 1704 Elkins Place Killeen, TX 76541		Choice Builders, LLC 3809 S. General Bruce Dr., Ste 103 Temple, TX 76502		RM Rodriguez Construction, LP 5116 S. General Bruce Dr., Ste A Temple, TX 76502		Chaney-Cox Construction, Inc. P.O. Box 1902 Temple, TX 76503		Patin Construction LLC 3800 W 2nd Street Taylor TX 76574	
Bid No.	Estimated Quantity	Unit	Bid Data Description	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount
Bid No.	Estimated Quantity	Unit	Bid Data Description	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount
PART C - Parking, Utilities & Landscaping													
1	100%	LS	Mobilization, Bonds & Insurance, not-to-exceed 5% of the Part C Amount	\$ 4,500.00	\$ 4,500.00	\$ 5,600.00	\$ 5,600.00	\$ 10,500.00	\$ 10,500.00	\$ 9,555.78	\$ 9,555.78	\$ 14,000.00	\$ 14,000.00
2	100%	LS	Submit Trench Safety Plan prepared & signed by P.E., in Conformance with State Law & OSHA	1,350.00	1,350.00	1,110.00	1,110.00	6,500.00	6,500.00	4,470.00	4,470.00	2,000.00	2,000.00
3	610	LF	Implement & Follow Trench Safety Plan (Pipe)	2.02	1,232.20	2.50	1,525.00	7.38	4,501.80	1.80	1,098.00	1.15	701.50
4	800	SF	Implement & Follow Trench Safety Plan (Bore Pits & Manholes)	1.20	* 960.00	2.50	2,000.00	1.00	800.00	0.90	720.00	1.15	920.00
5	950	SY	Prepare 6-inch Moisture Conditioned Subgrade	2.35	2,232.50	0.90	855.00	3.68	* 3,496.00	3.68	* 3,496.00	5.00	4,750.00
6	950	SYs	4-inch TxDOT Item 247 (Type A, Grade 2) Crushed Limestone Base Under the Curb & Gutter	6.50	6,175.00	6.00	5,700.00	15.24	* 14,478.00	8.39	* 7,970.50	5.30	5,035.00
7	625	SYs	4-inch TxDOT Item 247 (Type A, Grade 2) Crushed Limestone Base Between the Curb & Gutter	7.75	4,843.75	6.00	3,750.00	18.80	11,750.00	8.40	5,250.00	5.30	3,312.50
8	625	SYs	2-Inch HMAC Type "D" with Prime Coat	25.30	15,812.50	24.00	15,000.00	21.01	13,131.25	21.01	* 13,131.25	30.00	18,750.00
9	350	LF	Standard 24-Inch Concrete Curb & Gutter	23.40	8,190.00	21.00	7,350.00	20.00	7,000.00	24.00	8,400.00	12.00	4,200.00
10	175	LF	18-Inch Ribbon Curb	14.30	2,502.50	12.00	2,100.00	12.00	2,100.00	14.40	2,520.00	12.00	2,100.00
11	7	LF	Sawtooth Concrete Curb	75.71	529.97	47.00	329.00	71.43	* 500.01	85.71	* 599.97	12.00	84.00
12	20	SY	6-Foot Wide Concrete Valley Gutter	102.00	2,040.00	51.00	1,020.00	100.00	2,000.00	120.00	2,400.00	45.00	900.00
13	80	SY	6-inch Concrete Driveway	89.00	7,120.00	42.00	3,360.00	75.00	6,000.00	105.72	* 8,457.60	50.00	4,000.00
14	150	SY	Concrete Sidewalk	45.25	6,787.50	35.00	5,250.00	40.00	6,000.00	65.02	* 9,753.00	50.00	7,500.00
15	1	EA	Furnish & Install, Concrete Pedestrian Ramp	600.00	600.00	1,100.00	1,100.00	500.00	500.00	600.00	600.00	1,200.00	1,200.00
16	165	LF	4-inch White Thermoplastic Striping	2.03	334.95	8.00	1,320.00	5.00	825.00	4.49	740.85	2.50	412.50
17	65	LF	4-inch White Thermoplastic Gore Striping	2.03	131.95	8.00	520.00	5.00	325.00	16.00	1,040.00	2.50	162.50
18	1	EA	Standard Handicap Thermoplastic Striping	38.00	38.00	416.00	416.00	350.00	350.00	220.00	220.00	250.00	250.00
19	1	EA	Standard Handicap Signage	548.00	548.00	361.00	361.00	325.00	325.00	325.00	325.00	250.00	250.00
20	2	EA	Concrete Curb Stops	91.00	182.00	69.00	138.00	62.00	124.00	62.00	124.00	25.00	50.00
21	250	LF	8-inch PVC Wastewater Line	28.00	7,000.00	42.00	10,500.00	29.74	7,435.00	25.00	6,250.00	150.00	37,500.00
22	75	LF	4-inch PVC Wastewater Line	25.00	1,875.00	37.00	2,775.00	28.88	2,166.00	20.24	1,518.00	150.00	11,250.00
23	2	EA	4' Diameter Precast Manholes	3,940.00	7,880.00	3,464.00	6,928.00	4,967.50	9,935.00	3,540.00	7,080.00	3,500.00	7,000.00
24	1	EA	Single Service Wastewater Cleanout	342.00	342.00	424.00	424.00	555.00	555.00	242.00	242.00	1,200.00	1,200.00
25	1	EA	Connect Existing 8-inch Wastewater Line to Proposed Manhole	505.00	505.00	3,192.00	3,192.00	4,281.25	4,281.25	1,937.00	1,937.00	4,500.00	4,500.00
26	32	LF	Asphalt Roadway Repair	64.00	2,048.00	13.50	432.00	50.00	1,600.00	54.00	1,728.00	55.00	1,760.00
27	100%	LS	All Materials, Equipment, Tools & Labor Necessary for Deflection Testing of Wastewater Line	1,350.00	1,350.00	667.00	667.00	2,500.00	2,500.00	1,062.00	1,062.00	2,500.00	2,500.00
28	100%	LS	All Materials, Equipment, Tools & Labor Necessary for Air Testing of Wastewater Line	1,300.00	1,300.00	667.00	667.00	3,125.00	3,125.00	1,032.00	1,032.00	2,500.00	2,500.00
29	100%	LS	All Materials, Equipment, Tools & Labor Necessary for Vacuum Testing of Manholes	1,200.00	1,200.00	833.00	833.00	3,125.00	3,125.00	912.00	912.00	2,500.00	2,500.00
30	200	LF	12-inch PVC Water Line	42.78	8,556.00	46.00	9,200.00	47.80	9,560.00	37.78	7,556.00	110.00	22,000.00
31	85	LF	10-inch PVC Fire Line	91.00	7,735.00	76.00	6,460.00	50.13	4,261.05	79.00	6,715.00	92.00	7,820.00
32	85	LF	2-inch PVC Water Line	21.00	1,785.00	29.50	2,507.50	29.38	2,497.30	19.00	1,615.00	86.00	7,310.00
33	1	EA	12-inch Gate Valve with Valve Box, Including Thrust Restraint	2,569.00	2,569.00	2,683.00	2,683.00	3,325.00	3,325.00	2,369.00	2,369.00	3,500.00	3,500.00
34	1	EA	10-inch Gate Valve with Valve Box, Including Thrust Restraint	2,340.00	2,340.00	2,163.00	2,163.00	1,193.75	1,193.75	2,040.00	2,040.00	3,500.00	3,500.00
35	2	EA	2-inch Wet Tap with Gate Valve , Including Thrust Restraint	1,298.00	* 2,596.00	711.00	1,422.00	2,306.25	4,612.50	2,656.00	5,312.00	500.00	1,000.00
36	1	EA	Single Service Water Meter Connection	2,135.00	2,135.00	4,604.00	4,604.00	2,200.00	2,200.00	2,588.00	2,588.00	1,200.00	1,200.00
37	4	EA	12-inch 45o Bend, Including Thrust Restraint	602.00	2,408.00	662.00	2,648.00	626.56	2,506.24	532.00	2,128.00	600.00	2,400.00
38	1	EA	12-inch Cap, Including Thrust Restraint	337.00	337.00	872.00	872.00	467.50	467.50	303.00	303.00	600.00	600.00
39	1	EA	Connect to Existing 12-inch Water Line	37.00	37.00	3,552.00	3,552.00	4,681.25	4,681.25	558.00	558.00	4,500.00	4,500.00
40	1	EA	12-inch x 10-inch Tee, Including Thrust Restraint	1,287.00	1,287.00	872.00	872.00	750.00	750.00	1,117.00	1,117.00	3,500.00	3,500.00
41	1	EA	Connect to Existing 2-inch Water Line	272.00	272.00	464.00	464.00	3,128.75	3,128.75	271.00	271.00	3,500.00	3,500.00
42	1	EA	Cut & Cap Existing 2-inch Water Line	162.00	162.00	340.00	340.00	1,563.45	1,563.45	86.00	86.00	3,500.00	3,500.00
43	100%	LS	All Materials, Equipment, Tools & Labor Necessary for Testing of the Water Line	1,200.00	1,200.00	3,553.00	3,553.00	3,125.00	3,125.00	978.00	978.00	2,500.00	2,500.00
44	160	LF	Common Dry Utility Trench	9.60	1,536.00	13.40	2,144.00	21.76	3,481.60	11.06	* 1,769.60	15.00	2,400.00
45	160	LF	2 - 4-inch PVC Dry Utility Conduit	8.40	1,344.00	7.00	1,120.00	25.20	4,032.00	7.53	* 1,204.80	25.00	4,000.00
46	160	LF	3 - 3-inch PVC Dry Utility Conduit	6.20	992.00	8.00	1,280.00	29.24	4,678.40	14.03	* 2,244.80	20.00	3,200.00

* Extended amount has been corrected

** Total amount has been corrected

BID TABULATION
CITY OF TEMPLE
AIRPORT CORPORATE HANGAR PHASE III
August 24, 2017; 3:30 PM

BIDDER INFORMATION													
				FCO Construction Services, LLC 1704 Elkins Place Killeen, TX 76541		Choice Builders, LLC 3809 S. General Bruce Dr., Ste 103 Temple, TX 76502		RM Rodriguez Construction, LP 5116 S. General Bruce Dr., Ste A Temple, TX 76502		Chaney-Cox Construction, Inc. P.O. Box 1902 Temple, TX 76503		Patin Construction LLC 3800 W 2nd Street Taylor TX 76574	
Bid No.	Estimated Quantity	Unit	Bid Data Description	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount
47	296	LF	Removing & Relocating the Existing 8-foot Tall Decorative Metal Fence	6.00	1,776.00	28.00	8,288.00	25.00	7,400.00	65.00	19,240.00	78.00	23,088.00
48	50	LF	New 8-foot Tall Decorative Metal Fence	16.20	810.00	84.00	4,200.00	20.00	1,000.00	125.00	6,250.00	150.00	7,500.00
49	100%	LS	All Materials, Equipment, Tools & Labor Necessary for Constructing the Landscaping per Plans & Details	16,455.00	16,455.00	9,000.00	9,000.00	58,130.00	58,130.00	10,567.00	10,567.00	1,500.00	1,500.00
50	100%	LS	Designing, Providing, & Installing an Irrigation Plan & System Signed & Sealed by a Texas Licensed Irrigation Designer the Project. Installation to Include all Elements of Irrigation Plans, Including but not limited to, Irrigation Pipe, Irrigation Controller(s), Irrigation Meter(s), Irrigation Valves, Irrigation Valve Boxes, Wiring, Pipe Sleeves & all applicable Components of the Irrigation System	3,500.00	3,500.00	6,500.00	6,500.00	14,531.00	14,531.00	9,414.00	9,414.00	25,000.00	25,000.00
51	100%	LS	Irrigation Repair & Relocation across the Proposed New Concrete Driveway	3,500.00	3,500.00	1,400.00	1,400.00	1,200.00	1,200.00	2,500.00	2,500.00	1,500.00	1,500.00
52	3,500	SY	Hydromulch & Seeding For Permanent Erosion Control, Including water to establish & sustain growth	3.80	13,300.00	1.30	4,550.00	2.10	7,350.00	1.28	4,480.00	1.00	3,500.00
PART C - Parking, Utilities & Landscaping (Items 1 - 52)				**	\$ 166,242.82		\$ 165,044.50	**	\$ 271,603.10	**	\$ 193,939.15		\$ 279,806.00

PART D - Office Space													
1	100%	LS	Mobilization, Bonds & Insurance, not-to-exceed 5% of the Part D Amount	\$ 11,000.00	\$ 11,000.00	\$ 16,000.00	\$ 16,000.00	\$ 12,300.00	\$ 12,300.00	\$ 18,023.71	\$ 18,023.71	\$ 18,000.00	\$ 18,000.00
2	100%	LS	SLAB: Furnish & Install all Materials & Labor to construct an approximate 1488 s.f. office building slab & finish. See Sheets A001, A101, A201, A301, A302, A401, A601	23,979.00	23,979.00	31,000.00	31,000.00	20,000.00	20,000.00	52,892.27	52,892.27	22,320.00	22,320.00
3	100%	LS	FRAMING: Furnish & Install all Materials & Labor to construct an approximate 1488 s.f. office building. See Sheets A001, A101, A201, A301, A302, A401, A601	79,961.00	79,961.00	77,200.00	77,200.00	102,000.00	102,000.00	102,677.02	102,677.02	110,000.00	110,000.00
4	100%	LS	FINISHES: Furnish & Install all Materials & Labor required to finish interior & exterior of office building. See Sheets A001, A101, A201, A301, A302, A401, A601	86,049.00	86,049.00	116,000.00	116,000.00	92,000.00	92,000.00	112,177.84	112,177.84	110,000.00	110,000.00
5	100%	LS	MECHANICAL: Furnish & install all Labor & Material required to construct the mechanical system(s) for the office building. See Sheets M101, M102, M201, M301	16,646.00	16,646.00	22,100.00	22,100.00	19,890.00	19,890.00	26,565.84	26,565.84	25,000.00	25,000.00
6	100%	LS	ELECTRICAL: Furnish & install all Labor & Material required to construct the electrical system(s) for the office building. See Sheets E101, E201, E301, E401	26,886.00	26,886.00	38,900.00	38,900.00	28,701.00	28,701.00	41,896.84	41,896.84	24,000.00	24,000.00
7	100%	LS	PLUMBING: Furnish & install all Labor & Material required to construct the plumbing system(s) for the office building. See Sheets P101, P102, P201, P301	31,705.00	31,705.00	44,900.00	44,900.00	45,000.00	45,000.00	45,475.84	45,475.84	65,000.00	65,000.00
PART D - Office Space (Items 1 - 9)					\$ 276,226.00		\$ 346,100.00		\$ 319,891.00	**	\$ 399,709.36		\$ 374,320.00

* Extended amount has been corrected
** Total amount has been corrected

BID TABULATION
CITY OF TEMPLE
AIRPORT CORPORATE HANGAR PHASE III
August 24, 2017; 3:30 PM

				BIDDER INFORMATION									
				FCO Construction Services, LLC 1704 Elkins Place Killeen, TX 76541		Choice Builders, LLC 3809 S. General Bruce Dr., Ste 103 Temple, TX 76502		RM Rodriguez Construction, LP 5116 S. General Bruce Dr., Ste A Temple, TX 76502		Chaney-Cox Construction, Inc. P.O. Box 1902 Temple, TX 76503		Patin Construction LLC 3800 W 2nd Street Taylor TX 76574	
Bid No.	Estimated Quantity	Unit	Bid Data Description	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount
ADD ALTERNAT NO. 1 - Automatic Hangar Door Opener													
1	100%	LS	Mobilization, Bonds & Insurance, not-to-exceed 5% of ADD ALTERATNE NO. 1 Bid Amount	\$ 2,000.00	\$ 2,000.00	\$ 1,300.00	\$ 1,300.00	\$ 1,450.00	\$ 1,450.00	\$ 1,867.00	\$ 1,867.00	\$ 600.00	\$ 600.00
2	100%	LS	Furnish all Materials & Labor to Install the Automatic Hangar Door Opener Material	45,570.00	45,570.00	25,000.00	25,000.00	31,615.79	31,615.79	29,800.00	29,800.00	30,000.00	30,000.00
ADD ALTERNATE NO. 1 - Automatic Hangar Door Opener (Items 1 - 2)					\$ 47,570.00		\$ 26,300.00		\$ 33,065.79		\$ 31,667.00		\$ 30,600.00

BID SUMMARY

PART A - Concrete Apron - (Items 1 - 23)	\$ 393,393.15	\$ 326,378.00	\$ 410,146.45	\$ 390,545.80	\$ 448,985.00
PART B - Hangar (Items 1 - 9)	\$ 666,162.25	\$ 723,662.50	\$ 712,606.00	\$ 778,429.50	\$ 971,300.00
PART C - Parking, Utilities & Landscaping (Items 1 - 52)	\$ 166,242.82	\$ 165,044.50	\$ 271,603.10	\$ 193,939.15	\$ 279,806.00
PART D - Office Space (Items 1 - 9)	\$ 276,226.00	\$ 346,100.00	\$ 319,891.00	\$ 399,709.36	\$ 374,320.00
TOTAL FEE PROPOSAL AMOUNT (ALL PARTS)	\$ 1,502,024.22	\$ 1,561,185.00	\$ 1,714,246.55	\$ 1,762,623.81	\$ 2,074,411.00
TOTAL FEE PROPOSAL AMOUNT (ALL PARTS) + ADD ALTERNATE NO. 1	\$ 1,549,594.22	\$ 1,587,485.00	\$ 1,747,312.34	\$ 1,794,290.81	\$ 2,105,011.00

Did Bidder Acknowledge Addendum No. 1?	YES	YES	YES	YES	YES
Did Bidder Acknowledge Addendum No. 2?	YES	YES	YES	YES	YES
Did Bidder Acknowledge Addendum No. 3?	YES	YES	YES	YES	YES
Did Bidder Acknowledge Addendum No. 4?	YES	YES	YES	YES	YES
Did Bidder Acknowledge Addendum No. 5?	NO	YES	YES	YES	YES
Did Bidder provide Bid Security?	YES	YES	YES	YES	YES
Did Bidder provide required documents?	YES	YES	YES	YES	YES

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


Alvin R. Sutton, III, PE, CFM
Kasberg, Patrick & Associates, LP

8-25-17



* Extended amount has been corrected
** Total amount has been corrected

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A CONSTRUCTION CONTRACT WITH CHOICE BUILDERS, LLC OF TEMPLE, TEXAS IN THE AMOUNT OF \$1,480,485, FOR THE CONSTRUCTION OF A HANGAR AT THE DRAUGHON-MILLER CENTRAL TEXAS REGIONAL AIRPORT; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, this project consists of the construction of (1) an approximately 13,000 square foot hangar with a 90-foot sliding door, and (2) an affixed approximately 1,500 square foot office space – this project is being constructed per a lease agreement between the City and Wilsonart, LLC;

Whereas, on July 20, 2017, Council authorized this project utilizing the Competitive Sealed Proposal (CSP) project delivery method as allowed by Texas Government Code Chapter 2269;

Whereas, on August 24, 2017, the City received 5 competitive sealed proposals for the project and based on the CSP method, a Staff committee was formed to review and score the proposals received;

Whereas, based on the proposal reviews, Staff recommended to award the construction contract to RM Rodriguez Construction, LP based on their high scores related to reputation and experience, however, based on limited funding available for this project, and RM Rodriguez's proposed pricing being higher than Choice Builders' non-negotiated proposed pricing, the Interim City Manager recommends that Council award the construction contract to the 2nd highest ranked proposer, Choice Builders, LLC of Temple, Texas;

Whereas, under the CSP method, Staff is able to negotiate with the contractor and according to the current negotiated contracted price with Choice Builders, there is a \$107,000 reduction under their original offer of \$1,587,485 – this reduction amount reflects adjustment of the elimination of the epoxy floor coating in the hangar, elimination of the automatic hangar door opener, and several finish changes in the office space;

Whereas, funding for this construction contact will be made available in Account No. 795-9500-531-6523, Project No. 101586; 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: Findings. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Temple, Texas, and they are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Part 2: The City Council authorizes the Acting City Manager, or her designee, after approval as to form by the City Attorney, to execute a construction contract with Choice Builders, LLC of Temple, Texas in the amount of \$1,480,485, for the construction of a hangar at the Draughton-Miller Central Texas Regional Airport.

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 19th day of **October**, 2017.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Charla Thomas
Deputy City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

10/19/17
Item #6(K)
Consent Agenda
Page 1 of 2

DEPT./DIVISION SUBMISSION & REVIEW:

Brian Chandler, Director of Planning

ITEM DESCRIPTION: Consider adopting a resolution authorizing a professional services agreement with Kasberg, Patrick & Associates, LP, in an amount not to exceed \$211,600 to develop a concept design for North 31st Street from West Nugent Avenue to Central Avenue.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: The project scope consists of the development of a Concept Design for North 31st Street from West Nugent to Central Avenue, which will include marketing renderings and cost estimates. The work to be performed by KPA under this contract consists of providing study area research and mapping, streetscape design, lighting, pedestrian access, enhanced vertical design, modeling, marketing renderings and estimates.

The following tasks and costs are recommended for authorization:

Data Collection	\$ 18,900
Develop Mapping, Property, Zoning, etc.	\$ 36,300
Initial Concept Design	\$ 28,600
I-35 Frontage Road to North 31 st Connection	\$ 28,200
Concept Design	
West Houston – Calhoun Concept Design	\$ 39,600
Lighting and Landscape Concept Design	\$ 13,800
Pedestrian and Bike Mobility	\$ 12,200
Project Phasing and Cost Estimates	\$ 17,200
Renderings and Deliverables	<u>\$ 16,800</u>
TOTAL	<u>\$ 211,600</u>

On September 27, 2017, the Reinvestment Zone No. 1 Board approved to recommend that Council authorize this professional services agreement.

The timeframe for design of the project is ten months from the Notice to Proceed.

FISCAL IMPACT: Funding of the professional services agreement with Kasberg, Patrick & Associates, LP for the North 31st Street (Nugent Avenue to Central Avenue) Concept Design in the amount of \$211,600 is available in the Reinvestment Zone No. 1 Financing and Project Plans, Line 407, in account. 795-9500-531-6571, project 101798, as follows:

Project Budget	\$	212,000
Encumbered/Committed to Date		-
KPA, Professional Services Agreement		(211,600)
Remaining Project Funds Available	\$	<u>400</u>

ATTACHMENTS:

[Proposal](#)
[Map](#)
[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
JOHN A. SIMCIK, P.E., CFM

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

September 5, 2017

Mr. Brian L. Chandler, AICP
Director of Planning
2 North Main St, Suite 102
City of Temple, Texas 76501

Re: City of Temple
North 31st Street (Nugent to Central Avenue)
Concept Design

Dear Mr. Chandler:

At the request of the City of Temple Reinvestment Zone #1 (TRZ), we are submitting this proposal for the above referenced project. This project will develop Concept Design for North 31st Street from Nugent to Central Avenue. The final product will be full Concept Design of the project, including marketing renderings and cost estimates.

The work to be performed by KPA under this contract consists of providing planning and engineering services for design of the project described above to include study area research and mapping, streetscape design, lighting, pedestrian access, enhanced vertical design, modeling, marketing renderings and estimates. The timeframe for design of the project is ten (10) months from the Notice to Proceed.

KPA will perform all work and prepare all deliverables in accordance with the latest version of the City of Temple specifications, standards and manuals.

KPA will perform quality control and quality assurance (QA/QC) on all deliverables associated with the project.

The following services will be performed:

I. PLANNING AND CONCEPT DESIGN STUDIES

- A. Data Collection – Obtain and review any existing data from the City and other entities that may have record documents and are allowed to release the information. The facilities within the project scope of work will be reviewed and documented. Documents will include TXDOT plans and layouts for IH-35 as well as the TISD Master Plan as they are available for release.
- B. Develop a study area that is approximately 1,000 feet each side of Interstate 35 from Nugent through the intersection of Interstate 35 and Central Avenue with the following items included:
 - 1. Mapping of the study area
 - 2. Develop property identification within the study area from BellCadd research and create an exhibit for the properties in the study area
 - 3. Research and develop zoning for the study area
 - 4. Explore opportunities for the TRZ within the study area
 - 5. Develop a model of the area
- C. Develop initial concept for a connection from Interstate 35 Frontage Road to North 31st Street. The concept will include gateway type amenities, signage, landscaping etc. Coordination with TXDOT as well and a cohesive integration with the TISD Master Plan will be required.
- D. Develop initial concept on North 31st Street corridor from West Houston Avenue to Calhoun Avenue. The concept will include gateway type amenities, signage, lighting landscaping, pedestrian mobility concepts, etc. Coordination with TXDOT as well and a cohesive integration with the TISD Master Plan will be required.
- E. Meet with City Staff, the Temple Reinvestment Zone Project Committee and stakeholders to review and discuss options generated in the investigation phase.
- F. Concept Design for North 31st Street Connection.
 - 1. Based on the input received from the investigation phase and meetings with City Staff, the Temple Reinvestment Zone Project Committee and stakeholders, develop a Concept Plan for an integrated design for a connection of Interstate 35 Frontage Road to North 31st Street in the vicinity of Temple High School. All elements from the initial design will be included in the final Concept Design. Models and renderings will be developed for this area.
 - 2. Based on the input received from the investigation phase and meetings with City Staff, the Temple Reinvestment Zone Project Committee and stakeholders, develop a Concept Design for gateway type amenities for the connection from Interstate 35 Frontage Road to North 31st Street. Existing improvements from TISD projects and City of Temple projects will be

incorporated into the Concept Design. Models and renderings will be developed for the amenities.

3. Based on the input received from the investigation phase and meetings with City Staff, the Temple Reinvestment Zone Project Committee and stakeholders, develop a Concept Plan for landscaping, signage, potential vertical design, etc. for the connection from Interstate 35 Frontage Road to North 31st Street. Existing improvements from TISD projects and City of Temple projects will be incorporated into the Concept Design. Models and renderings will be developed for the elements.

G. Concept Design for the focus study area. The Focus area will be on the east side of Interstate 35 from West Houston Avenue to Calhoun Avenue.

1. Based on the input received from the investigation phase and meetings with City Staff, the Temple Reinvestment Zone Project Committee and stakeholders, develop a Concept Design for the base focus area. Coordination with TXDOT and TISD will be required to develop a cohesive integrated plan. A model will be generated to integrate the plans for development of proposed improvements.
2. Based on the input received from the investigation phase and meetings with City Staff, the Temple Reinvestment Zone Project Committee and stakeholders, develop a Concept Design for landscaping and lighting for the corridor. Coordination with TXDOT and TISD will be required to develop a design that will fit the design requirements for each entity.
3. Based on the input received from the investigation phase and meetings with City Staff, the Temple Reinvestment Zone Project Committee and stakeholders, develop a Concept Design for pedestrian and bike mobility through the projects limits, including connection to West Central Avenue intersection. The plan will be developed to integrate into infrastructure that has previously been constructed as well as future construction.

H. Develop project phasing for implementation of the project.

I. Develop Cost Estimates for all phases of the project.

II. DELIVERABLES

A. Deliverables will include:

- Model of the corridor to include the connection from Interstate 35 Frontage Road to North 31st Street and the surrounding area.
- Model of the North 31st Street corridor from West Houston Avenue to Calhoun Avenue.
- Marketing Renderings with views of the project and amenities.
- Proposed project phasing.
- Project cost estimates by phase.

The following scope of work for North 31st Street from Nugent to Central Avenue Concept Design can be completed for the lump sum price of \$211,600. Below is a breakdown of project costs. We are pleased to submit this proposal and look forward to the benefit it will bring the City of Temple.

Data Collection	\$	18,900.00
Develop Mapping, Property, Zoning, Etc.	\$	36,300.00
Initial Concept Design	\$	28,600.00
I35 Frontage Road to N 31st Connection Concept Design	\$	28,200.00
W. Houston - Calhoun Concept Design	\$	39,600.00
Lighting and Landscape Concept Design	\$	13,800.00
Pedestrian and Bike Mobility	\$	12,200.00
Project Phasing and Cost Estimates	\$	17,200.00
Renderings and Deliverables	\$	16,800.00
TOTAL	\$	211,600.00

Sincerely,



R. David Patrick, P.E., CFM

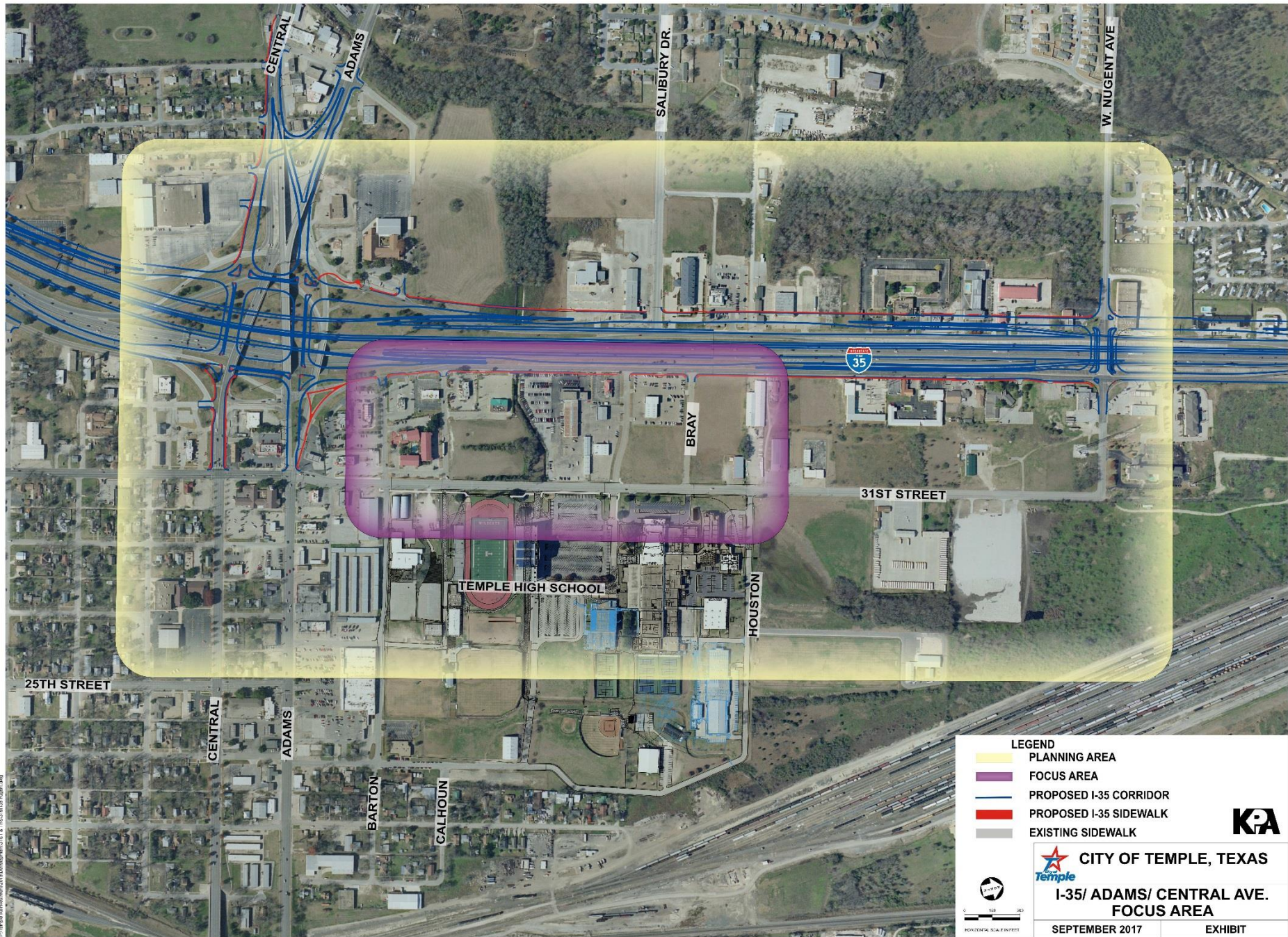
xc: File

ATTACHMENT "C"

Charges for Additional Services

**City of Temple
North 31st Street (Nugent to Central Avenue)
Concept Design**

<u>POSITION</u>	<u>MULTIPLIER</u>	<u>SALARY COST/RATES</u>
Principal	2.4	\$ 75.00 – 95.00/hour
Project Manager	2.4	60.00 – 75.00/hour
Project Engineer	2.4	50.00 – 60.00/hour
Engineer-in-Training	2.4	40.00 – 50.00/hour
Engineering Technician	2.4	35.00 – 50.00/hour
CAD Technician	2.4	30.00 – 50.00/hour
Clerical	2.4	15.00 – 30.00/hour
Expenses	1.1	actual cost
Computer	1.0	15.00/hour
Survey Crew	1.1	125.00 – 160.00/hour
Registered Public Surveyor	1.0	130.00/hour
On-Site Representative	2.1	30.00 – 40.00/hour



LEGEND

- PLANNING AREA
- FOCUS AREA
- PROPOSED I-35 CORRIDOR
- PROPOSED I-35 SIDEWALK
- EXISTING SIDEWALK




CITY OF TEMPLE, TEXAS
I-35/ ADAMS/ CENTRAL AVE.
FOCUS AREA

SEPTEMBER 2017

EXHIBIT



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, IN THE AMOUNT OF \$211,600, TO DEVELOP A CONCEPT DESIGN FOR NORTH 31ST STREET FROM WEST NUGENT AVENUE TO CENTRAL AVENUE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, this project will consist of the development of a Concept Design for North 31st Street from West Nugent to Central Avenue, which will include marketing renderings and cost estimates;

Whereas, Kasberg, Patrick & Associates, LP will provide study area research and mapping, streetscape design, lighting, pedestrian access, enhanced vertical design, modeling, marketing renderings and estimates for the project;

Whereas, funds are available for this agreement in the Reinvestment Zone No. 1 Financing and Project Plans, Line 407, Account No. 795-9500-531-6571, Project No. 101798; 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: Findings. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Temple, Texas, and they are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Part 2: The City Council authorizes the Acting City Manager, or her designee, after approval as to form by the City Attorney, to execute a professional services agreement with Kasberg, Patrick & Associates, LP of Temple, Texas, in the amount of \$211,600, to develop a concept design for North 31st Street from West Nugent Avenue to Central Avenue.

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 **19th** day of **October**, 2017.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Charla Thomas
Deputy City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

10/19/17
Item #6(L)
Consent Agenda
Page 1 of 2

DEPT./DIVISION SUBMISSION & REVIEW:

Brian Chandler, Director of Planning

ITEM DESCRIPTION: Consider adopting a resolution authorizing a professional services agreement with Kasberg, Patrick & Associates, LP, in an amount not to exceed \$129,840 to develop a concept design for South 31st Street (Loop 363 to West Avenue M) and West Avenue R (South 31st Street to South 25th Street).

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

REINVESTMENT ZONE BOARD RECOMMENDATION: At their September 27, 2017 meeting, the RZ Board recommended approval.

ITEM SUMMARY: The project scope consists of the development of a Concept Design for South 31st Street from Loop 363 to West Avenue M and West Avenue R from South 31st Street to South 25th Street, which will include marketing renderings and cost estimates. The work to be performed by KPA under this contract consists of providing planning and engineering services for design of the project described above to include streetscape design, lighting, pedestrian access, enhanced vertical design, modeling, marketing renderings and estimates. The following tasks and costs are recommended for authorization:

Data Collection	\$ 3,400
Initial Concept Design	\$ 18,200
31st Street Concept Design	\$ 21,400
Vertical Design Elements	\$ 19,200
Pedestrian and Bike Facilities	\$ 27,300
Avenue R Concept Design	\$ 16,800
Project Phasing and Cost Estimates	\$ 12,600
Renderings and Deliverables	<u>\$ 10,940</u>
TOTAL	<u>\$ 129,840</u>

On September 27, 2017, the Reinvestment Zone No. 1 Board approved to recommend that Council authorize this professional services agreement.

The timeframe for design of the project is seven months from the Notice to Proceed.

This project would complement a proposed \$1,660,000 project extending along South 31st Street from West Adams Avenue south to the Bentwood subdivision, which fills in sidewalk gaps and includes a new pedestrian bridge across the railroad near Avenue H. TXDOT recently informed the City of Temple that they would incorporate this project, which was submitted for a statewide Transportation Alternatives Program grant, into their planned South 31st Street resurfacing project.

FISCAL IMPACT: Funding of the professional services agreement with Kasberg, Patrick & Associates, LP, for the 31st Street (Loop 363 to Avenue M) and Avenue R (31st to 25th Street) Concept Design in the amount of \$129,840 is available in Reinvestment Zone No. 1 Financing and Project Plans, Line 460, in account 795-9500-531-6572, project 101799, as follows:

Project Budget	\$	130,000
Encumbered/Committed to Date		-
KPA, Professional Services Agreement		(129,840)
Remaining Project Funds Available	\$	<u>160</u>

ATTACHMENTS:

[Proposal](#)
[Map](#)
[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
JOHN A. SIMCIK, P.E., CFM

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

September 5, 2017

Mr. Brian L. Chandler, AICP
Director of Planning
2 North Main St, Suite 102
City of Temple, Texas 76501

Re: City of Temple
31st Street (Loop 363 to Avenue M) and Avenue R (31st Street to 25th Street)
Concept Design

Dear Mr. Chandler:

At the request of the City of Temple Reinvestment Zone #1 (TRZ), we are submitting this proposal for the above referenced project. This project will develop Concept Design for 31st Street from Loop 363 to Avenue R and Avenue R from 31st Street to 25th Street. The final product will be full Concept Design of the project, including marketing renderings and cost estimates.

The work to be performed by KPA under this contract consists of providing planning and engineering services for design of the project described above to include streetscape design, lighting, pedestrian access, enhanced vertical design, modeling, marketing renderings and estimates. The timeframe for design of the project is seven (7) months from the Notice to Proceed.

KPA will perform all work and prepare all deliverables in accordance with the latest version of the City of Temple specifications, standards and manuals.

KPA will perform quality control and quality assurance (QA/QC) on all deliverables associated with the project.

The following services will be performed:

I. PLANNING AND CONCEPT DESIGN STUDIES

- A. Data Collection – Obtain and review any existing data from the City and other entities that may have record documents and are allowed to release the information. The facilities within the project scope of work will be reviewed and documented.
- B. Review and identify solutions for developing a cohesive design of the project limits to integrate the TMED concepts into 31st Street without disrupting the critical traffic flow that is necessary for daily vehicular and pedestrian traffic on the 31st Street corridor.
- C. Review and identify solutions for developing a cohesive design of the project limits to integrate the developed 31st Street concepts to Avenue M transitioning into the TMED standards at the intersection of Avenue R and 25th Street that were completed in 2016.
- D. Review and develop options for a cohesive lighting system on 31st Street in the project limits that can satisfy the TMED culture and TXDOT requirements.
- E. Develop options for pedestrian and bike mobility through the projects limits, including connection to Loop 363 intersection at 31st Street, 31st Street through the project limits, Shoppes on the Hill, Baylor Scott & White, 25th Street, Travis Science Academy, Ralph Wilson Youth Center and Friars Creek Trail.
- F. Develop options for a vertical design that will enhance 31st Street and transition on Avenue R to 25th Street to enhance the corridor in conjunction with TMED standards. Vertical design could include monuments, towers, art, etc.
- G. Meet with City Staff, the Temple Reinvestment Zone Project Committee and stakeholders to review and discuss options generated in the investigation phase.
- H. Concept Design
 - 1. Based on the input received from the investigation phase and meetings with City Staff, the Temple Reinvestment Zone Project Committee and stakeholders, develop a Concept Plan for a cohesive design of the project limits to integrate the TMED concepts into 31st Street without disrupting the critical traffic flow that is necessary for daily vehicular and pedestrian traffic on the 31st Street corridor.
 - 2. Based on the input received from the investigation phase and meetings with City Staff, the Temple Reinvestment Zone Project Committee and stakeholders, develop a Concept Plan for a cohesive design of the project limits to integrate the developed 31st Street concepts to Avenue M transitioning into the TMED standards at the intersection of Avenue R and 25th Street that were completed in 2016.
 - 3. Based on the input received from the investigation phase and meetings with City Staff, the Temple Reinvestment Zone Project Committee and stakeholders, develop a Concept Plan for a cohesive lighting system on 31st

Street in the project limits that can satisfy the TMED culture and TXDOT requirements.

4. Based on the input received from the investigation phase and meetings with City Staff, the Temple Reinvestment Zone Project Committee and stakeholders, develop a Concept Plan for pedestrian and bike mobility through the projects limits, including connection to Loop 363 intersection at 31st Street, 31st Street through the project limits, Shoppes on the Hill, Baylor Scott & White, 25th Street, Travis Science Academy, Ralph Wilson Youth Center and Friars Creek Trail.
 5. Based on the input received from the investigation phase and meetings with City Staff, the Temple Reinvestment Zone Project Committee and stakeholders, develop a Concept Plan for vertical design that will enhance 31st Street and transition on Avenue R to 25th Street to enhance the corridor in conjunction with TMED standards.
- I. Develop project phasing for implementation of the project.
 - J. Develop Cost Estimates for all phases of the project.

II. DELIVERABLES

- A. Deliverables will include:
 - Model of the corridor to include all concepts for 31st Street from Loop 363 to Avenue M and Avenue R from 31st Street to 25th Street.
 - Marketing Renderings with views of the project and amenities.
 - Proposed project phasing.
 - Project cost estimates by phase.

The following scope of work for 31st Street from Loop 363 to Avenue M and Avenue R from 31st Street to 25th Street Concept Design can be completed for the lump sum price of \$129,840. Below is a breakdown of project costs. We are pleased to submit this proposal and look forward to the benefit it will bring the City of Temple.

Mr. Brian L. Chandler, AICP
September 5, 2017
Page 4

Data Collection	\$	3,400.00
Initial Concept Design	\$	18,200.00
31st Street Concept Design	\$	21,400.00
Vertical Design Elements	\$	19,200.00
Pedestrian and Bike Facilities	\$	27,300.00
Avenue R Concept Design	\$	16,800.00
Project Phasing and Cost Estimates	\$	12,600.00
Renderings and Deliverables	\$	10,940.00
TOTAL	\$	129,840.00

Sincerely,



R. David Patrick, P.E., CFM

xc: File

ATTACHMENT "C"

Charges for Additional Services

**City of Temple
31st Street (Loop 363 to Avenue M) and Avenue R (31st Street to 25th Street)**

Concept Design

<u>POSITION</u>	<u>MULTIPLIER</u>	<u>SALARY COST/RATES</u>
Principal	2.4	\$ 75.00 – 95.00/hour
Project Manager	2.4	60.00 – 75.00/hour
Project Engineer	2.4	50.00 – 60.00/hour
Engineer-in-Training	2.4	40.00 – 50.00/hour
Engineering Technician	2.4	35.00 – 50.00/hour
CAD Technician	2.4	30.00 – 50.00/hour
Clerical	2.4	15.00 – 30.00/hour
Expenses	1.1	actual cost
Computer	1.0	15.00/hour
Survey Crew	1.1	125.00 – 160.00/hour
Registered Public Surveyor	1.0	130.00/hour
On-Site Representative	2.1	30.00 – 40.00/hour



T M E D

31st Street
PROJECT ULTIMATE LAYOUT
FOCUS AREA
FOCUS AREA



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, IN THE AMOUNT OF \$129,840, TO DEVELOP A CONCEPT DESIGN FOR SOUTH 31ST STREET (LOOP 363 TO WEST AVENUE M) AND WEST AVENUE R (SOUTH 31ST STREET TO SOUTH 25TH STREET); AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, this project will consist of the development of a Concept Design for South 31st Street from Loop 363 to West Avenue M and West Avenue R from South 31st Street to South 25th Street, which will also include marketing renderings and cost estimates;

Whereas, Kasberg, Patrick & Associates, LP will provide planning and engineering services for design of the project to include streetscape design, lighting, pedestrian access, enhanced vertical design, modeling, marketing renderings and estimates;

Whereas, funds are available for this agreement in the Reinvestment Zone No. 1 Financing and Project Plans, Line 460, Account No. 795-9500-531-6572, Project No. 101799; 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: Findings. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Temple, Texas, and they are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Part 2: The City Council authorizes the Acting City Manager, or her designee, after approval as to form by the City Attorney, to execute a professional services agreement with Kasberg, Patrick & Associates, LP of Temple, Texas, in the amount of \$129,840, to develop a concept design for South 31st Street (Loop 363 to West Avenue M) and West Avenue R (South 31st Street to South 25th Street).

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 **19th** day of **October**, 2017.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Charla Thomas
Deputy City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

10/19/17
Item #6(M)
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 a professional services agreement with Kasberg, Patrick & Associates, LP, in the amount of \$295,260 for design of South 1st Street from Avenue A to Central Avenue and a concept design for Avenue A from South 3rd Street to South 2nd Street.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: This project will follow the concepts of the Downtown Masterplan to reconstruct the street and streetscape, including applicable utilities, for the referenced section of South 1st Street and similarly provide a conceptual design for the indicated portion of Avenue A. The consultant services recommended in this item comprise the following tasks and costs:

1st Street Design

Surveys	\$ 5,500
Geotech	\$ 6,200
Environmental	\$ 5,300
Electrical	\$ 16,900
Civil Design	\$ 102,520
Landscape Design	\$ 44,000

SUBTOTAL \$ 180,420

Ave A Concept Design

Preliminary Concept	\$ 18,600
Final Concept	\$ 69,840
Phasing & Cost Estimates	\$ 12,800
Renderings & Deliverables	\$ 13,600

SUBTOTAL \$ 114,840

TOTAL \$ 295,260

On September 27, 2017, the Reinvestment Zone No. 1 Board approved to recommend that Council authorize the professional services agreement.

Time required for design is 270 calendar days. Please see the attached project maps for illustrations of the projects.

FISCAL IMPACT: Funding for the professional services agreement with Kasberg, Patrick & Associates, LP for 1st Street (Avenue B to Central Avenue) Final Design and Avenue A (North 3rd to South 2nd) Concept Design in the amount of \$295,260 is available in Reinvestment Zone No. 1 Financing and Project Plans, line 406, in account 795-9500-531-6561, project 101797, as follows:

Project Budget	\$	296,000
Encumbered/Committed to Date		-
KPA Professional Services Agreement		(295,260)
Remaining Project Funds Available	\$	<u>740</u>

ATTACHMENTS:

[Engineer's Proposal](#)
[South 1st Street Map](#)
[Avenue A Map](#)
[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
JOHN A. SIMCIK, P.E., CFM

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

September 13, 2017

Mr. Don Bond, P.E., CFM
City Engineer
3210 E. Avenue H
Building A
Temple, Texas 76501

Re: City of Temple
1st Street (Avenue B to Central Avenue) Final Design and Avenue A (South 3rd to South 2nd)
Concept Design

Dear Mr. Bond:

At the request of the City of Temple Reinvestment Zone #1 (TRZ), we are submitting this proposal for the above referenced project. This project will develop Final Design plans and specifications for 1st Street from Avenue B to Central Avenue and Concept Design for Avenue A from South 3rd Street to South 2nd Street.

The work to be performed by KPA under this contract consists of providing planning and engineering services for design of the project described above to include final design plans and specifications ready for bidding for 1st Street from Avenue B to Central Avenue and Concept Design for Avenue A from South 3rd Street to South 2nd Street. The project shall follow the concepts of the Downtown Masterplan created in 2013. The timeframe for design of the project is nine (9) months from the Notice to Proceed.

KPA will perform all work and prepare all deliverables in accordance with the latest version of AASHTO regulations and City of Temple specifications, standards and manuals.

KPA will perform quality control and quality assurance (QA/QC) on all deliverables associated with the project.

The following services will be performed:

I. PRELIMINARY GEOMETRIC DESIGN FOR 1ST STREET

- A. Geometric Design – Develop preliminary geometric design for the project limits to determine location and alignments with proposed infrastructure, existing public infrastructure and storm water conveyances, etc.

II. FIELD SURVEYING FOR 1ST STREET

- A. Topographic Surveys for Engineering and Landscape Design.
 - 1. Data collection shall consist of surveying all elements of the project to complete the design requirements. Elements shall include roadways, curb and gutter, existing streetscape amenities, existing buildings, etc.

III. PRELIMINARY ROADWAY AND UTILITY DESIGN FOR 1ST STREET

- A. Geometric Design - Preliminary horizontal geometry will be designed illustrating locations for curb and gutter, intersections, driveway connections, water utilities in the roadway section, wastewater utilities in the roadway section, sidewalks, landscaping, connections to existing topography, etc. Final vertical geometry will be designed illustrating a preliminary plan profile for the roadway improvements. Sidewalk geometry will be designed to ensure connection and layout with in the rights-of-way and easements for the project.
- B. Typical Sections - Develop preliminary roadway typical sections for the project. Geotechnical data will be gathered with road sections designed.
- C. Alignment Data Sheets - Prepare preliminary horizontal and vertical alignment data sheets.
- D. Plan & Profile Drawings - Prepare preliminary plan & profile sheets for the project. The sheets shall include the following:
 - 1. Control and benchmark data.
 - 2. Preliminary roadway improvements including horizontal and vertical roadway geometry and drainage.
- E. Roadway Cross-Sections - Prepare preliminary design cross-sections for the project.

IV. PRELIMINARY DRAINAGE DESIGN FOR 1ST STREET

- A. Develop storm water hydrology for the preliminary roadway section throughout the limits of the project. The hydrology shall be modeled utilizing HEC-HMS with City of Temple drainage criteria. The model shall incorporate the 10%, 4% and 1% annual

chance storm (10-year, 25-year, and 100-year) events. Modeling shall develop storm water flows to all cross culverts and roadway conveyances.

- B. Develop preliminary designs for all drainage structures within the project limits.
- C. Develop preliminary designs for the storm water collection system for the curb-and gutter roadway system. Storm sewer systems shall be analyzed and designed utilizing City of Temple criteria. All drainage infrastructures shall be presented in the plans in plan and profile.
- D. Design storm water conveyance to existing storm sewer systems, streams and channel ways. Design shall include conveyance for positive drainage.
- E. Determine potential utility conflicts based on Preliminary Design Phase for the project area.

V. PRELIMINARY LANDSCAPE DESIGN FOR 1ST STREET

- A. Develop preliminary design for landscaping for the project.
- B. Incorporate Downtown Master Plan amenities into the preliminary design.
- C. Prepare exhibits illustrating landscape design.
- D. Prepare exhibits illustrating Downtown Master Plan amenities in conjunction with proposed landscaping improvements.
- E. Develop Sketchup Model and visual aids.
- F. Develop preliminary opinions of probable cost for landscaping and irrigation for 1st Street.

VI. FINAL GEOMETRIC DESIGN FOR 1ST STREET

- A. Geometric Design - Finalize geometric design for the project limits to determine location and alignments with proposed infrastructure, existing public infrastructure and storm water conveyances.

VII. FINAL ROADWAY AND UTILITY DESIGN FOR 1ST STREET

- A. Geometric Design - Final horizontal geometry will be designed illustrating locations for curb and gutter, intersections, driveway connections, water utilities in the roadway section, wastewater utilities in the roadway section, sidewalks, landscaping, connections to existing topography, streetscape amenities, etc. Final vertical geometry will be designed illustrating a plan profile for the roadway improvements. Sidewalk geometry will be designed to ensure connection and layout with in the rights-of-way and easements for the project.
- B. Typical Sections - Develop final roadway typical sections for the project. Sections will be based on previous data gathered in the Preliminary Design Phase. Geotechnical data will be gathered with road sections designed.
- C. Alignment Data Sheets - Prepare final horizontal and vertical alignment data sheets.

- D. Plan & Profile Drawings - Prepare final plan & profile sheets for the project. The sheets shall include the following:
 - 1. Control and benchmark data.
 - 2. Final roadway improvements including horizontal and vertical roadway geometry, water utilities within the roadway section, wastewater utilities within the roadway section and drainage.
- E. Roadway Cross-Sections - Prepare final design cross-sections for the project.

VIII. FINAL DRAINAGE DESIGN FOR 1ST STREET

- A. Develop storm water hydrology for the final roadway section throughout the limits of the project. The hydrology shall be modeled utilizing HEC-HMS with City of Temple drainage criteria. The model shall incorporate the 10%, 4% and 1% annual chance storm (10-year, 25-year, and 100-year) events. Modeling shall develop storm water flows to all cross culverts and roadway conveyances. After the models have been finalized, additional conveyance improvements or infrastructure to receiving storm water main drainage infrastructure may be required.
- B. Develop final designs for all drainage structures within the project limits.
- C. Develop final designs for the storm water collection system for the curb-and gutter roadway system. Storm sewer systems shall be analyzed and designed utilizing City of Temple criteria. All drainage infrastructures shall be presented in the plans in plan and profile.
- D. Design storm water conveyance to existing storm sewer systems, streams and channel ways. Design shall include conveyance for positive drainage. Additional conveyance improvements or infrastructure to receiving storm water main drainage infrastructure may be required.
- E. Determine potential utility conflicts based on Preliminary Design Phase for the project area.

IX. FINAL LANDSCAPE DESIGN FOR 1ST STREET

- A. Develop final design for landscaping for the project.
- B. Incorporate Downtown Master Plan amenities into the final design.
- C. Prepare exhibits illustrating landscape design.
- D. Prepare exhibits illustrating Downtown Master Plan amenities in conjunction with proposed landscaping improvements.
- E. Develop final opinions of probable cost for landscaping and irrigation.

X. PLANNING AND CONCEPT DESIGN STUDIES FOR AVENUE A

- A. Data Collection – Obtain and review any existing data from the City and other entities that may have record documents and are allowed to release the information. The

facilities within the defined project area and immediate surrounding area will be reviewed and documented.

- B. Develop initial concept design for Avenue A from South 3rd Street to South 2nd Street. Existing infrastructure will be analyzed and incorporated with the Downtown Master Plan concepts.
- C. Identify streetscape concepts for the project limits on Avenue A.
- D. Develop full Concept Design Plan for Avenue A within the project limits to include:
 - 1. Streetscape amenities that will complement and enhance the full Concept Design and coordinate with the outline of the Downtown Master Plan.
 - 2. Develop Concept Design for future improvements and transformation of the Extraco Building located at the intersection of Avenue A and Main Street. The Concept Plan shall be vetted with City Staff, TRZ and stakeholders.
 - 3. Develop Concept Design for the parking facility located on the south side of Avenue A between Main Street and 1st Street. The Concept Design will explore options for this location in conjunction with Downtown Master Plan.
 - 4. Develop Concept Design for the facility located on the south side of Avenue A between 1st Street and 3rd Street. The Concept Design will explore options for this location in conjunction with Downtown Master Plan and work with the existing property owner to explore a joint effort to minimize and enhance the functionality of the property with enhancement for Downtown.
 - 5. Explore options within the design corridor for outdoor dining. Options will be cohesive with the 1st Street Design and the Downtown Master Plan.
 - 6. Explore options for a parking garage within the design corridor.
 - 7. A model of the final design amenities will be developed.
 - 8. Renderings for the final design concepts will be created.
 - 9. Cost estimates and phasing options for implementation of the Concept Design will be developed.

XI. DELIVERABLES FOR CONCEPT DESIGN

- A. Deliverables will include:
 - 1. Model of the proposed improvements of Avenue A within the design limits.
 - 2. Marketing Renderings with views of the proposed elements identified in the Concept Design.
 - 3. Proposed project phasing.

The following scope of work for 1st Street (Avenue B to Central Avenue) Final Design and Avenue A (South 3rd to South 2nd) Concept Design can be completed for the lump sum price of \$295,260. Below is a breakdown of project costs. We are pleased to submit this proposal and look forward to the benefit it will bring the City of Temple.

Design Surveys	\$	5,500.00
Geotechnical Investigations	\$	6,200.00
Environmental Investigations	\$	5,300.00
Preliminary Civil Design	\$	24,820.00
Preliminary Electrical Design	\$	3,900.00
Preliminary Landscape Design	\$	8,000.00
Final Civil Design	\$	77,700.00
Final Electrical Design	\$	13,000.00
Final Landscape Design	\$	36,000.00
Avenue A Data Collection & Initial Concept Design	\$	18,600.00
Avenue A Final Concept Design	\$	69,840.00
Project Phasing and Cost Estimates	\$	12,800.00
Renderings and Deliverables	\$	13,600.00
TOTAL	\$	295,260.00

Sincerely,



R. David Patrick, P.E., CFM

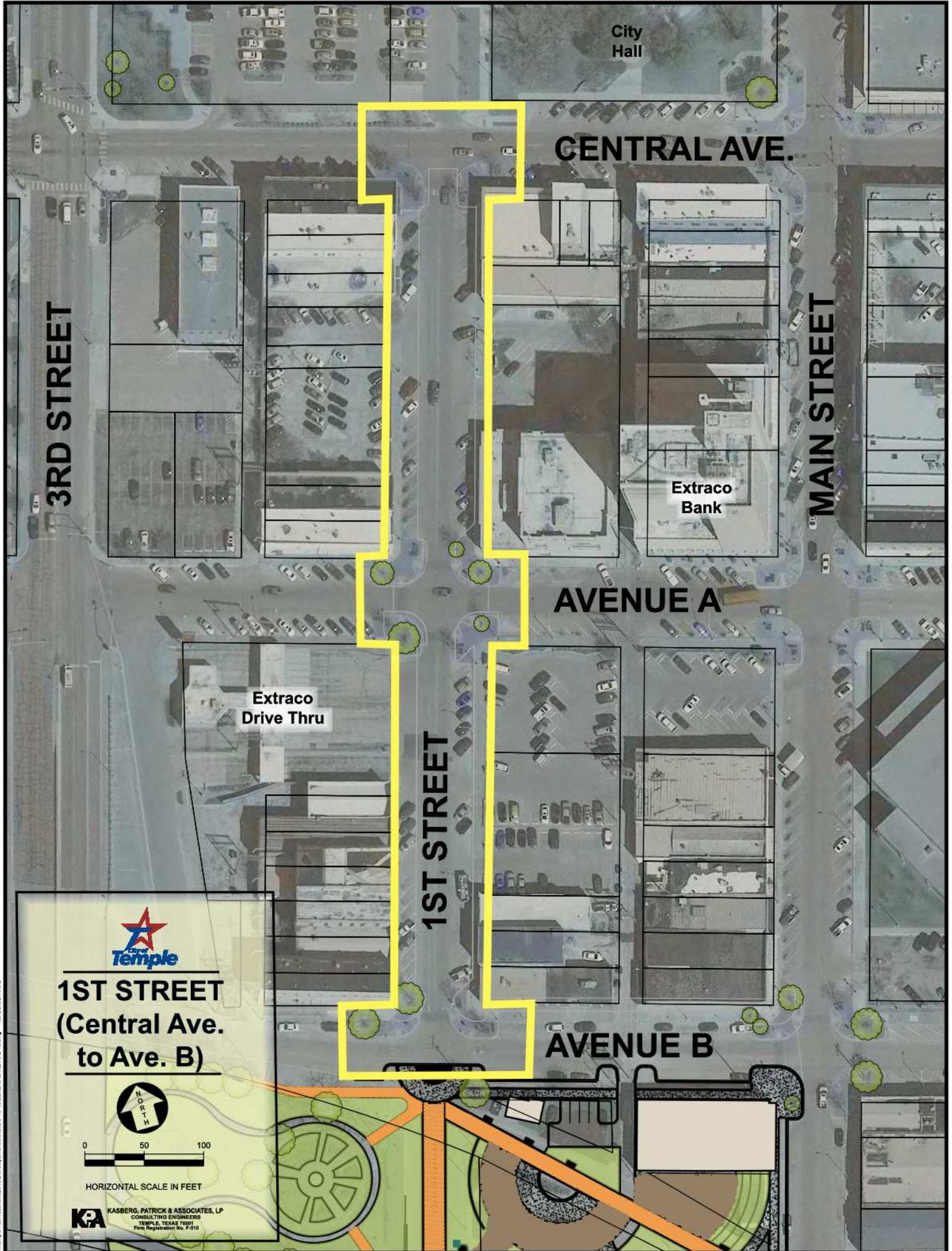
xc: File

ATTACHMENT "C"

Charges for Additional Services

**City of Temple
1st Street (Avenue B to Central Avenue) Final Design and Avenue A
(South 3rd to South 2nd) Concept Design**

<u>POSITION</u>	<u>MULTIPLIER</u>	<u>SALARY COST/RATES</u>
Principal	2.4	\$ 75.00 – 95.00/hour
Project Manager	2.4	60.00 – 75.00/hour
Project Engineer	2.4	50.00 – 60.00/hour
Engineer-in-Training	2.4	40.00 – 50.00/hour
Engineering Technician	2.4	35.00 – 50.00/hour
CAD Technician	2.4	30.00 – 50.00/hour
Clerical	2.4	15.00 – 30.00/hour
Expenses	1.1	actual cost
Computer	1.0	15.00/hour
Survey Crew	1.1	125.00 – 160.00/hour
Registered Public Surveyor	1.0	130.00/hour
On-Site Representative	2.1	30.00 – 40.00/hour



City
Hall

CENTRAL AVE.

3RD STREET

MAIN STREET

Extraco
Bank

AVENUE A

Extraco
Drive Thru

1ST STREET

AVENUE B



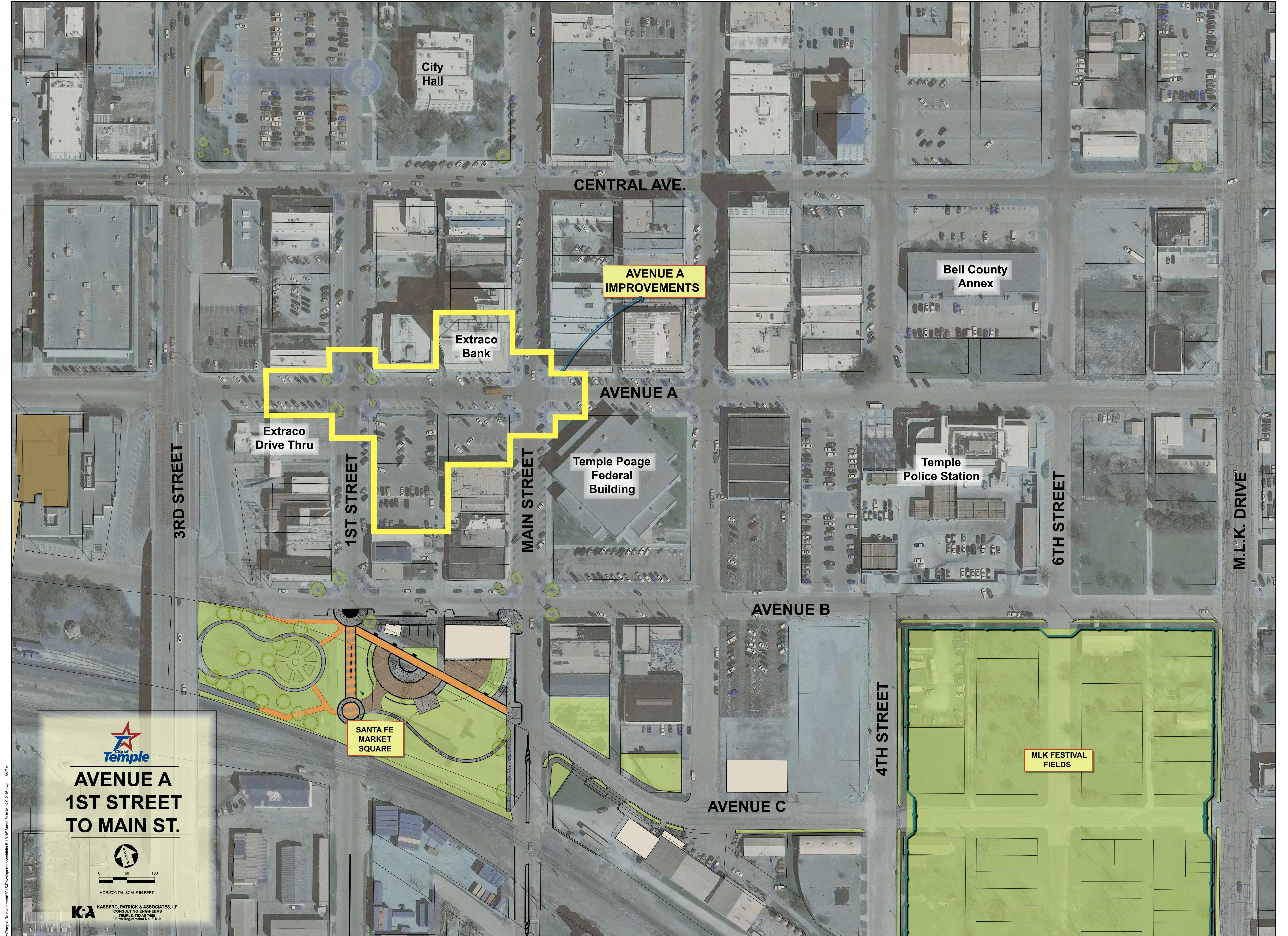
1ST STREET
(Central Ave.
to Ave. B)



HORIZONTAL SCALE IN FEET



KASBERG, PATRICK & ASSOCIATES, LP
CONSULTING ENGINEERS
TEMPLE, TEXAS 76701
Firm Registration No. P-010



CENTRAL AVE.

AVENUE A IMPROVEMENTS

Extraco Bank

Bell County Annex

Extraco Drive Thru

AVENUE A

Temple Poage Federal Building

Temple Police Station

3RD STREET

1ST STREET

MAIN STREET

6TH STREET

M.L.K. DRIVE

AVENUE B

4TH STREET

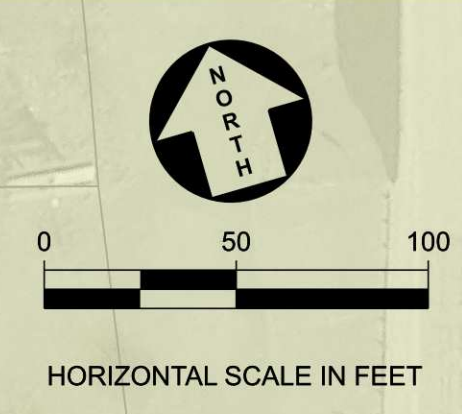
AVENUE C

SANTA FE MARKET SQUARE

MLK FESTIVAL FIELDS



AVENUE A
1ST STREET
TO MAIN ST.



KASBERG, PATRICK & ASSOCIATES, LP
CONSULTING ENGINEERS
TEMPLE, TEXAS 76701
Firm Registration No. F-510

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, IN THE AMOUNT OF \$295,260, FOR DESIGN OF SOUTH 1ST STREET FROM AVENUE A TO CENTRAL AVENUE AND FOR A CONCEPT DESIGN FOR AVENUE A FROM SOUTH 3RD STREET TO SOUTH 2ND STREET; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the concepts of the Downtown Masterplan involve the reconstruction of streets and streetscapes which include applicable utilities for a portion of South 1st Street from Avenue A to Central Avenue, as well as a conceptual design for Avenue A from South 3rd Street to South 2nd Street;

Whereas, On September 27, 2017, the Reinvestment Zone No. 1 Board approved this project and recommends Council award a professional services agreement to Kasberg, Patrick & Associates, LP in the amount of \$295,260;

Whereas, funds are available for this agreement in the Reinvestment Zone No. 1 Financing and Project Plan, Line 406, Account No. 795-9500-531-6561, Project No. 101797; 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: Findings. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Temple, Texas, and they are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Part 2: The City Council authorizes the Acting City Manager, or her designee, after approval as to form by the City Attorney, to execute a professional services agreement with Kasberg, Patrick & Associates, LP of Temple, Texas, in the amount of \$295,260, for professional services related to the design of South 1st Street from Avenue A to Central Avenue, as well as a concept design for Avenue A from South 3rd Street to South 2nd Street.

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 19th day of **October**, 2017.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Charla Thomas
Deputy City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

10/19/17
Item #6(N)
Consent Agenda
Page 1 of 1

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 a professional services agreement with Kasberg, Patrick & Associates, LP, in an amount not to exceed \$884,200 for final design of Phase 4 of the Outer Loop.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: The Outer Loop south of FM 2305 is an important north-south arterial that will connect the Adams Avenue growth corridor to IH 35. Phase 3A at Adams Avenue has recently been constructed, with ROW currently being acquired for the next phase (3B) to extend the Outer Loop just south of Jupiter Drive. Phase 4 will consist of 6,100 linear feet of arterial roadway between Jupiter Road and just south of the future connection of Poison Oak Road (see Project Map).

The following tasks and costs are recommended for authorization:

Route & Design Studies	\$ 30,900
Surveying	\$ 47,200
Metes & Bounds	\$ 40,800
Road Design	\$ 298,800
Drainage	\$ 218,000
Signage	\$ 44,800
Utility Design	\$ 84,000
Environmental	\$ 32,600
Geotech	\$ 25,600
Misc. Design	\$ 26,000
Management & Coordination	\$ 27,500
Bidding	\$ 8,000

TOTAL **\$ 884,200**

Design will be completed within 360 calendar days from the notice to proceed and receipt of all necessary rights-of-entry. The OPC for construction of this project is \$12,150,000. Funding for construction is currently scheduled to be available in FY 2019.

FISCAL IMPACT: A budget adjustment is being presented to Council to appropriate funding for the utility portion of the professional services agreement with Kasberg, Patrick & Associates, LP for the final design of Phase 4 of the Outer Loop. Funding in the amount of \$884,200 will be available in project 101714, as follows:

	<u>365-3400-531-6813</u>	<u>561-5200-535-6813</u>	<u>Total</u>
Project Budget	\$ 2,400,000	\$ -	\$ 2,400,000
Budget Adjustment	-	84,000	84,000
Encumbered/Committed to Date	-	-	-
KPA Professional Services Agreement	(800,200)	(84,000)	(884,200)
Remaining Project Funds	\$ 1,599,800	\$ -	\$ 1,599,800

ATTACHMENTS:

[Engineer's Proposal](#)
[Project Map](#)
[Budget Adjustment](#)
[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
JOHN A. SIMCIK, P.E., CFM

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

September 29, 2017

Mr. James Billeck, P.E., CFM
3210 E. Avenue H
Building A
Temple, Texas 76501

Re: City of Temple
Outer Loop Phase IV
Final Design and Bidding Services

Dear Mr. Billeck:

At the request of the City of Temple, we are submitting this proposal for the above referenced project. This project will develop 100% final design and bidding phase services for the Outer Loop Phase IV Project. This project will begin at the end of the Outer Loop Phase III B project just south of Jupiter Road and continue to just south of the future connection with Poison Oak Road. The final design plans for the project will be in conjunction with previous projects for the Outer Loop. The final product will be a full design of the project including final plans, specifications and Opinion of Probable Cost (OPC) ready for construction. Based on the current bidding landscape for projects of this nature, we believe the order of magnitude of preliminary opinion of probable construction cost is \$12,150,000. We have included an exhibit with this proposal for reference purposes.

The work to be performed by KPA under this contract consists of providing engineering services for design of the project as described above to include 100% design and preparation of plans, specifications and OPCs for the Outer Loop from south of Jupiter Road to south of the future connection with Poison Oak Road. The overall project consists of final design of approximately 6,100 linear feet of arterial roadway with associated drainage, water utilities, landscaping, associated wastewater, pedestrian facilities, striping, signage and erosion control. The timeframe for design of the project is twelve months from the notice to proceed and receipt of all necessary rights-of-entry. Metes and bounds for rights-of-way and easements will be delivered to the designated City of

Temple Project Manager. Acquisition processes shall be the responsibility of the City. There is not any right-of-entry or acquisition services in this proposal.

KPA will perform all work and prepare all deliverables in accordance with the latest version of AASHTO and City of Temple specifications, standards and manuals.

KPA will perform quality control and quality assurance (QA/QC) on all deliverables associated with the project. All traffic control will be in accordance with the Texas Manual on Uniform Traffic Control Devices (TMUTCD).

The following services will be performed:

I. ROUTE AND DESIGN STUDIES

- A. Data Collection – Obtain and review any existing data from the City and other entities that may have record documents and are allowed to release the information. i.e. – Atmos, AT&T, Oncor, etc.
- B. Geometric Design - Develop geometric design for the full length of the project to establish survey and investigation limits. All designs shall be in accordance with City of Temple design guidelines and criteria.
- C. Rights-of-Way Data
 - 1. Perform sufficient property records research to obtain current ownership and deed information of affected properties current per Bell County Appraisal District Records at the time of plan development.
 - 2. Prepare revised overall ROW Plan Sets to be used by the City of Temple for required ROW acquisition and easement process.
 - 3. Prepare metes and bounds for the required right-of-way and easements. Metes and bounds will be delivered to the designated City of Temple Project Manager to utilize in the City's efforts to acquire rights-of-way and easements. There is not any acquisition services included in this proposal.
- D. Utility Coordination - Efforts to ensure utility relocations and adjustments required to accommodate the proposed project development shall include Field Surveys and Utility Adjustment Coordination.
 - 1. Field surveys shall locate horizontally: crossings of all utilities identified by markings obtained from performing a one call utility locate service.
 - 2. After design surveys have located marked utilities from the one call service, verification of utilities will be performed as available from meeting with the utility companies (Atmos, AT&T, Oncor, etc.).
 - 3. Initial notifications of the project details and expected time lines for project development shall be conveyed to all utility owners existing within the project limits.
 - 4. Upon determination of required relocation and/or adjustments, coordination with impacted utility owners shall be initiated.

II. PROJECT MANAGEMENT

- A. Meetings
 - 1. Prepare, attend and document Progress Meetings at the City Office.
 - 2. Prepare, attend and document Utility Coordination Meetings.
- B. General Contract Administration
 - 1. Develop monthly invoices and progress reports.
 - 2. Sub-consultant coordination.
 - 3. Design coordination with the City.

III. FIELD SURVEYING

- A. General
 - 1. Unless previously obtained, the City of Temple shall obtain right-of-entry (ROE) agreements with property owners for the required field surveys.
 - 2. Verify and compare any previously located utility data with current ground conditions. Contact the One-Call System in advance of performing field surveys so that data collection includes ties to location of marked utilities. Reasonable attempts to coordinate with utility owners shall be made to achieve efficiency in data collection.
- B. Topographic Surveys for Engineering Design and Hydraulic Analysis
 - 1. Reasonable attempts shall be made to recover any existing horizontal control points from previous work performed in the vicinity this project. Additional control shall be established to adequately position horizontal control points as needed for project design activities and plan notations thereof. Data for the horizontal control shall be based on Texas State Plane, Central Zone, NAD 83 (93).
 - 2. Reasonable attempts at recovering and verifying existing vertical control in the project vicinity shall be made. Additional benchmarks shall be established via differential level loops from recovered known project controls. A vertical benchmark system shall be perpetuated at approximate 1,000 foot intervals for future reference on the plans.
 - 3. Survey files with previously obtained project data in the vicinity shall be compared to and merged with survey files generated through this proposal. In areas of uncertainty, changes in previous existing conditions, and/or limited topographic information, additional data shall be collected.
 - 4. Data collection shall consist of spot elevations for improvements, edge of roadway, driveways, visible or marked utilities, drainage features, centerline of roadway and grade breaks. Individual roadway cross sections shall be taken at approximate 100 foot intervals or as required to properly define the surface of the project and generate accurate Digital Terrain Models (DTMs).

5. The survey shall include topographic features within approximately 200 feet from each end of certain drainage features along the roadway or a sufficient distance to ensure and/or verify hydraulic cross sections can be developed to adequately accommodate the 100-year rainfall event. Within these limits, the survey shall extend approximately 200 feet left and right of the proposed roadway centerline, provided ROE allows such access.
6. Channel cross sections shall be provided from the face of the existing drainage structures or edge of channel connection (4 sections each) to approximately 200 feet upstream and downstream. The sections shall indicate any ground breaks, top of banks, toe of slopes, etc., that define the actual contour of the section and the overbank area, provided ROE allows such access.
7. A stream alignment and profile extending the entire limits of the channel cross sections described above shall be developed from the channel cross section information.
8. Profiles of intersecting driveways within the project limits shall extend a sufficient distance beyond the existing ROW to ensure adequate data is available to determine tie-ins with proposed vertical alignment changes, provided ROE allows such access.
9. Field surveys shall provide the locations of small signs, mailboxes and other visible surface features.

IV. ROADWAY DESIGN CONTROLS

- A. 30% Complete Plan Set
 1. Geometric Design - Develop the horizontal and vertical alignments, typical sections and resultant design cross sections to ensure compliance with current design criteria. Delineate and discuss potential deficiencies with City Staff. Review constructability of preliminary design including connections and access.
 2. Typical Sections - Develop existing and proposed roadway typical sections for the project.
 3. Alignment Data Sheets - Prepare horizontal and vertical alignment data sheets.
 4. Plan & Profile Drawings - Prepare preliminary plan & profile sheets for the project.
 5. Intersection Layouts - Develop layouts that define preliminary horizontal and vertical geometry for the current Poison Oak Road and future alignment for Poison Oak Road.
 6. Develop preliminary rights-of-way and easement requirements for the proposed roadway infrastructure.
 7. Review potential landscaping and amenity options for the roadway.
 8. Coordination with private utilities - After the Preliminary Engineering is complete, all utilities that appear effected will be contacted for coordination for relocation.

B. 100% Complete Plan Set

The following items shall be prepared for the project:

1. Typical Sections - Finalize typical sections prepared during the 30% completion phase.
2. Plan & Profile Drawings - Finalize plan & profile drawings prepared during the 30% completion phase.
3. Intersection Layouts - Finalize intersection and connection layouts prepared during the 30% completion phase for the current Poison Oak Road and future alignment for Poison Oak Road.
4. Driveway Details - Develop typical driveway designs and summarize driveway features including material type and geometric design. Driveways shall be replaced with HMA or concrete, conforming to existing. Profiles for each driveway will be completed to illustrate the connection with proposed infrastructure and existing private access. All access facilities will meet the requirements of the City of Temple criteria.
5. Miscellaneous Roadway Details - Develop various details, as required, for pavement, curb, riprap, etc.
6. Removal Layouts - Prepare removal and demolition layout sheets showing all features that are to be removed including pavement, structures, signing, etc.
7. Roadway Cross Sections - Finalize roadway cross sections prepared during the 30% completion phase.
8. Finalize requirements for rights-of-way and easements for all proposed roadway infrastructure.
9. Design all final landscaping and amenity options developed in the preliminary design phase.
10. Develop summary of final quantities for all roadway infrastructure and prepare OPCs based on current bid data.

V. DRAINAGE

A. 30% Complete Plan Set

1. Incorporate all design surveys into computer aided drafting and develop topographies and surfaces. This data shall be utilized to develop drainage areas, hydrology and hydraulics. This shall include topographic working drawings to prepare the preliminary drainage design.
2. Develop storm water hydrology for the ultimate roadway section throughout the limits of the project. The hydrology shall be modeled utilizing HEC-HMS with City of Temple drainage criteria. The model shall incorporate the 4% and 1% annual chance storm (25-year, and 100-year) events. Modeling shall develop storm water flows to all cross culverts and roadway conveyances. Based on the data developed, drainage infrastructure shall be designed in a

preliminary format for the project area. The level of detail shall be sufficient to establish cost estimates.

3. Develop preliminary hydraulics to all cross culvert conveyances and the roadway system.
4. Develop preliminary designs for all cross drainage structures throughout the project limits.
5. Develop preliminary designs for proposed storm water collection systems for the proposed curb-and-gutter portion of the project area.
6. Determine potential utility conflicts based on preliminary design for the project area.
7. Develop preliminary drainage easement requirements for the project area.
8. Coordinate the preliminary design with the City of Temple. Comments and direction shall be incorporated into final designs.

B. 100% Complete Plan Set

1. Develop final designs for all cross drainage structures within the project limits. All cross drainage structures shall be illustrated in plan profile sheets as well as detail sheets in the 100% plans. Grading to existing ground elevations shall be detailed as well as elevations for flow lines and headwalls. Hydraulic grade lines for the 4% and 1% annual chance storm (25-year and 100-year) events shall be illustrated in the profile views. Designs for conveyance to reduce erosion shall be completed and detailed in the plans.
2. Develop final designs for the storm water collection system for the curb-and-gutter portion of the project. Flow lines shall be detailed as well as hydraulic grade lines for the 4% and 1% annual chance storm (25-year and 100-year) events. All drainage infrastructure shall be designed and presented in the drawings in plan and profile.
3. Design storm water conveyance to existing streams and channel ways. Design shall include conveyance for positive drainage and shall check current water surface elevations to proposed water surface elevations after project completion.
4. Determine potential utility conflicts based on final design for the project area. Existing utility locations shall be illustrated in the drainage plan profile sheets.
5. Develop final drainage easement requirements for the project area. Layouts for drainage easements shall be prepared for review with the City. Details will be provided for the production of metes and bounds for acquisition.
6. Prepare Hydraulic Data Sheets as appropriate reflecting the results of the hydraulic analyses and designs for proposed cross road culverts and storm sewer systems.
7. Develop summary of final quantities for all drainage infrastructure and prepare OPCs based on current bid data.
8. Coordinate with the City of Temple to review the final drainage design, phasing for the project, utility conflicts and relocations. All comments and direction shall be incorporated into final designs.

9. Storm Water Pollution Prevention Plans (SW3P) - Develop SW3P to minimize potential impact to receiving waterways. The SW3P shall include quantities, type and locations of erosion control devices and any required permanent erosion control measures in accordance with the City of Temple Policy.

VI. SIGNING AND MARKINGS

- A. 100% Complete Plan Set
 1. Signing and Markings Layouts - Prepare signing and pavement markings layouts for the full roadway sections. The layouts shall include the signing and striping, roadway layout, centerline with stationing, existing signs to remain, to be removed or to be relocated, proposed signs and proposed permanent markings including pavement markings, object markers and delineation. Details shall be in accordance with TMUTCD,
 2. Sign Details - Prepare details for signs included in the Project.
 3. Intersection Layouts - Prepare detailed signing and striping layouts at intersections.

VII. UTILITY DESIGN

- A. 30% Complete Plan Set
 1. Develop layout for water lines as shown in the City of Temple Water Master Plan. Layout shall be along the roadway alignment.
 2. Develop layouts for hydrants to meet the City of Temple codes and regulations.
 3. Develop preliminary designs and alignment for wastewater infrastructure.
- B. 100 % Complete Plan Set
 1. Prepare plan and profile for water line for the project as shown in the City of Temple Water Master Plan
 2. Call out fittings, hydrants, valves, etc. on the plan profile sheets.
 3. Prepare details for water utilities. Details shall be in accordance with current City of Temple standards.
 4. Develop summary of final quantities for all utility infrastructure and prepare OPCs based on current bid data.
 5. Develop final plan and profile for the gravity fed wastewater to connect to the existing City of Temple system.
 6. Prepare details for all wastewater improvements.

VIII. ENVIRONMENTAL

- A. Phase I Environmental Site Assessment
 1. Prepare Phase I Site Assessment for the length of the project in accordance with the procedures included in ASTM E 1527-05.
-

2. A full report of all findings will be completed with a recommendation. If additional investigations are required which are not a part of this proposal, a contract amendment will be required.
 3. Traffic Control will be required for these activities and will be supplied with this contract.
 4. At this time there are not any expected submittal or review fees by state or federal agencies and therefore no fees of this kind are included in the proposal.
- B. Archaeological Clearances
1. Complete field investigations in accordance with regulatory requirements to clear the length of the project not currently cleared for archaeological review with the State of Texas.
 2. A full report of all findings will be completed with a recommendation. If additional investigations are required which are not a part of this proposal, a contract amendment will be required. The finding will be submitted to the Texas Historical Commission for review and clearance of the project.
 3. Traffic Control will be required for these activities and will be supplied with this contract
 4. At this time there are not any expected submittal or review fees by state or federal agencies and therefore no fees of this kind are included in the proposal.

IX. GEOTECHNICAL

- A. Geotechnical data and design
1. Roadway – Geotechnical field data will be taken for the length of the project every 500 feet in order to establish the subsurface conditions. Boring logs will be established for inclusion in the final report. Borings will be 10 feet in depth. Traffic loading will be based on City of Temple criteria.
 2. A final report of the subsurface investigations and geotechnical design for the roadway will be completed for the project.
 3. Traffic Control will be required for these activities and will be supplied with this contract.

X. MISCELLANEOUS DESIGN

- A. 30% Complete Plan Set
1. Traffic Control Plans (TCP), Detours and Sequence of Construction – A conceptual TCP shall be developed including sequence of construction and the existing and proposed traffic control devices (including signs, barricades, pavement markings, etc.). The TCP shall be based on phasing construction to allow traffic flow. The TCP shall also include the evaluation of temporary drainage throughout the construction process to ensure positive flow during
-

construction. TCP shall be based on the TMUTCD and the latest Standards. Plan sheets shall include:

- Traffic control layout for each phase of construction
 - Advance Warning Signs
 - TCP Phasing Overview Layout
 - TCP layouts showing work zones, number of lanes open, advance warning signs, typical sections and any necessary detour geometry
2. Miscellaneous Drawings - Prepare the following miscellaneous drawings:
 - Title Sheet
 - Index of Sheets
 3. Illumination and Electric
 - Design conduit layout for future installation of street lighting.
 - Coordinate with Oncor Electric for future installation of traffic lights.
 4. OPCs - Prepare a construction OPCs for the 30% design.
- B. 100% Complete Plan Set
1. Traffic Control Plans TCP, Detours and Sequence of Construction - A detailed TCP shall be developed including sequence of construction and the existing and proposed traffic control devices (including signs, barricades, pavement markings, etc.). The TCP shall be based on phasing construction to allow traffic flow. The TCP shall also include the design of temporary drainage, if required, throughout the construction process to ensure positive flow during construction. TCP shall be based on the TMUTCD and the latest Standards. Plan sheets shall include:
 - Traffic control layout for each phase of construction
 - Advance Warning Signs
 - TCP Phasing Overview Layout
 - Any necessary miscellaneous drawings relevant to traffic control
 2. Illumination and Electric
 - Develop final conduit layout for future installation of street lighting.
 - Coordinate with Oncor for final layout for the project.
 3. OPCs - Prepare detailed construction OPCs.
 4. General Notes and Specifications – Prepare project specific general notes including standard notes for City of Temple.
 5. Bid Proposal- Prepare the project bid proposal that shall include the following:
 - General Notes
 - Standard and Special Specifications
 - Bid Form
 6. Miscellaneous Drawings - Prepare the following miscellaneous drawings:
 - Title Sheet / Index of Sheets
 - Project Layout
-

The following scope of work for Outer Loop Phase IV can be completed for the lump sum price of \$884,200. Below is a breakdown of project costs. We appreciate the opportunity to submit this proposal and look forward to the benefit it will bring the City of Temple.

ROUTE AND DESIGN STUDIES	\$30,900
FIELD SURVEYING	\$47,200
METES AND BOUNDS	\$40,800
ROADWAY DESIGN	\$298,800
DRAINAGE	\$218,000
SIGNING & PAVEMENT MARKING	\$44,800
UTILITY DESIGN	\$84,000
ENVIRONMENTAL & ARCHAEOLOGICAL	\$32,600
GEOTECHNICAL	\$25,600
MISC. DESIGN	\$26,000
GENERAL MANAGEMENT & COORDINATION	\$27,500
BIDDING	\$8,000
TOTAL	\$884,200

This proposal does not include any construction phase services.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. David Patrick", with a stylized flourish at the end.

R. David Patrick, P.E., CFM

xc: File

ATTACHMENT "C"

Charges for Additional Services

**City of Temple
Outer Loop Phase IV**

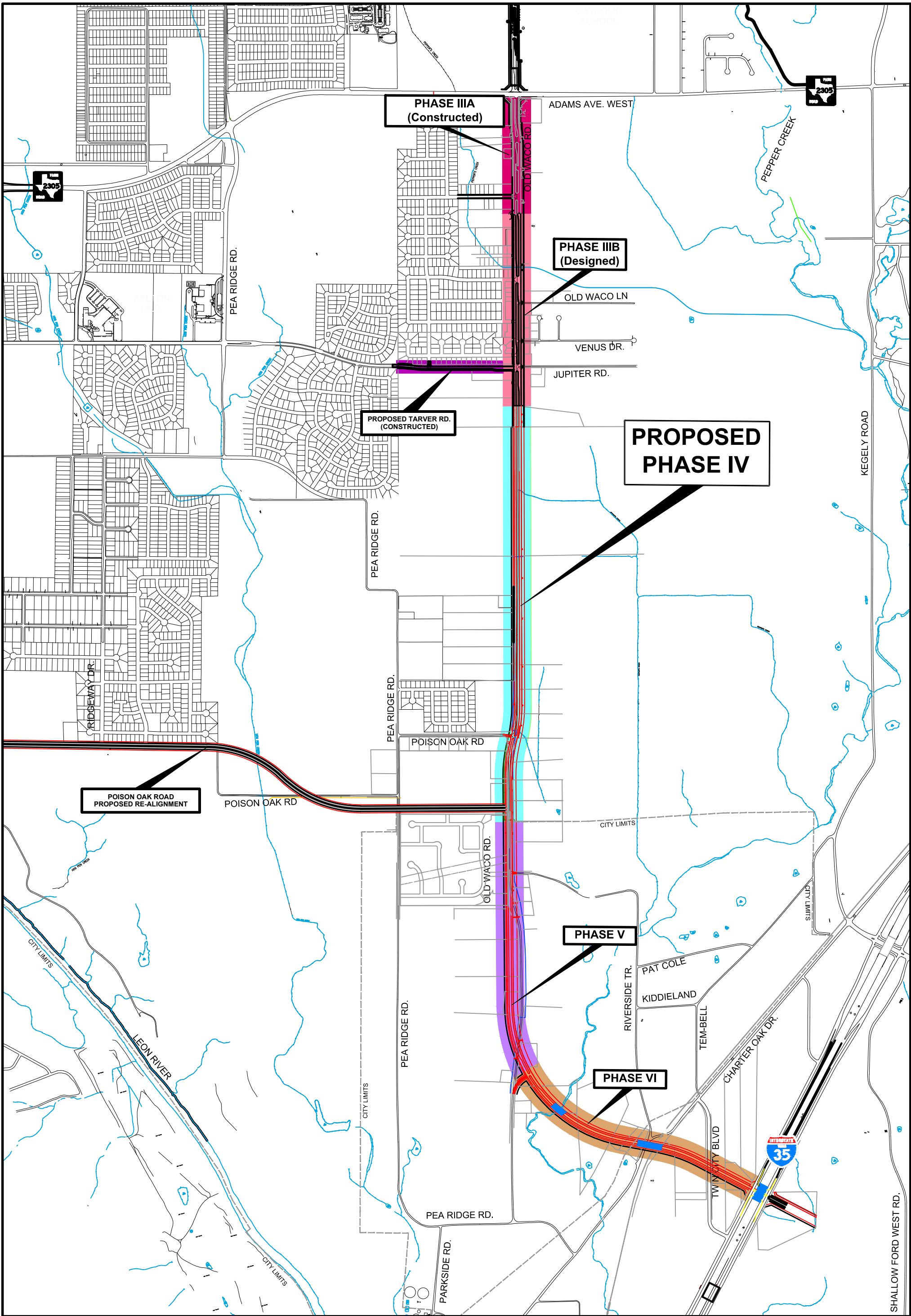
<u>POSITION</u>	<u>MULTIPLIER</u>	<u>SALARY COST/RATES</u>
Principal	2.4	\$ 75.00 – 95.00/hour
Project Manager	2.4	60.00 – 75.00/hour
Project Engineer	2.4	50.00 – 60.00/hour
Engineer-in-Training	2.4	40.00 – 50.00/hour
Engineering Technician	2.4	35.00 – 50.00/hour
CAD Technician	2.4	30.00 – 50.00/hour
Clerical	2.4	15.00 – 30.00/hour
Expenses	1.1	actual cost
Computer	1.0	15.00/hour
Survey Crew	1.1	125.00 – 160.00/hour
Registered Public Surveyor	1.0	130.00/hour
On-Site Representative	2.1	30.00 – 40.00/hour



NOT TO SCALE



**SOUTH OUTERLOOP/RESEARCH PKWY.
PROPOSED PHASE IV - 2017**



FY 2018

BUDGET ADJUSTMENT FORM

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

Adjustments should be rounded to the nearest \$1.

+

—

ACCOUNT NUMBER	PROJECT #	ACCOUNT DESCRIPTION	INCREASE		DECREASE	
561-5200-535-68-13	101714	Capital - Bonds / Outer Loop	\$ 84,000			
561-5000-535-65-32		Capital Special Projects/Contingency			84,000	
TOTAL.....			\$ 84,000		\$ 84,000	

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

To appropriate funding needed in the amount of \$84,000 for the utility portion of the professional services agreement with Kasberg, Patrick & Associates for the final design of Phase 4 of the Outer Loop. The professional services agreement with KPA is being presented to Council for authorization in the amount of \$884,200.

DOES THIS REQUEST REQUIRE COUNCIL APPROVAL?

☒ Yes

☐ No

DATE OF COUNCIL MEETING

10/19/2017

WITH AGENDA ITEM?

☒ Yes

☐ No

Department Head/Division Director

Date _____

	Approved
	Disapproved

Finance

Date _____

	Approved
	Disapproved

City Manager

Date _____

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

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH KASBERG, PATRICK & ASSOCIATES, LP OF TEMPLE, TEXAS, IN THE AMOUNT OF \$884,200, FOR FINAL DESIGN OF PHASE 4 OF THE OUTER LOOP; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the Outer Loop south of FM 2305, is an important north-south arterial that will connect the Adams Avenue growth corridor to IH 35;

Whereas, Phase 3A at Adams Avenue has recently been constructed, with right of way currently being acquired for the next phase (3B) to extend the Outer Loop just south of Jupiter Drive - Phase 4 will consist of approximately 6,100 linear feet of arterial roadway between Jupiter Road and just south of the future connection of Poison Oak Road;

Whereas, funds are available for this agreement, but an amendment to the fiscal year 2018 budget needs to be approved to transfer the funds to Account Nos. 365-3400-531-6813 and 561-5200-535-6813, Project No. 101714; 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: Findings. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Temple, Texas, and they are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Part 2: The City Council authorizes the Acting City Manager, or her designee, after approval as to form by the City Attorney, to execute a professional services agreement with Kasberg, Patrick & Associates, LP of Temple, Texas, in the amount of \$884,200, for final design of Phase 4 of the Outer Loop.

Part 3: The City Council authorizes an amendment to the fiscal year 2018 budget, substantially in the form of the copy attached hereto as Exhibit 'A.'

Part 4: 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 **19th** day of **October**, 2017.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Charla Thomas
Deputy City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

10/19/17
Item #6(O)
Consent Agenda
Page 1 of 1

DEPT./DIVISION SUBMISSION & REVIEW:

Kayla Landeros, City Attorney
Christina Demirs, Deputy City Attorney

ITEM DESCRIPTION: Consider adopting a resolution authorizing a professional services agreement with Stateside Right of Way Services, Inc., in an amount not to exceed \$45,100 for securing rights of entry for Phase 4 of the Outer Loop.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: The Outer Loop south of FM 2305 is an important north-south arterial that will connect the Adams Avenue growth corridor to IH 35. Phase 3A at Adams Avenue has recently been constructed, with ROW currently being acquired for the next phase (3B) to extend the Outer Loop just south of Jupiter Drive. Phase 4 will consist of 6,100 linear feet of arterial roadway between Jupiter Road and just south of the future connection of Poison Oak Road.

At this time, Staff anticipates rights of entry will be needed from approximately 82 tracts of land. Rights of entry are needed for City consultants to access private land for activities such as surveying, environmental studies, and appraisal studies.

Stateside will contact property owners to secure the rights of entry needed to finalize design plans.

Staff recommends Council authorize a professional services agreement with Stateside, in an amount not to exceed \$45,100 for securing rights of entry for Phase 4 of the Outer Loop.

FISCAL IMPACT: The professional services agreement with Stateside Right of Way Services, Inc. for securing rights of entry for Phase 4 of the Outer Loop Project in the amount of \$45,100 is being funded with the issuance of the 2017 Certificate of Obligation Bonds. Funds will be appropriated in account 365-3400-531-6813, project 101714.

ATTACHMENTS:

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

5550 LBJ Freeway, Suite 610
Dallas, Texas 75240



DBE/WBE/HUB

12830 Willow Centre Dr., Suite A
Houston, TX 77066

99 Regency Parkway, Suite 105
Mansfield, Texas 76063

Stateside

Right of Way Services

6208 West Adams Ave.
Temple, Texas 76502

October 11, 2017

City of Temple, Texas
Christina A. Demirs
Deputy City Attorney, Right of Way
2 North Main, Suite 308
Temple, Texas 76501

Re: Outer Loop Proposal for Project Management, Right of Entries and Vesting Deed

RIGHT OF WAY SCOPE OF SERVICES

Right of Entry:

Stateside will complete right of entries for surveys and other activities, as required, through construction at \$500, per landowner.

Title/Vesting Deed/CAD:

Per the provided map, Stateside will research the properties on CAD, send the required notifications, research vesting deeds for confirmation of ownership.

File Set Up and Reporting:

Stateside will assign temporary parcel numbers for the purposes of filing and project tracking, only. The engineer may re-number the parcels, as needed. Stateside will set up temporary office files containing copies of completed notices and forms, contacts and discussions and project status reports, as required. The City will have access to files and will be cc'd on email correspondence. Additional exhibits will be available through the City, if needed. Stateside will notify the City if a landowner retains an attorney and makes that information available to Stateside. All information will remain confidential and must be requested through the City of Temple Project Manager.

Invoice:

Stateside accounting requires invoicing on a month end basis. Payment is expected within 30 days of the date of the invoice.

Acquisition Services:

The fees will be submitted on a milestone basis:

- Right of Entries – up to 82 @ \$500 each **\$ 41,000**
- CAD and Vesting Deeds – up to 82 parcels @ \$50 each **\$ 4,100**

Total amount: \$ 45,100

The Stateside total amount is not to exceed:

\$ 45,100

Milestone Payments:

The fees will be submitted on a milestone basis:

- **Right of Entries**
 - Request to Landowner 50%
 - Completed/Received from Landowner 50%
- **CAD/Vesting Deeds**
 - Set up 100% per parcel

Thank you for this opportunity, and we look forward to working with you and your team.

Sincerely,

STATESIDE RIGHT OF WAY SERVICES, L.L.C.



Diane Burkhardt Valek
President

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH STATESIDE RIGHT OF WAY SERVICES, INC. OF TEMPLE, TEXAS, IN AN AMOUNT NOT TO EXCEED \$45,100, FOR THE SECURING OF RIGHTS OF ENTRY FOR PHASE 4 OF THE OUTER LOOP; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the Outer Loop, south of FM 2305, is an important north-south arterial that will connect the Adams Avenue growth corridor to IH 35;

Whereas, Phase 3A at Adams Avenue has recently been constructed, with right of way currently being acquired for the next phase (3B) to extend the Outer Loop just south of Jupiter Drive - Phase 4 will consist of approximately 6,100 linear feet of arterial roadway between Jupiter Road and just south of the future connection of Poison Oak Road;

Whereas, Staff anticipates rights of entry will be needed from approximately 82 tracts of land, which are needed for City consultants to access private land for activities such as surveying, environmental studies, and appraisal studies;

Whereas, Stateside Right of Way Services will contact property owners to secure the rights of entry needed to finalize design plans;

Whereas, Staff recommends Council authorize a professional services agreement with Stateside Right of Way Services, Inc. in an amount not to exceed \$45,100 for securing rights of entry needed for Phase 4 of the Outer Loop;

Whereas, this agreement will be funded with the issuance of the 2017 Certificate of Obligation Bonds and funds will be appropriated in Account No. 365-3400-531-6813, Project No. 101714; 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: Findings. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Temple, Texas, and they are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Part 2: The City Council authorizes the Acting City Manager, or her designee, after approval as to form by the City Attorney, to execute a professional services agreement with Stateside Right of Way Services, Inc. of Temple, Texas, in an amount not to exceed \$45,100, for the securing rights of entry needed for Phase 4 of the Outer Loop.

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 **19th** day of **October**, 2017.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Charla Thomas
Deputy City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

10/19/17
Item #6(P)
Consent Agenda
Page 1 of 1

DEPT. /DIVISION SUBMISSION & REVIEW:

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

ITEM DESCRIPTION: Consider adopting a resolution authorizing an amendment to the professional services agreement with Kasberg, Patrick & Associates, LP, in a deductive amount of \$38,030 for engineering services required for final design and bidding for Phase 3 of the 31st Street Intersection Improvements from Loop 363 to Scott Boulevard.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: Engineering services in the amount of \$149,980 were authorized by City Council on December 4, 2014, including intersection improvements consisting of concrete paver bands, concrete paver crosswalks, a traffic signal and pedestrian signals. Certain portions of paver improvements will not be implemented at this time. This contract amendment reflects the deletion of final design and bidding services associated with the deleted work.

Per the attached contract amendment form, engineering services to be deleted are as follows:

Final Design	(\$34,780)
Bidding	<u>(\$3,250)</u>
TOTAL	<u>(\$38,030)</u>

FISCAL IMPACT: The savings from the deductive contract amendment from Kasberg, Patrick & Associates, LP, in the amount of \$38,030 will be realized in account 795-9800-531-6873, project 101011, as follows:

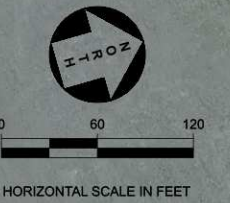
Project Budget	\$ 1,045,000
Encumbered/Committed to Date	(1,044,167)
KPA Contract Amendment #4	38,030
Remaining Project Funds Available	<u>\$ 38,863</u>

ATTACHMENTS:

[Project Map](#)
[Contract Amendment Form](#)
[Resolution](#)



31st Street
PROJECT ULTIMATE LAYOUT
(SW South Loop & Scott Blvd.)



LOOP 363

EVERTON DR.

SCOTT BLVD.

31st STREET

SW SOUTH LOOP

BAYLOR/SCOTT AND WHITE

INTERSECTION
ENHANCEMENT
WITH SIGNAL
LIGHTS

INTERSECTION
ENHANCEMENT

TMED
MONUMENTATION
AND LANDSCAPE

CONTRACT AMENDMENT (Professional Service Agreements)

PROJECT: 31st Street from Loop 363 to Scott Boulevard

OWNER: City of Temple

ARCHITECT/ENGINEER: Kasberg, Patrick & Associates, LP

AMENDMENT #: 4

Make the following additions, modifications or deletions to the work described in the Contract Documents:

Final Design	(\$ 34,780)
Bidding	(\$ 3,250)
TOTAL	(\$ 38,030)

The Compensation agreed upon in this Contract Amendment is the full, complete and final payment for all costs the Architect or Engineer may incur as a result of or relating to this amendment 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 Contract Amendment.

Original Contract Amount:	\$ 149,980.00
Previous Net Change in Contract Amount:	\$ 32,900.00
Amount This Amendment:	\$ (38,030.00)
Revised Contract Amount:	\$ 144,850.00
Original Contract Completion Date:	May 20, 2012
Revised Contract Completion Date:	October 15, 2017

Recommended by:

Agreed to:

Project Manager Date

 9/19/17

Architect or Engineer Date

Approved by City of Temple:

Approved as to form:

Brynn Myers, Acting City Manager Date

City Attorney's Office Date

Approved by Finance Department:

Date

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH KASBERG, PATRICK & ASSOCIATES, LP OF TEMPLE, TEXAS, IN A DEDUCTIVE AMOUNT OF \$38,030, FOR SERVICES REQUIRED FOR FINAL DESIGN AND BIDDING FOR PHASE 3 OF THE 31ST STREET INTERSECTION IMPROVEMENTS FROM LOOP 363 TO SCOTT BOULEVARD; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, on December 4, 2014, Council authorized a professional services agreement with Kasberg, Patrick & Associates, LP (KPA) in an amount not to exceed \$149,980, for the design of the 31st Street Intersection Improvements, which included concrete paver bands, concrete paver crosswalks, a traffic signal and pedestrian signals;

Whereas, certain portions of paver improvements will not be implemented at this time and this contract amendment reflects the deletion of certain final design and bidding services associated with the deleted work;

Whereas, savings from the deductive contract amendment will be realized in Account No. 795-9800-531-6873, Project No. 101011; 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: Findings. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Temple, Texas, and they are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Part 2: The City Council authorizes the Acting City Manager, or her designee, after approval as to form by the City Attorney, to execute an amendment to the professional services agreement with Kasberg, Patrick & Associates, LP of Temple, Texas, in the deductive amount of \$38,030, for engineering services required for the final design and bidding of Phase 3 of the 31st Street Intersection Improvements from Loop 363 to Scott Boulevard.

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 **19th** day of **October**, 2017.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Charla Thomas
Deputy City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

10/19/17
Item #6(Q)
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 amending an agreement with Kasberg, Patrick, & Associates, LP, in the amount of \$437,180 for professional services required for final design of Kegley Road Phases 3 and 4.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: This project consists of roadway improvements to Kegley Road from the end of Phase 2, approximately 450 feet south of Wildflower Lane, to the intersection of Charter Oak Drive. Improvements include expanded pavement sections with a continuous left turn lane, pedestrian facilities, drainage conveyance, utilities, and an elevated bridge structure over Pepper Creek. See attached project map for more details and limits of project phasing.

On December 1, 2016, Council authorized a professional services agreement with KPA for 30% design of Kegley Road Phases 3 and 4 in the amount of \$306,090. This contract amendment will provide for final design and bidding services, in the total amount of \$743,270.

Consultant services recommended under this Contract Amendment #1 include:

Project Coordination	\$ 20,400
Environmental	\$ 18,000
Roadway Design	\$ 118,860
Drainage Design	\$ 79,300
Signage and Striping	\$ 11,400
Traffic Control and Phasing	\$ 29,120
Utility Design	\$ 39,600
Structural Design	\$ 112,500
Bidding	\$ 8,000

Total **\$ 437,180**

Time required for design is 240 calendar days after the notice to proceed. The engineer's opinion of probable cost for construction is \$9,300,000. Funding for construction is currently scheduled to be available in FY 2019.

FISCAL IMPACT: A budget adjustment is being presented to Council to appropriate funding for the utility portion of the contract amendment to the professional services agreement required for final design of Kegley Road Phases 3 and 4 with Kasberg, Patrick & Associates, LP. Funding in the amount of \$437,180 will be available in project 101607, as follows:

	<u>365-3400-531-6888</u>	<u>561-5200-535-6888</u>	<u>Total</u>
Project Budget	\$ 1,176,090	\$ -	\$ 1,176,090
Budget Adjustment	-	39,600	39,600
Encumbered/Committed to Date	(306,090)	-	(306,090)
KPA Contract Amendment #1	(397,580)	(39,600)	(437,180)
Remaining Project Funds	\$ 472,420	\$ -	\$ 472,420

ATTACHMENTS:

[Engineer's Proposal](#)
[Project Map](#)
[Budget Adjustment](#)
[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
JOHN A. SIMCIK, P.E., CFM

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

September 19, 2017

Mr. James Billeck, P.E.
3210 E. Avenue H
Building A
Temple, Texas 76501

Re: City of Temple
Kegley Road – Phases 3 and 4 (South of Wildflower Lane to Charter Oak Drive)
Final Design and Bidding Services

Dear Mr. Billeck:

At the request of the City of Temple, we are submitting this proposal for the above referenced project. This project will develop Final design for Kegley Road from the end of Phase II approximately 500 feet south of the intersection of Kegley Road and Wildflower Lane to Charter Oak Drive. An exhibit is included with this proposal for illustration. The design will follow the previous master planning for this corridor as well as the completed 30% design plans. The section will be two 12-foot lanes with a continuous left hand turn lane and a six foot sidewalk. The sidewalk will be located on the east side of Kelgey Road adjacent to the curb. The final product will be 100% plans and Opinions of Probable Cost (OPCs) ready for construction of the project. Bidding phase services are also included in the proposal. Construction phase services are not a part of this proposal. Our Preliminary Opinion of Probable Construction Cost for this project is \$9,300,000.

The work to be performed by KPA under this contract consists of providing engineering services for design of the project described above to include 100% design, preparation of plans and OPCs. The project consists of reconstruction of approximately 7,950 linear feet of collector roadway with associated drainage, utilities as defined by the utility master plan, elevated bridge structure over Pepper Creek, striping, signage, phasing plan and erosion control. The timeframe for design of the project is eight (8) months after the notice to proceed.

KPA will perform all work and prepare all deliverables in accordance with the latest version of AASHTO and City of Temple specifications, standards and manuals.

KPA will perform quality control and quality assurance (QA/QC) on all deliverables associated with the project. All traffic control will be in accordance with the Texas Manual on Uniform Traffic Control Devices (TMUTCD).

The following services will be performed:

I. PROJECT MANAGEMENT

- A. Meetings
 - 1. Prepare, attend and document Progress Meetings at the City Office.
 - 2. Prepare, attend and document Utility Coordination Meetings.
- B. General Contract Administration
 - 1. Develop monthly invoices and progress reports.
 - 2. Sub-consultant coordination.
 - 3. Design coordination with the City and dry utilities.

II. ENVIRONMENTAL

- A. Federal Threatened and Endangered Species Habitat Assessment
 - 1. Prepare a Federal Threatened and Endangered Species Habitat Assessment utilizing a qualified wildlife biologist. Site visits will be required.
 - 2. A full report of all findings will be completed with a recommendation. If additional investigations are required which are not a part of this proposal, a contract amendment will be required.
- B. USACE Consultation and Authorization
 - 1. Complete field investigations in accordance with regulatory requirements.
 - 2. Nationwide Permit(NWP) – Pre-Construction Notification (PCN)
 - i. Prepare documentation to obtain the USACE authorization for impacts to jurisdictional waters (WOUS) associated with the project. The project should qualify as a linear project which would allow it to fall under NWP 14. The USACE has final jurisdiction over the NWP. If the decision by the USACE is that the project requires an individual permit, additional fees will be required.
 - 3. Preliminary Jurisdictional Determination (PJD)
 - i. Develop the appropriate PJD forms as required by the USACE Fort Worth District that will complement the NWP 14. The USACE has final jurisdiction over the PJD. If the decision by the USACE is that the project requires further impact investigation, additional fees will be required.

III. ROADWAY DESIGN CONTROLS (Based on the 30% Design Set)

A. 100% Complete Plan Set

1. Geometric Design – Finalize the horizontal and vertical alignments, typical sections and resultant design cross sections to ensure compliance with current design criteria.
2. Typical Sections - Finalize proposed roadway typical sections for the project. The typical section for this project shall be two twelve foot lanes with a continuous left hand turn lane, and a six foot wide sidewalk on the east side of Kegley Road.
3. Alignment Data Sheets - Finalize horizontal and vertical alignment data sheets.
4. Plan & Profile Drawings - Finalize plan & profile sheets for the project.
5. Intersection Layouts - Finalize layouts that define preliminary horizontal and vertical geometry.
6. Bridge Layout – Finalize geometric layout for the bridge structure at the crossing of Pepper Creek. The layout shall include the geometry to clear the Pepper Creek drainage conveyances.
7. Finalize rights-of-way and easement requirements for the proposed roadway infrastructure.
8. Coordination with private utilities – After the final design is complete, all utilities that are affected will continue to be coordinated for relocation.

IV. DRAINAGE (Based on the 30% Design Set)

A. 100% Complete Plan Set

1. Finalize hydraulics to all cross culvert and bridge conveyances and the roadway system.
2. Finalize designs for all cross drainage structures throughout the project limits.
3. Finalize designs for proposed storm water collection systems for the proposed curb-and-gutter portion of the project area.
4. Determine utility conflicts based on final design for the project area.
5. Coordinate the final design with the City of Temple. Comments and direction shall be incorporated into final designs.

V. SIGNING AND MARKINGS (Based on the 30% Design Set)

- A. 100% Complete Plan Set
 - 1. Signing and Markings Layouts - Prepare final signing and pavement markings layouts for the full roadway sections. The layouts shall be in accordance with TMUTCD.

VI. UTILITY DESIGN (Based on the 30% Design Set)

- A. 100% Complete Plan Set
 - 1. Finalize layout for the water line as shown in the City of Temple Water Master Plan. Layout shall be along the roadway alignment.
 - 2. Finalize layouts for hydrants to meet the City of Temple codes and regulations.
 - 3. Develop plan and profile sheets for all utilities.

VII. STRUCTURAL DESIGN (Based on the 30% Design Set)

- A. 100% Complete Plan Set
 - 1. Finalize structural design for elevated bridge structures over Pepper Creek.
 - 2. Finalize structural design for retaining walls, as required.

VIII. BIDDING

- A. Provide an Opinion of Probable Cost to the City of Temple Project Manager.
- B. After the project publically advertises, solicit contractors to bid the project.
- C. Chair the Pre-Bid Conference and develop notes for the project based on questions asked by potential bidders.
- D. Develop the addenda for the project. The addenda will be sent to the City of Temple Project Manager for distribution to the City of Temple Purchasing Department.
- E. Attend the bid opening for the project. Tabulate all bids received and certify the bids. After a low bidder is determined, research of the low bidder will be conducted to make a recommendation of award.
- F. Attend the City Council for award of the project.

Mr. James Billeck, P.E.
September 19, 2017
Page 5

The following scope of work for the Kegley Road – Phases 3 & 4 Final Design and Bidding Services can be completed for the lump sum price of \$437,180. Below is a breakdown of project costs. We are pleased to submit this proposal and look forward to the benefit it will bring the City of Temple.

PROJECT MANAGEMENT	\$	20,400.00
ENVIRONMENTAL	\$	18,000.00
ROADWAY DESIGN	\$	118,860.00
DRAINAGE	\$	79,300.00
SIGNING AND MARKINGS	\$	11,400.00
TRAFFIC CONTROL AND PHASING	\$	29,120.00
UTILITY DESIGN	\$	39,600.00
STRUCTURAL DESIGN	\$	112,500.00
BIDDING	\$	8,000.00
TOTAL	\$	437,180.00

Sincerely,



R. David Patrick, P.E., CFM

xc: File

ATTACHMENT "C"

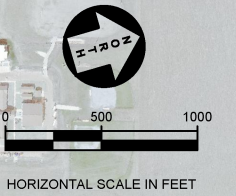
Charges for Additional Services

**City of Temple
Kegley Road – Phases 3 and 4 (South of Wildflower Lane to Charter Oak Drive)
Final Design & Bidding Services**

<u>POSITION</u>	<u>MULTIPLIER</u>	<u>SALARY COST/RATES</u>
Principal	2.4	\$ 75.00 – 95.00/hour
Project Manager	2.4	60.00 – 75.00/hour
Project Engineer	2.4	50.00 – 60.00/hour
Engineer-in-Training	2.4	40.00 – 50.00/hour
Engineering Technician	2.4	35.00 – 50.00/hour
CAD Technician	2.4	30.00 – 50.00/hour
Clerical	2.4	15.00 – 30.00/hour
Expenses	1.1	actual cost
Computer	1.0	15.00/hour
Survey Crew	1.1	125.00 – 160.00/hour
Registered Public Surveyor	1.0	130.00/hour
On-Site Representative	2.1	30.00 – 40.00/hour

- PHASE I - 1175 L.F. (\$0.9 M PROJECT COST) - (DESIGN COMPLETE)
- PHASE II - 3345 L.F. (\$4.35 M BASE BID PROJECT COST) - (DESIGN - 90%)
- PHASE III - 4860 L.F. (\$5.5 M PROJECT COST) - (DESIGN - 30% COMPLETE)
- PHASE IV - 3780 L.F. (\$3.8 M PROJECT COST) - (DESIGN - 30% COMPLETE)

* PROJECT COST - DO NOT INCLUDE RIGHT-OF-WAY



Phase 4

Phase 3



CITY OF TEMPLE, TEXAS

KEGLEY ROAD



KASBERG, PATRICK & ASSOCIATES, LP
CONSULTING ENGINEERS
TEMPLE, TEXAS 76501
Firm Registration No. F-510

SEPTEMBER 2017

PHASING

BUDGET ADJUSTMENT FORM

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

Adjustments should be rounded to the nearest \$1.

+

—

ACCOUNT NUMBER	PROJECT #	ACCOUNT DESCRIPTION	INCREASE		DECREASE	
561-5200-535-68-88	101607	Capital Bonds / Kegley Road Improvmnts	\$ 39,600			
561-5000-535-65-32		Capital Special Projects/Contingency			39,600	
TOTAL.....			\$ 39,600		\$ 39,600	

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

To appropriate funding needed in the amount of \$39,600 for the utility portion of Contract Amendment #1 for the professional services agreement with Kasberg, Patrick & Associates related to the Kegley Road Phases 3 & 4 project. Contract Amendment #1 with KPA is being presented to Council for authorization in the amount of \$437,180.

DOES THIS REQUEST REQUIRE COUNCIL APPROVAL?

☒ Yes

☐ No

DATE OF COUNCIL MEETING

10/19/2017

WITH AGENDA ITEM?

☒ Yes

☐ No

Department Head/Division Director

Date _____

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

Finance

Date _____

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

City Manager

Date _____

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

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH KASBERG, PATRICK & ASSOCIATES, LP OF TEMPLE, TEXAS, IN THE AMOUNT OF \$437,180, FOR SERVICES REQUIRED FOR FINAL DESIGN OF PHASES 3 AND 4 OF KEGLEY ROAD; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, on December 1, 2016, Council authorized a professional services agreement with Kasberg, Patrick & Associates, LP (KPA) in the amount of \$306,090 for 30% design of Phases 3 & 4 of Kegley Road;

Whereas, this project consists of roadway improvements to Kegley Road from the end of Phase 2, approximately 450 feet south of Wildflower Lane, to the intersection of Charter Oak Drive - improvements include expanded pavement sections with a continuous left turn lane, pedestrian facilities, drainage conveyance, utilities, and an elevated bridge structure over Pepper Creek;

Whereas, funds are available for this amendment, but an adjustment to the fiscal year 2018 budget needs to be approved to transfer the funds to Account Nos. 365-3400-531-6888 and 561-5200-535-6888, Project No. 101607; 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: Findings. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Temple, Texas, and they are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Part 2: The City Council authorizes the Acting City Manager, or her designee, after approval as to form by the City Attorney, to execute an amendment to the professional services agreement with Kasberg, Patrick & Associates, LP of Temple, Texas, in the amount of \$437,180, for services required for final design of Phases 3 & 4 of Kegley Road.

Part 3: The City Council authorizes an amendment to the fiscal year 2018 budget, substantially in the form of the copy attached hereto as Exhibit 'A.'

Part 4: 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 **19th** day of **October**, 2017.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Charla Thomas
Deputy City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

10/19/17
Item #6(R)
Consent Agenda
Page 1 of 2

DEPT./DIVISION SUBMISSION & REVIEW:

Sharon Rostovich, Airport Director

ITEM DESCRIPTION: Consider adopting a resolution authorizing a professional services agreement with Kasberg, Patrick & Associates, LP, in the amount of \$118,860 for developing a concept design for a new Airport general aviation terminal building and supporting appurtenances at the Draughon-Miller Central Texas Regional Airport.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: The Airport's general aviation terminal facility is undersized to meet current operational needs. The old airline terminal facility built in the 1960s is located in the prime location for airfield safety viewing and customer access. The concept design will include planning for the demolition of the old airline terminal building, modeling a new general aviation facility, parking layout, aircraft ramp shade canopy and appurtenances for the support of the proposed Airport general aviation facility. Engineering services for the concept design will cost \$118,860.

The scope of services provided by KPA include:

Data Collection:	\$ 3,280
Demolition of airline terminal	\$ 5,880
Brush and tree removal	\$ 9,700
Tower revitalization	\$ 5,800
Concept Design for HQ/Parking	\$ 61,200
Research for increasing air traffic	\$ 5,600
Research for private FBO/ARFF	\$ 5,600
Project phasing & cost estimate	\$ 11,600
Renderings and deliverables	\$ 10,200
	<u>\$118,860</u>

During the September 27, 2017 meeting, the Reinvestment Zone No. 1 Board approved the project and recommended the City Council approve the professional services agreement with KPA in the amount of \$118,860.

FISCAL IMPACT: Funding for the professional services agreement with Kasberg, Patrick & Associates, LP in the amount of \$118,860 is available in Reinvestment Zone No. 1 Financing and Project Plans, line 511, in account 795-9500-531-6573, project 101801, as follows:

Project Budget	\$	119,000
Encumbered/Committed to Date		-
KPA Professional Services Agreement		(118,860)
Remaining Project Funds Available	\$	<u>140</u>

ATTACHMENTS:

Engineer's 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
JOHN A. SIMCIK, P.E., CFM

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

September 5, 2017

Mrs. Sharon Rostovich
Airport Director
City of Temple
7720-F Airport Road
Temple, Texas 76501

Re: City of Temple
Draughon-Miller Regional Airport Headquarters/FBO Center
Concept Design

Dear Mrs. Rostovich:

At the request of the City of Temple Reinvestment Zone #1 (TRZ), we are submitting this proposal for the above referenced project. This project will develop Concept Design for a new Airport Headquarters/Fixed Base Operator (FBO) building and supporting appurtenances at the Draughon-Miller Regional Airport. The final product will be full Concept Design of the project, including marketing renderings and cost estimates.

The work to be performed by KPA under this contract consists of providing planning and engineering services for design of the project described above to include planning for the demolition of the existing terminal building, Airport Headquarter/FBO amenities and appurtenances, modeling, marketing renderings and estimates. The project includes planning for demolition of the old terminal building, modeling of a new Airport Headquarters/FBO building, parking layout, interior modeling, apron shade canopy as well as appurtenances for the support of the proposed Airport headquarters/FBO. The timeframe for design of the project is seven (7) months from the Notice to Proceed.

KPA will perform all work and prepare all deliverables in accordance with the latest version of the FAA regulations and City of Temple specifications, standards and manuals.

KPA will perform quality control and quality assurance (QA/QC) on all deliverables associated with the project.

The following services will be performed:

I. PLANNING AND CONCEPT DESIGN STUDIES

- A. Data Collection – Obtain and review any existing data from the City and other entities that may have record documents and are allowed to release the information. The facilities at and surrounding the Terminal Building will be reviewed and documented.
- B. Develop planning and cost estimates for demolition of the existing Terminal Building. Demolition costs will be reviewed against current demolition projects of similar nature that have recently occurred in the City of Temple.
- C. Review and identify solutions for removing vegetation and brush in the overgrown area at the Airport. Develop plans, specifications and a cost estimate for cleanup in this area to reduce wildlife issues with air traffic. Bidding and Construction Phase Services are not a part of this contract.
- D. Review and develop options for revitalizing the tower in front of the proposed FBO building.
- E. Concept Design for the Airport Headquarters/Fixed Based Operator Building.
 - 1. Review options for the new Airport Headquarters/FBO at the location of the existing Terminal Building located at the Draughon-Miller Regional Airport. Meeting with Airport Staff will be held to receive input and determine needs for the new Airport Headquarters/FBO that will be incorporated into the Concept Design.
 - 2. Research amenities and options for the new Headquarters/FBO.
 - 3. Develop Concept Design for the interior of the Headquarters/FBO. Concepts will include reception area, pilots lounge, pilot recovery and clean up area, passenger area, observation deck, restaurant/snack facilities, public restrooms and other amenities as discussed with Airport Staff.
 - 4. Develop Concept Design for the exterior of the Headquarters/FBO. Concepts will include parking facility for the Headquarters/FBO, security gate for access to the apron, access to the apron for passenger pick up and unloading, covered area on the apron for loading of air ambulance services and for parking aircraft for fueling, vehicular traffic circulation in coordination with other efforts already designed in the Airport Master Plan, concept drainage design and other amenities as discussed with Airport Staff.
- F. Research creating a station for Aircraft Rescue and Fire Fighting (ARFF) for the Draughon-Miller Regional Airport.
- G. Research opportunities for increasing air traffic to the Draughon-Miller Regional Airport.
- H. Research opportunities for a private Fixed Based Operator.

- I. Develop project phasing for implementation of the project.
- J. Develop Cost Estimates for all phases of the project.

II. DELIVERABLES

A. Deliverables will include:

- Model of the proposed Draughon-Miller Regional Airport Headquarters/FBO. The model will illustrate both interior and exterior features.
- Marketing Renderings with views of the exterior Draughon-Miller Regional Airport Headquarters/FBO, interior Draughon-Miller Regional Airport Headquarters/FBO, parking facility and Apron area.
- Proposed project phasing.
- Project cost estimates by phase.
- Parking facility layout with drainage conveyance
- Final plans and specifications ready for bidding with cost estimates for removing the brush and overgrown area at the Airport.
- Concept design for rehabilitation of the tower.
- Final report for the Draughon-Miller Regional Airport Headquarters/FBO.

The following scope of work for Draughon-Miller Regional Airport Headquarters/FBO Center Concept Design can be completed for the lump sum price of \$118,860. Below is a breakdown of project costs. We are pleased to submit this proposal and look forward to the benefit it will bring the City of Temple.

Ms. Sharon Rostovich
September 5, 2017
Page 4

Data Collection	\$	3,280.00
Demolition of Terminal Building	\$	5,880.00
Brush and Tree Removal	\$	9,700.00
Tower Revitalization	\$	5,800.00
Concept Design for HQ/FBO/Parking/Etc	\$	61,200.00
Research for Increasing Air Traffic	\$	5,600.00
Research of Private FBO/ARFF station	\$	5,600.00
Project Phasing and Cost Estimates	\$	11,600.00
Renderings and Deliverables	\$	10,200.00
TOTAL	\$	118,860.00

Sincerely,



R. David Patrick, P.E., CFM

xc: File

ATTACHMENT "C"

Charges for Additional Services

**City of Temple
Draughon-Miller Regional Airport Headquarters/FBO Center**

Concept Design

<u>POSITION</u>	<u>MULTIPLIER</u>	<u>SALARY COST/RATES</u>
Principal	2.4	\$ 75.00 – 95.00/hour
Project Manager	2.4	60.00 – 75.00/hour
Project Engineer	2.4	50.00 – 60.00/hour
Engineer-in-Training	2.4	40.00 – 50.00/hour
Engineering Technician	2.4	35.00 – 50.00/hour
CAD Technician	2.4	30.00 – 50.00/hour
Clerical	2.4	15.00 – 30.00/hour
Expenses	1.1	actual cost
Computer	1.0	15.00/hour
Survey Crew	1.1	125.00 – 160.00/hour
Registered Public Surveyor	1.0	130.00/hour
On-Site Representative	2.1	30.00 – 40.00/hour

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, IN THE AMOUNT OF \$118,860, FOR THE DEVELOPMENT OF A CONCEPT DESIGN FOR A NEW AIRPORT GENERAL AVIATION TERMINAL BUILDING AT THE DRAUGHON-MILLER CENTRAL TEXAS REGIONAL AIRPORT; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the Airport's old general aviation terminal facility which was built in the 1960s is located in the prime location for airfield safety viewing and customer access, however, it is too small to meet the current operational needs of the Airport;

Whereas, Staff has asked Kasberg, Patrick & Associates, LP to develop a concept design which will include planning for the demolition of the old airline terminal building, the modeling of a new general aviation facility, a parking layout, aircraft ramp shade canopy and appurtenances;

Whereas, on September 27, 2017, the Reinvestment Zone No. 1 Board approved this project and recommends Council award a professional services agreement to Kasberg, Patrick & Associates, LP in the amount of \$118,860;

Whereas, funds are available for this agreement in the Reinvestment Zone No. 1 Financing and Project Plan, Line 406, Account No. 795-9500-531-6573, Project No. 101801; 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: Findings. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Temple, Texas, and they are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Part 2: The City Council authorizes the Acting City Manager, or her designee, after approval as to form by the City Attorney, to execute a professional services agreement with Kasberg, Patrick & Associates, LP of Temple, Texas, in the amount of \$118,860, for the development of a concept design for a new Airport general aviation terminal building at the Draughon-Miller Central Texas Regional Airport.

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 **19th** day of **October**, 2017.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Charla Thomas
Deputy City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

10/19/17
Item #6(S)
Consent Agenda
Page 1 of 2

DEPT./DIVISION SUBMISSION & REVIEW:

Kayla Landeros, City Attorney
Sharon Rostovich, Airport Director

ITEM DESCRIPTION: Consider adopting a resolution authorizing an Airport Hangar Lease Agreement with Wilsonart, LLC.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: The City Council previously awarded a design contract to Kasberg, Patrick, and Associates, LP (“KPA”) for the design of a new hangar to be constructed at the Draughton-Miller Central Texas Regional Airport (the “Airport”). The project was released through a Competitive Sealed Proposal process on July 20, 2017 and proposals were opened on August 24, 2017. On this same agenda, Staff is asking Council to authorize a construction contract with Choice Builders, LLC for construction of the hangar. Wilsonart, LLC (“Wilsonart”) has asked to rent the hangar after it is constructed.

The proposed Lease would be for a term of 20 years with the option to renew for an additional 10 years upon agreement of the parties and approval of the City Council. Wilsonart will only have the right to use the hangar for aircraft hangar purposes and operations associated with operation and storage of the aircraft. Any aircraft stored in the hangar must be owned and/or operated by Wilsonart.

Wilsonart will pay to the City, monthly, a rental rate of \$0.15/square foot for the hangar space which is approximately 13,000 square feet. The construction cost of the hangar space is \$1,162,385. Wilsonart has asked the City to finance the cost of the office space, approximately 1,500 square feet, over the first 10 years of the lease. Staff worked with Wilsonart and Choice Builders and has finalized the construction cost of the office space. The final cost for the office space is \$318,100. The per square foot rental rate which will reimburse the City for the cost of the space over the first 10 years of the lease is \$1.77. Wilsonart will also pay the City \$0.10 per square foot for the “land lease” for the 1,500 square feet of office area.

The City will carry property insurance covering the hangar and office space. Wilsonart will carry general liability coverage and insurance coverage on any personal property. Wilsonart will be responsible for all utilities. Wilsonart will not be able to assign the Lease or sublet any space in the hangar without the prior written consent of the City.

Council previously authorized this Lease Agreement on June 15, 2017, however after this date, Wilsonart asked the City to consider financing the construction costs of the office space over the first 10 years of the lease instead of requiring Wilsonart to make an up-front payment.

FISCAL IMPACT: The lease payment revenue to be received from Wilsonart for the hangar space rental will be \$1,950 monthly. The lease payment revenue to be received from Wilsonart for the amortization of the office space will be \$2,650.83 monthly, plus \$150 a month for the land lease on the office area. The total monthly lease payment will be \$4,750.83 for the first ten years of the lease.

ATTACHMENTS:

[Resolution](#)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING AN AIRPORT HANGAR LEASE AGREEMENT WITH WILSONART, LLC AT THE DRAUGHON-MILLER CENTRAL TEXAS REGIONAL AIRPORT; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, Council previously awarded a design contract to Kasberg, Patrick, and Associates, LP (KPA) for the design of a new hangar to be constructed at the Draughon-Miller Central Texas Regional Airport (Airport);

Whereas, on July 20, 2017, Council authorized this project utilizing the Competitive Sealed Proposal (CSP) project delivery method as allowed by Texas Government Code Chapter 2269 and Choice Builders, LLC of Temple, Texas was awarded a construction contract for the construction of an approximately 13,000 square foot hangar with a 90-foot sliding door, and affixed approximately 1,500 square foot office space;

Whereas, the Lease will be for a term of 20 years a monthly rental rate of \$0.15 per square foot with the option to renew for an additional 10 years upon agreement of the parties and approval of Council;

Whereas, Wilsonart will only have the right to use the hangar for aircraft hangar purposes and operations associated with operation and storage of the aircraft - any aircraft stored in the hangar must be owned and/or operated by Wilsonart;

Whereas, the City will carry property insurance covering the hangar and office space and Wilsonart will carry general liability coverage and insurance coverage on any personal property and will be responsible for all utilities;

Whereas, Wilsonart will not be able to assign the Lease or sublet any space in the hangar without the prior written consent of the City;

Whereas, the lease payment revenue to be received from Wilsonart for the hangar space rental will be \$1,950 per month, and \$2,650.83 per month for the amortization of office space, plus \$150 a month for the land lease for a total combined monthly lease amount of \$4,750.83 for the first ten years of the lease; 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: Findings. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Temple, Texas, and they are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Part 2: The City Council authorizes the Acting City Manager, or her designee, after approval as to form by the City Attorney, to execute an airport hangar lease agreement with Wilsonart, LLC at the Draughon-Miller Central Texas Regional Airport, at a rental rate of \$0.15 per square foot of hangar space per month for 20 years with the option to renew for an additional 10 years upon agreement of the parties and approval of Council.

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 **19th** day of **October**, 2017.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Charla Thomas
Deputy City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

10/19/17
Item #6(T)
Consent Agenda
Page 1 of 1

DEPT./DIVISION SUBMISSION & REVIEW:

Sharon Rostovich, Airport Director

ITEM DESCRIPTION: Consider adopting a resolution authorizing a one year lease extension to JR Aviation, LLC, a wholly owned subsidiary of Paradise Helicopters located in Kailia-Kona, Hawaii, for aviation services through September 1, 2018 at the Draughton-Miller Central Texas Regional Airport.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: On August 15, 2013, JR Aviation was selected from an RFP process for the lease of an 8,300 square foot hangar for the purpose of providing rotary wing flight services, aircraft maintenance and storage, aerial dispensing, water bucket firefighting and other related aviation services for our flying customers at the Draughton-Miller Central Texas Regional Airport.

JR Aviation has demonstrated over the term of the lease, they are capable of operating a professional aviation business on the Airport; therefore, staff recommends that a one year extension to the JR Aviation lease be approved to run through September 1, 2018.

The rental rate will be \$1,200 per month which is a comparable square footage rate to similar aviation support businesses on the field providing services to our flying customers. In addition to the rental revenue, the Airport will benefit from increased aircraft traffic and fuel sales.

FISCAL IMPACT: Annual lease revenue of \$14,400 for rental of the 8,300 square foot hangar will be deposited into account 110-0000-446-3026, Private Hangar Rental.

ATTACHMENTS:

[Resolution](#)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A ONE YEAR LEASE EXTENSION TO AN AIRPORT HANGAR LEASE WITH JR AVIATION, LLC, A WHOLLY OWNED SUBSIDIARY OF PARADISE HELICOPTERS LOCATED IN KAILIA-KONA, HAWAII, FOR AVIATION SERVICES AT THE DRAUGHON-MILLER CENTRAL TEXAS REGIONAL AIRPORT; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, on August 15, 2013, JR Aviation was selected for the lease of an 8,300 square foot hangar for the purpose of providing rotary wing flight services, aircraft maintenance and storage, aerial dispensing, water bucket firefighting and other related aviation services for flying customers at the Draughon-Miller Central Texas Regional Airport;

Whereas, JR Aviation has demonstrated they are capable of operating a professional aviation business at the Airport and Staff recommends Council authorize a one year extension to the lease with JR Aviation;

Whereas, the lease will run through September 1, 2018 and the rental rate will be \$1,200 per month which is a comparable square footage rate to similar aviation support businesses currently leasing at the Airport;

Whereas, annual lease revenue from JR Aviation will be deposited into Account No. 110-0000-446-3026; 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: Findings. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Temple, Texas, and they are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Part 2: The City Council authorizes the Acting City Manager, or her designee, after approval as to form by the City Attorney, to execute a one-year lease extension with JR Aviation, LLC, a wholly owned subsidiary of Paradise Helicopters located in Kailia-Kona, Hawaii, for aviation services through September 1, 2018 at the Draughon-Miller Central Texas Regional Airport, in the amount of \$1,200 per month.

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 **19th** day of **October**, 2017.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Charla Thomas
Deputy City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

10/19/17
Item #6(U)
Consent Agenda
Page 1 of 1

DEPT./DIVISION SUBMISSION & REVIEW:

Sharon Rostovich, Airport Director

ITEM DESCRIPTION: Consider adopting a resolution authorizing acceptance of the FY18 Texas Department of Transportation, Aviation Division, Routine Airport Maintenance (RAMP) Grant, in the amount of \$100,000 (City match of \$50,000), to help assist with Airport improvements at the Draughon-Miller Central Texas Regional Airport.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: The City of Temple, as part of our Airport Grant Assurance, has participated in the yearly RAMP grant program through the Texas Department of Transportation, Aviation Division for many years. The RAMP grant is a pro-active, flexible grant program that allows the City to determine projects on an as needed basis upon execution of the grant.

TxDOT has approved Temple's participation for inclusion in the FY18 RAMP Program at the maximum level of \$100,000 (50-50 share). The City's matching funds are incorporated into the Reinvestment Zone No. 1 Financing Plan.

FISCAL IMPACT: The expenditure of \$100,000 (which includes the City's \$50,000 match) was approved in the Reinvestment Zone No. 1 Financing and Project Plans, line 509, in account 795-9500-531-6559, project 101800. TxDOT Aviation will reimburse the City 50% of the total project cost not to exceed \$50,000.

ATTACHMENTS:

[Resolution](#)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING ACCEPTANCE OF A TEXAS DEPARTMENT OF TRANSPORTATION, AVIATION DIVISION, ROUTINE AIRPORT MAINTENANCE GRANT IN THE AMOUNT OF \$100,000 (CITY MATCH OF \$50,000) FOR FISCAL YEAR 2018, TO ASSIST WITH AIRPORT IMPROVEMENTS AT THE DRAUGHON-MILLER CENTRAL TEXAS REGIONAL AIRPORT; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the City of Temple, as part of the Airport Grant Assurance, has participated in the yearly Routine Airport Maintenance Grant (RAMP) program through the Texas Department of Transportation, Aviation Division for several years;

Whereas, the RAMP grant is a pro-active, flexible grant program that allows the City to determine projects on an as-needed basis upon execution of the grant;

Whereas, the Texas Department of Transportation Aviation Division has approved Temple's participation for inclusion in the fiscal year 2018 RAMP Program at the maximum level of \$100,000 (50/50 share);

Whereas, the expenditure of \$100,000 (which includes the City's \$50,000 match) was approved in the Reinvestment Zone No. 1 Financing Plan, Line 509, in Account No. 795-9500-531-6559, Project No. 101800 - Texas Department of Transportation Aviation will reimburse the City 50% of the total project cost not to exceed \$50,000; 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: Findings. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Temple, Texas, and they are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Part 2: The City Council accepts a Texas Department of Transportation, Aviation Division, Routine Airport Maintenance Grant, in the amount of \$100,000 (City match of \$50,000) for fiscal year 2018 for airport improvements at the Draughon-Miller Central Texas Regional Airport.

Part 3: The Council authorizes the Acting City Manager, or her designee, after approval as to form by the City Attorney, to execute any documents which may be necessary for the acceptance of this grant, and to accept any and all funds that may be received for this grant.

Part 4: 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 **19th** day of **October**, 2017.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Charla Thomas
Deputy City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

10/19/17
Item #6(V)
Consent Agenda
Page 1 of 3

DEPT./DIVISION SUBMISSION & REVIEW:

Traci L. Barnard, Director of Finance

ITEM DESCRIPTION: SECOND READING: Consider adopting an ordinance authorizing an amendment to the Tax Increment Financing Reinvestment Zone No. 1 Financing and Project Plans to align with the 2022 Master Plan which includes appropriating bond proceeds, adjusting tax revenues and allocating expenditures for public improvements for years FY 2017-2062.

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

ITEM SUMMARY: On August 09, 2017 and September 13, 2017 the Reinvestment Zone No. 1 (RZ#1) Finance and Project Committees held joint meetings. The meetings consisted of reviewing available funding sources and aligning funding with project needs. All projects were reviewed for updated cost estimates, project scope, and project readiness/delivery. The available funding sources identified were from the combination of revised tax increment revenues estimates based on the receipt of certified values from the Bell County Appraisal District, reallocation of funding from existing projects, and the issuance of TIRZ Revenue Bonds.

The focus of the proposed amendment is for the fiscal years 2017-2019, however, state law requires a financing and project plan to span the life of the Zone. 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 Reinvestment Zone No. 1 Board approved these amendments at its September 27, 2017 board meeting.

Below are highlights of **selected line items**:

Tax Increment Revenues: FY 2018 - Taxable values were revised to reflect the certified tax roll received from the Bell County Appraisal District. Total anticipated revenues are \$17,793,995 from all participating taxing entities which is an increase of \$1,528,874 from the current Financing Plan. Future revenues were adjusted using FY 2018 revenues as a base. Assumptions for forecasting future revenues included decreasing the value of Panda I and II valuations to reflect current operational factors associated with Panda I and II and market trends for power generation plants. The future annual valuations were adjusted equally to reach approximately 40% of replacement cost in FY 2023. In addition, revenue forecast were adjusted for expiring tax abatements and future real property expansions, a growth factor was applied to the adjusted projected values and adjustments were made for changes to existing future real property improvements/expansions to the applicable years. Assumptions are reviewed annually upon receipt of certified tax rolls and will be adjusted as necessary.

TIRZ Revenue Bonds In FY 2017, \$19,000,000 of bond proceeds were removed from the Financing Plan to reflect a revised issue date based on timing of the projects. In FY 2018, \$22,000,000 of bond proceeds were added to fund projects shown in the 2022 Master Plan Project Funding Schedule. The increase in the bond issue amount was based on project needs and is within the parameters for maintaining a two times coverage for future debt service. The projects to be funded with the bond proceeds are as follows:

Research Pkwy (IH35 to Wendland At Grade) Construction	\$ 14,100,000
Research Pkwy (IH35 to Wendland At Grade) Design	550,000
Outer Loop (I35 South) ROW	2,300,000
Outer Loop (I35 South) Design	800,000
Intersection improvements at Central and N. 4th Street	750,000
East Outer Loop Construction	500,000
East Outer Loop Design	406,600
31st Street Monumentation Construction	450,000
Receiving & Delivery Tracks ROW	400,000
Contingency	1,743,400
Total Bond Projects	\$ 22,000,000

The amendment also includes an allocation for annual debt service for the TIRZ Revenue bonds beginning in FY 2019 through FY 2038 (20 year amortization). The average annual debt service on the proposed issue is approximately \$1,640,900.

Corporate Hangar: The proposed amendment includes an adjustment to reflect funding the administrative office space for the Wilsonart corporate hangar of \$341,600. Of this amount, \$235,000 of cost will be recovered over the next 10 years through a monthly lease payment. The remaining amount of \$106,600 will be reimbursed in lump sum amount by Wilsonart.

The amendment for FY 2018 also allocates funding new projects as shown below:

Strategic Investment Zones - Grants	\$ 425,000
1st Street (Ave B to Central Ave) Final Design/Ave A (N 3rd to S 2nd) Concept Design	296,000
North 31st Street (Nugent to Central) Concept Design	212,000
31st Street (Loop 363 to Ave R)/Ave R (31st Street to 25th St) Concept Design	130,000
Draughon-Miller Regional Airport FBO Center & Parking Visioning	119,000
Avenue U Public Art	75,000
RAMP Grant Match	50,000
Total New Projects	\$ 1,307,000

Public Improvements: Beginning in FY 2021 through 2062, the balance of funding for general “non-project specific” improvements is allocated to this line item. The amount was determined based on the remaining funds available after amounts were allocated for operating expenditures, debt service, projects and maintaining an amount of fund balance of no less than \$2,000,000.

The following is a summary of funding for the 2022 Master Plan projects:

	Bond Issue							
	2017	2018	2018	2019	2020	2021	2022	TOTAL
Temple Industrial Park	\$ 336,509	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 736,509
Corporate Campus Park	1,651,520	-	-	-	-	-	-	1,651,520
Bioscience Park/Crossroads Park	5,564,692	-	-	-	-	-	-	5,564,692
Research Parkway/Outer Loop	5,639,812	18,656,600	525,000	-	10,750,000	-	-	35,571,412
Synergy Park	76,701	-	-	-	-	-	-	76,701
Downtown	14,486,895	750,000	14,003,000	450,000	450,000	450,000	450,000	31,039,895
TMED	6,104,095	2,193,400	305,000	2,488,000	-	-	-	11,090,495
Airport Park	1,796,924	-	560,600	-	-	-	-	2,357,524
Public Improvements	-	-	-	-	-	5,500,000	7,000,000	12,500,000
MASTER PLAN PROJECT FUNDING	\$ 35,657,148	\$22,000,000	\$15,393,600	\$ 2,938,000	\$11,200,000	\$ 5,950,000	\$ 7,450,000	\$ 100,588,748

See the attached “TRZ Master Plan Project Funding (2017-2025)” schedule for more detail on the projects.

FISCAL IMPACT: Below is a table summarizing the Source and Use of funds included in the Financing and Project Plans.

Description	2017	2018	2019	2020	2021	2022	Future Years
Available FB @ October 1 ⁽¹⁾	\$ 27,838,651	\$ 5,557,758	\$ 1,831,930	\$ 7,513,799	\$ 4,266,052	\$ 5,868,120	\$ 5,907,456
Total Source of Funds	20,336,878	40,369,686	16,990,273	16,415,960	15,787,729	15,657,049	775,012,895
Total Debt & Operating Exp.	6,960,623	6,701,914	8,370,404	8,463,707	8,235,661	8,167,713	84,134,294
Total Planned Project Exp.	35,657,148	37,393,600	2,938,000	11,200,000	5,950,000	7,450,000	696,786,057
Available FB ⁽¹⁾ @ September 30 ⁽²⁾	\$ 5,557,758	\$ 1,831,930	\$ 7,513,799	\$ 4,266,052	\$ 5,868,120	\$ 5,907,456	\$ -

⁽¹⁾ - Beginning of Year

⁽²⁾ - End of Year

ATTACHMENTS:

[Financing Plan](#)

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

[Summary - TRZ Master Plan Project Funding \(2017 - 2025\)](#)

[TRZ Master Plan Project Funding \(2017 - 2025\)](#)

[TRZ Schedule of Outstanding Bonds with Proposed Issue](#)

[Budget Adjustment](#)

[Ordinance](#)

FINANCING PLAN
Page 1 of 5

Financing Plan - 09/27/17 to Zone Board

		Revised					
		Y/E 9/30/17	Y/E 9/30/18	Y/E 9/30/19	Y/E 9/30/20	Y/E 9/30/21	Y/E 9/30/22
DESCRIPTION		Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
1	"Taxable Increment"	\$ 435,256,703	\$ 426,069,294	\$ 415,287,167	\$ 409,874,095	\$ 397,412,766	\$ 426,871,090
1	FUND BALANCE, Begin	\$ 27,838,651	\$ 5,557,758	\$ 1,831,930	\$ 7,513,799	\$ 4,266,052	\$ 5,868,120
2	Adjustments to Debt Service Reserve	-	-	-	-	-	-
3	Fund Balance Available for Appropriation	\$ 27,838,651	\$ 5,557,758	\$ 1,831,930	\$ 7,513,799	\$ 4,266,052	\$ 5,868,120
SOURCES OF FUNDS:							
4	Tax Revenues	19,371,450	17,793,995	17,171,851	16,588,792	15,961,146	15,848,781
6	Allowance for Uncollected Taxes [1.5% of Tax Revenues]	(290,572)	(266,910)	(257,578)	(248,832)	(239,417)	(237,732)
8	Interest Income-Other	50,000	50,000	40,000	40,000	30,000	10,000
10	Grant Funds	1,170,000	50,000	-	-	-	-
12	License Fee - Central Texas Railway	36,000	36,000	36,000	36,000	36,000	36,000
14	Other Revenues	-	106,600	-	-	-	-
15	Sale of land	-	600,000	-	-	-	-
17	Bond Proceeds	-	22,000,000	-	-	-	-
20	Total Sources of Funds	\$ 20,336,878	\$ 40,369,685	\$ 16,990,273	\$ 16,415,960	\$ 15,787,729	\$ 15,657,049
25	TOTAL AVAILABLE FOR APPROPRIATION	\$ 48,175,529	\$ 45,927,443	\$ 18,822,203	\$ 23,929,759	\$ 20,053,781	\$ 21,525,169
USE OF FUNDS:							
DEBT SERVICE							
27	2009 Bond Refunding	1,510,150	1,488,750	1,485,000	-	-	-
28	2008 Bond Issue-Taxable {\$10.365 mil}	1,240,096	1,241,957	1,241,173	1,237,744	1,241,670	1,242,422
29	Debt Service - 2011A Issue {Refunding}	912,200	908,350	915,950	2,497,800	2,497,550	2,494,950
30	Debt Service - 2012 Issue {Refunding}	76,400	79,600	77,650	80,050	77,250	78,750
31	Debt Service - 2013 Issue {\$25.260 mil}	2,034,894	2,047,694	2,048,344	2,047,944	2,046,494	2,031,494
32	Debt Service - 2018 Issue {\$22 mil}	-	-	1,666,724	1,664,606	1,435,756	1,383,056
35	Paying Agent Services	1,700	1,700	1,700	1,700	1,700	1,700
40	Subtotal-Debt Service	5,775,440	5,768,051	7,436,541	7,529,844	7,300,420	7,232,372
OPERATING EXPENDITURES							
50	Prof Svcs/Proj Mgmt	175,000	175,000	175,000	175,000	175,000	175,000
52	Legal/Audit	1,300	1,300	1,300	1,300	1,300	1,400
54	Zone Park Maintenance [mowing, utilities, botanical supplies]	330,000	330,000	330,000	330,000	330,000	330,000
56	Rail Maintenance	214,390	100,000	100,000	100,000	100,000	100,000
58	Road/Signage Maintenance	238,243	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
62	TISD-Reimbursement [per contract]	26,250	27,563	27,563	27,563	28,941	28,941
65	Subtotal-Operating Expenditures	1,185,183	933,863	933,863	933,863	935,241	935,341
70	TOTAL DEBT & OPERATING EXPENDITURES	\$ 6,960,623	\$ 6,701,914	\$ 8,370,404	\$ 8,463,707	\$ 8,235,661	\$ 8,167,713
80	Funds Available for Projects	\$ 41,214,906	\$ 39,225,530	\$ 10,451,799	\$ 15,466,052	\$ 11,818,120	\$ 13,357,456
PROJECTS							
150	Temple Industrial Park	336,509	400,000	-	-	-	-
200	Corporate Campus Park	1,651,520	-	-	-	-	-
250	Bioscience Park/Crossroads Park	5,564,692	-	-	-	-	-
350	Research Parkway/Outer Loop	5,639,812	19,181,600	-	10,750,000	-	-
400	Synergy Park	76,701	-	-	-	-	-
450	Downtown	14,486,895	14,753,000	450,000	450,000	450,000	450,000
500	TMED	6,104,095	2,498,400	2,488,000	-	-	-
550	Airport Park	1,796,924	560,600	-	-	-	-
610	Public Improvements	-	-	-	-	5,500,000	7,000,000
	Subtotal-Projects	35,657,148	37,393,600	2,938,000	11,200,000	5,950,000	7,450,000
	TOTAL USE OF FUNDS	\$ 42,617,771	\$ 44,095,514	\$ 11,308,404	\$ 19,663,707	\$ 14,185,661	\$ 15,617,713
700	FUND BALANCE, End	\$ 5,557,758	\$ 1,831,930	\$ 7,513,799	\$ 4,266,052	\$ 5,868,120	\$ 5,907,456

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
	41	42	43	44	45	46	47	48	49	50
DESCRIPTION										
1 "Taxable Increment"	\$ 430,495,341	\$ 473,225,671	\$ 510,957,928	\$ 603,517,507	\$ 632,140,107	\$ 638,461,508	\$ 644,846,123	\$ 651,294,584	\$ 657,807,530	\$ 664,385,606
1 FUND BALANCE, Begin	\$ 5,907,456	\$ 3,034,302	\$ 2,307,135	\$ 2,650,494	\$ 2,514,011	\$ 2,571,597	\$ 2,307,833	\$ 2,223,728	\$ 2,318,919	\$ 2,592,855
2 Adjustments to Debt Service Reserve	-	-	-	-	-	-	-	-	-	-
3 Fund Balance Available for Appropriation	\$ 5,907,456	\$ 3,034,302	\$ 2,307,135	\$ 2,650,494	\$ 2,514,011	\$ 2,571,597	\$ 2,307,833	\$ 2,223,728	\$ 2,318,919	\$ 2,592,855
SOURCES OF FUNDS:										
4 Tax Revenues	15,394,809	16,049,463	16,639,966	17,945,912	18,402,247	18,586,255	18,772,103	18,959,809	19,149,392	19,340,871
6 Allowance for Uncollected Taxes [1.5% of Tax Revenues]	(230,922)	(240,742)	(249,599)	(269,189)	(276,034)	(278,794)	(281,582)	(284,397)	(287,241)	(290,113)
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	-	-	-	-	-	-	-	-	-	-
15 Sale of land	-	-	-	-	-	-	-	-	-	-
17 Bond Proceeds	-	-	-	-	-	-	-	-	-	-
20 Total Sources of Funds	\$ 15,209,887	\$ 15,854,721	\$ 16,436,367	\$ 17,722,723	\$ 18,172,213	\$ 18,353,461	\$ 18,536,521	\$ 18,721,412	\$ 18,908,151	\$ 19,096,758
25 TOTAL AVAILABLE FOR APPROPRIATION	\$ 21,117,343	\$ 18,889,023	\$ 18,743,501	\$ 20,373,218	\$ 20,686,224	\$ 20,925,059	\$ 20,844,354	\$ 20,945,140	\$ 21,227,070	\$ 21,689,613
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
32 Debt Service - 2018 Issue {\$22 mil}	1,666,406	1,667,206	1,666,606	1,669,606	1,666,006	1,666,006	1,669,406	1,666,006	1,669,600	1,664,663
35 Paying Agent Services	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
40 Subtotal-Debt Service	3,697,700	3,695,100	3,706,219	3,722,419	3,726,319	3,728,919	3,732,319	3,736,319	3,744,313	3,750,776
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]	330,000	330,000	330,000	330,000	330,000	330,000	330,000	330,000	330,000	330,000
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	935,341	936,788	936,788	936,788	938,307	938,307	938,307	939,902	939,902	939,902
70 TOTAL DEBT & OPERATING EXPENDITURES	\$ 4,633,041	\$ 4,631,888	\$ 4,643,007	\$ 4,659,207	\$ 4,664,626	\$ 4,667,226	\$ 4,670,626	\$ 4,676,221	\$ 4,684,215	\$ 4,690,678
80 Funds Available for Projects	\$ 16,484,302	\$ 14,257,135	\$ 14,100,494	\$ 15,714,011	\$ 16,021,597	\$ 16,257,833	\$ 16,173,728	\$ 16,268,919	\$ 16,542,855	\$ 16,998,935
PROJECTS										
150 Temple Industrial Park	-	-	-	-	-	-	-	-	-	-
200 Corporate Campus Park	-	-	-	-	-	-	-	-	-	-
250 Bioscience Park/Crossroads Park	-	-	-	-	-	-	-	-	-	-
350 Research Parkway/Outer Loop	-	-	-	-	-	-	-	-	-	-
400 Synergy Park	-	-	-	-	-	-	-	-	-	-
450 Downtown	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000
500 TMED	-	-	-	-	-	-	-	-	-	-
550 Airport Park	-	-	-	-	-	-	-	-	-	-
610 Public Improvements	13,000,000	11,500,000	11,000,000	12,750,000	13,000,000	13,500,000	13,500,000	13,500,000	13,500,000	14,000,000
Subtotal-Projects	13,450,000	11,950,000	11,450,000	13,200,000	13,450,000	13,950,000	13,950,000	13,950,000	13,950,000	14,450,000
TOTAL USE OF FUNDS	\$ 18,083,041	\$ 16,581,888	\$ 16,093,007	\$ 17,859,207	\$ 18,114,626	\$ 18,617,226	\$ 18,620,626	\$ 18,626,221	\$ 18,634,215	\$ 19,140,678
700 FUND BALANCE, End	\$ 3,034,302	\$ 2,307,135	\$ 2,650,494	\$ 2,514,011	\$ 2,571,597	\$ 2,307,833	\$ 2,223,728	\$ 2,318,919	\$ 2,592,855	\$ 2,548,935

	DESCRIPTION	2033 51	2034 52	2035 53	2036 54	2037 55	2038 56	2039 57	2040 58	2041 59	2042 60
1	"Taxable Increment"	\$ 671,029,462	\$ 677,739,756	\$ 684,517,154	\$ 691,362,325	\$ 698,275,949	\$ 705,258,708	\$ 712,311,295	\$ 719,434,408	\$ 726,628,752	\$ 733,895,040
1	FUND BALANCE, Begin	\$ 2,548,935	\$ 2,185,733	\$ 2,605,217	\$ 2,719,099	\$ 2,275,262	\$ 3,036,552	\$ 2,748,353	\$ 3,324,057	\$ 3,103,996	\$ 2,590,212
2	Adjustments to Debt Service Reserve	-	-	-	-	-	-	-	-	-	-
3	Fund Balance Available for Appropriation	\$ 2,548,935	\$ 2,185,733	\$ 2,605,217	\$ 2,719,099	\$ 2,275,262	\$ 3,036,552	\$ 2,748,353	\$ 3,324,057	\$ 3,103,996	\$ 2,590,212
SOURCES OF FUNDS:											
4	Tax Revenues	19,534,265	19,729,593	19,926,875	20,126,129	20,327,375	20,530,634	20,735,926	20,943,271	21,152,689	21,364,201
6	Allowance for Uncollected Taxes [1.5% of Tax Revenues]	(293,014)	(295,944)	(298,903)	(301,892)	(304,911)	(307,960)	(311,039)	(314,149)	(317,290)	(320,463)
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	-	-	-	-	-	-	-	-	-	-
15	Sale of land	-	-	-	-	-	-	-	-	-	-
17	Bond Proceeds	-	-	-	-	-	-	-	-	-	-
20	Total Sources of Funds	\$ 19,287,251	\$ 19,479,649	\$ 19,673,972	\$ 19,870,237	\$ 20,068,464	\$ 20,268,674	\$ 20,470,887	\$ 20,675,122	\$ 20,881,399	\$ 21,089,738
25	TOTAL AVAILABLE FOR APPROPRIATION	\$ 21,836,186	\$ 21,665,382	\$ 22,279,189	\$ 22,589,336	\$ 22,343,726	\$ 23,305,227	\$ 23,219,240	\$ 23,999,179	\$ 23,985,395	\$ 23,679,950
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	-	-	-	-	-	-	-	-	-
32	Debt Service - 2018 Issue {\$22 mil}	1,664,763	1,667,388	1,667,313	1,669,538	1,663,838	1,663,538	-	-	-	-
35	Paying Agent Services	1,200	1,200	1,200	1,200	-	-	-	-	-	-
40	Subtotal-Debt Service	3,758,876	1,668,588	1,668,513	1,670,738	1,663,838	1,663,538	-	-	-	-
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]	330,000	330,000	330,000	330,000	330,000	330,000	330,000	330,000	330,000	330,000
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	941,577	941,577	941,577	943,336	943,336	943,336	945,183	945,183	945,183	947,122
70	TOTAL DEBT & OPERATING EXPENDITURES	\$ 4,700,453	\$ 2,610,165	\$ 2,610,090	\$ 2,614,074	\$ 2,607,174	\$ 2,606,874	\$ 945,183	\$ 945,183	\$ 945,183	\$ 947,122
80	Funds Available for Projects	\$ 17,135,733	\$ 19,055,217	\$ 19,669,099	\$ 19,975,262	\$ 19,736,552	\$ 20,698,353	\$ 22,274,057	\$ 23,053,996	\$ 23,040,212	\$ 22,732,827
PROJECTS											
150	Temple Industrial Park	-	-	-	-	-	-	-	-	-	-
200	Corporate Campus Park	-	-	-	-	-	-	-	-	-	-
250	Bioscience Park/Crossroads Park	-	-	-	-	-	-	-	-	-	-
350	Research Parkway/Outer Loop	-	-	-	-	-	-	-	-	-	-
400	Synergy Park	-	-	-	-	-	-	-	-	-	-
450	Downtown	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000
500	TMED	-	-	-	-	-	-	-	-	-	-
550	Airport Park	-	-	-	-	-	-	-	-	-	-
610	Public Improvements	14,500,000	16,000,000	16,500,000	17,250,000	16,250,000	17,500,000	18,500,000	19,500,000	20,000,000	20,000,000
	Subtotal-Projects	14,950,000	16,450,000	16,950,000	17,700,000	16,700,000	17,950,000	18,950,000	19,950,000	20,450,000	20,450,000
TOTAL USE OF FUNDS											
700	FUND BALANCE, End	\$ 2,185,733	\$ 2,605,217	\$ 2,719,099	\$ 2,275,262	\$ 3,036,552	\$ 2,748,353	\$ 3,324,057	\$ 3,103,996	\$ 2,590,212	\$ 2,282,827

	DESCRIPTION	2043 61	2044 62	2045 63	2046 64	2047 65	2048 66	2049 67	2050 68	2051 69	2052 70
1	"Taxable Increment"	\$ 741,233,990	\$ 748,646,330	\$ 756,132,793	\$ 763,694,121	\$ 771,331,062	\$ 779,044,373	\$ 786,834,817	\$ 794,703,165	\$ 802,650,197	\$ 810,676,699
1	FUND BALANCE, Begin	\$ 2,282,827	\$ 2,540,107	\$ 2,477,006	\$ 2,593,186	\$ 2,392,494	\$ 2,376,762	\$ 2,545,702	\$ 2,403,320	\$ 2,451,503	\$ 2,689,911
2	Adjustments to Debt Service Reserve	-	-	-	-	-	-	-	-	-	-
3	Fund Balance Available for Appropriation	\$ 2,282,827	\$ 2,540,107	\$ 2,477,006	\$ 2,593,186	\$ 2,392,494	\$ 2,376,762	\$ 2,545,702	\$ 2,403,320	\$ 2,451,503	\$ 2,689,911
SOURCES OF FUNDS:											
4	Tax Revenues	18,226,905	18,409,159	18,593,236	18,779,153	18,966,930	19,156,585	19,348,136	19,541,603	19,737,004	19,934,359
6	Allowance for Uncollected Taxes [1.5% of Tax Revenues]	(273,404)	(276,137)	(278,899)	(281,687)	(284,504)	(287,349)	(290,222)	(293,124)	(296,055)	(299,015)
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	-	-	-	-	-	-	-	-	-	-
15	Sale of land	-	-	-	-	-	-	-	-	-	-
17	Bond Proceeds	-	-	-	-	-	-	-	-	-	-
20	Total Sources of Funds	\$ 17,999,501	\$ 18,179,022	\$ 18,360,337	\$ 18,543,466	\$ 18,728,426	\$ 18,915,236	\$ 19,103,914	\$ 19,294,479	\$ 19,486,949	\$ 19,681,344
25	TOTAL AVAILABLE FOR APPROPRIATION	\$ 20,282,329	\$ 20,719,128	\$ 20,837,344	\$ 21,136,652	\$ 21,120,920	\$ 21,291,998	\$ 21,649,616	\$ 21,697,799	\$ 21,938,452	\$ 22,371,255
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}	-	-	-	-	-	-	-	-	-	-
32	Debt Service - 2018 Issue {\$22 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
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	\$ 19,490,107	\$ 19,927,006	\$ 20,043,186	\$ 20,342,494	\$ 20,326,762	\$ 20,495,702	\$ 20,853,320	\$ 20,901,503	\$ 21,139,911	\$ 21,572,714
PROJECTS											
150	Temple Industrial Park	-	-	-	-	-	-	-	-	-	-
200	Corporate Campus Park	-	-	-	-	-	-	-	-	-	-
250	Bioscience Park/Crossroads Park	-	-	-	-	-	-	-	-	-	-
350	Research Parkway/Outer Loop	-	-	-	-	-	-	-	-	-	-
400	Synergy Park	-	-	-	-	-	-	-	-	-	-
450	Downtown	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000
500	TMED	-	-	-	-	-	-	-	-	-	-
550	Airport Park	-	-	-	-	-	-	-	-	-	-
610	Public Improvements	16,500,000	17,000,000	17,000,000	17,500,000	17,500,000	17,500,000	18,000,000	18,000,000	18,000,000	18,500,000
	Subtotal-Projects	16,950,000	17,450,000	17,450,000	17,950,000	17,950,000	17,950,000	18,450,000	18,450,000	18,450,000	18,950,000
TOTAL USE OF FUNDS											
700	FUND BALANCE, End	\$ 2,540,107	\$ 2,477,006	\$ 2,593,186	\$ 2,392,494	\$ 2,376,762	\$ 2,545,702	\$ 2,403,320	\$ 2,451,503	\$ 2,689,911	\$ 2,622,714

	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062
	71	72	73	74	75	76	77	78	79	80
DESCRIPTION										
1 "Taxable Increment"	\$ 818,783,466	\$ 826,971,300	\$ 835,241,013	\$ 843,593,423	\$ 852,029,358	\$ 860,549,651	\$ 869,155,148	\$ 877,846,699	\$ 886,625,166	\$ 895,491,418
1 FUND BALANCE, Begin	\$ 2,622,714	\$ 2,251,855	\$ 2,576,942	\$ 2,602,315	\$ 2,829,976	\$ 2,259,473	\$ 2,395,325	\$ 2,739,593	\$ 2,791,766	\$ 2,556,545
2 Adjustments to Debt Service Reserve	-	-	-	-	-	-	-	-	-	-
3 Fund Balance Available for Appropriation	\$ 2,622,714	\$ 2,251,855	\$ 2,576,942	\$ 2,602,315	\$ 2,829,976	\$ 2,259,473	\$ 2,395,325	\$ 2,739,593	\$ 2,791,766	\$ 2,556,545
SOURCES OF FUNDS:										
4 Tax Revenues	20,133,688	20,335,010	20,538,346	20,743,715	20,951,137	21,160,634	21,372,225	21,585,933	21,801,778	22,019,781
6 Allowance for Uncollected Taxes [1.5% of Tax Revenues]	(302,005)	(305,025)	(308,075)	(311,156)	(314,267)	(317,410)	(320,583)	(323,789)	(327,027)	(330,297)
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	-	-	-	-	-	-	-	-	-	-
15 Sale of land	-	-	-	-	-	-	-	-	-	-
17 Bond Proceeds	-	-	-	-	-	-	-	-	-	-
20 Total Sources of Funds	\$ 19,877,683	\$ 20,075,985	\$ 20,276,271	\$ 20,478,559	\$ 20,682,870	\$ 20,889,224	\$ 21,097,642	\$ 21,308,144	\$ 21,520,751	\$ 21,735,484
25 TOTAL AVAILABLE FOR APPROPRIATION	\$ 22,500,396	\$ 22,327,840	\$ 22,853,213	\$ 23,080,874	\$ 23,512,846	\$ 23,148,698	\$ 23,492,966	\$ 24,047,737	\$ 24,312,517	\$ 24,292,029
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}	-	-	-	-	-	-	-	-	-	-
32 Debt Service - 2018 Issue {\$22 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
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	\$ 21,701,855	\$ 21,526,942	\$ 22,052,315	\$ 22,279,976	\$ 22,709,473	\$ 22,345,325	\$ 22,689,593	\$ 23,241,766	\$ 23,506,545	\$ 23,486,057
PROJECTS										
150 Temple Industrial Park	-	-	-	-	-	-	-	-	-	-
200 Corporate Campus Park	-	-	-	-	-	-	-	-	-	-
250 Bioscience Park/Crossroads Park	-	-	-	-	-	-	-	-	-	-
350 Research Parkway/Outer Loop	-	-	-	-	-	-	-	-	-	-
400 Synergy Park	-	-	-	-	-	-	-	-	-	-
450 Downtown	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000
500 TMED	-	-	-	-	-	-	-	-	-	-
550 Airport Park	-	-	-	-	-	-	-	-	-	-
610 Public Improvements	19,000,000	18,500,000	19,000,000	19,000,000	20,000,000	19,500,000	19,500,000	20,000,000	20,500,000	23,036,057
Subtotal-Projects	19,450,000	18,950,000	19,450,000	19,450,000	20,450,000	19,950,000	19,950,000	20,450,000	20,950,000	23,486,057
TOTAL USE OF FUNDS	\$ 20,248,541	\$ 19,750,898	\$ 20,250,898	\$ 20,250,898	\$ 21,253,373	\$ 20,753,373	\$ 20,753,373	\$ 21,255,972	\$ 21,755,972	\$ 24,292,029
700 FUND BALANCE, End	\$ 2,251,855	\$ 2,576,942	\$ 2,602,315	\$ 2,829,976	\$ 2,259,473	\$ 2,395,325	\$ 2,739,593	\$ 2,791,766	\$ 2,556,545	\$ 0

TIF Reinvestment Zone #1
Summary Financing Plan with Detailed Project Plan

Project Plan - 09/27/17 - to Zone Board

\$ 22,000,000
Bond Proceeds

SUMMARY FINANCING PLAN						
	Revised 2017	2018	2019	2020	2021	2022
1 Beginning Available Fund Balance, Oct 1	\$ 27,838,651	\$ 5,557,758	\$ 1,831,930	\$ 7,513,799	\$ 4,266,052	\$ 5,868,120
20 Total Sources of Funds	20,336,878	40,369,685	16,990,273	16,415,960	15,787,729	15,657,049
2 Adjustments to Debt Service Reserve		-	-	-	-	-
25 Net Available for Appropriation	48,175,529	45,927,443	18,822,203	23,929,759	20,053,781	21,525,169
50/52 General Administrative Expenditures	176,300	176,300	176,300	176,300	176,300	176,400
54 Zone Park Maintenance [mowing, utilities, botanical supplies]	330,000	330,000	330,000	330,000	330,000	330,000
56 Rail Maintenance	214,390	100,000	100,000	100,000	100,000	100,000
58 Road/Signage Maintenance	238,243	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
62 TISD-Reimbursement [per contract]	26,250	27,563	27,563	27,563	28,941	28,941
27 Debt Service - 2009 Issue {Refunding}	1,510,150	1,488,750	1,485,000	-	-	-
28 Debt Service - 2008 Taxable Issue {\$10.365 mil}	1,240,096	1,241,957	1,241,173	1,237,744	1,241,670	1,242,422
29 Debt Service - 2011A Issue {Refunding}	912,200	908,350	915,950	2,497,800	2,497,550	2,494,950
30 Debt Service - 2012 Issue {Refunding}	76,400	79,600	77,650	80,050	77,250	78,750
31 Debt Service - 2013 Issue {\$25.260 mil}	2,034,894	2,047,694	2,048,344	2,047,944	2,046,494	2,031,494
32 Debt Service - 2018 Issue {\$22 mil}	-	-	1,666,724	1,664,606	1,435,756	1,383,056
33 Paying Agent Services	1,700	1,700	1,700	1,700	1,700	1,700
70 Total Debt & Operating Expenditures	6,960,623	6,701,914	8,370,404	8,463,707	8,235,661	8,167,713
80 Funds Available for Projects	\$ 41,214,906	\$ 39,225,530	\$ 10,451,799	\$ 15,466,052	\$ 11,818,120	\$ 13,357,456

PROJECT PLAN						
	Revised 2017	2018	2019	2020	2021	2022
TEMPLE INDUSTRIAL PARK:						
101 Receiving & Delivery (R&D) Tracks	107,500	-	-	-	-	-
101 Receiving & Delivery (R&D) Tracks {bond funded}		400,000	-	-	-	-
102 North Lucius McCelvey Extension	176,655	-	-	-	-	-
108 31st Street Sidewalks Grant Match	52,354	-	-	-	-	-
150 Total North Zone/Rail Park (including Enterprise Park)	336,509	400,000	-	-	-	-
CORPORATE CAMPUS PARK:						
155 Pepper Creek Trail Hwy 36 to McLane Parkway	1,651,520	-	-	-	-	-
200 Total Corporate Campus Park	1,651,520	-	-	-	-	-
BIOSCIENCE PARK/CROSSROADS PARK:						
207 Cross Roads Park @ Pepper Creek Trail	5,564,692	-	-	-	-	-
250 Total Bio-Science Park	5,564,692	-	-	-	-	-
RESEARCH PARKWAY/OUTER LOOP						
305 Research Pkwy (IH 35 to Wendland Ultimate) STAG grant {Little Elm Sewer}	1,925,000	275,000	-	-	-	-
305 Research Pkwy (IH 35 to Wendland Ultimate)	1,202,056	250,000	-	-	-	-
305 Research Pkwy (IH 35 to Wendland Ultimate) {bond funded}	-	14,650,000	-	-	-	-
310 Research Pkwy (Wendland to McLane Pkwy)	1,081,176	-	-	-	-	-
315 Research Pkwy (McLane Pkwy to Central Point Pkwy)	1,021,580	-	-	-	-	-
320 Outer Loop (I35 South)	410,000	-	-	10,750,000	-	-
320 Outer Loop (I35 South) {bond funded}	-	3,100,000	-	-	-	-
321 East Outer Loop	-	906,600	-	-	-	-
350 Total Research Parkway	5,639,812	19,181,600	-	10,750,000	-	-
SYNERGY PARK:						
351 Lorraine Drive (Southeast Industrial Park) - [\$1.5M total project cost]	13,975	-	-	-	-	-
352 Entry Enhancement	62,726	-	-	-	-	-
400 Total Synergy Park	76,701	-	-	-	-	-
DOWNTOWN:						
401 Downtown Improvements {Transformation Team}	681,100	450,000	450,000	450,000	450,000	450,000
402 Santa Fe Plaza	8,039,332	4,075,000	-	-	-	-
403 Intersection Improvements at Central & North 4th Street {bond funded}		750,000	-	-	-	-
404 Santa Fe Market	766,463	3,545,000	-	-	-	-
405 TISD-Obligation per Contract	5,000,000	5,000,000	-	-	-	-
406 1st Street (Avenue B to Central Avenue) and Avenue A (North 3rd to South 2nd)	-	296,000	-	-	-	-
407 North 31st Street (Nugent to Central) Concept Design	-	212,000	-	-	-	-
408 Strategic Investment Zone - Grants	-	425,000	-	-	-	-
450 Total Downtown	14,486,895	14,753,000	450,000	450,000	450,000	450,000
TMED:						
458 Loop 363 Frontage Rd (UPRR to 5th TIRZ portion)	182,935	-	-	-	-	-
459 31st Street/Loop 363 Improvements	912,205	-	-	-	-	-
460 31st Street (Loop 363 to Avenue M) and Avenue R (31st to 25th Street) Concept Design	-	130,000	-	-	-	-
461 31st Street Monumentation {bond funded}	-	450,000	-	-	-	-
462 Ave U TMED Ave. to 1st Street	2,884,670	75,000	-	-	-	-
463 TMED Master Plan (Health Care Campus)	-	-	-	-	-	-
464 TMED Master Plan & Thoroughfare Plan	-	-	-	-	-	-
465 Friars Creek Trail Amphitheater	-	-	-	-	-	-
466 Veteran's Memorial Blvd. Phase II	804,285	-	2,488,000	-	-	-
467 1st Street @ Temple College Pedestrian Bridge	-	-	-	-	-	-
468 TMED South 1st Street	1,320,000	100,000	-	-	-	-
469 Contingency {bond funded}	-	1,743,400	-	-	-	-
500 Total TMED	6,104,095	2,498,400	2,488,000	-	-	-
AIRPORT PARK:						
507 Taxiway for Airport	63,700	-	-	-	-	-
508 Corporate Hangar Phase II	263,224	-	-	-	-	-
509 Airport RAMP Grant	-	100,000	-	-	-	-
510 Corporate Hangar	1,470,000	341,600	-	-	-	-
511 Draughon-Miller Regional Airport FBO Center & Parking Visioning	-	119,000	-	-	-	-
550 Total Airport Park	1,796,924	560,600	-	-	-	-
610 Public Improvements	-	-	-	-	5,500,000	7,000,000
Total Planned Project Expenditures	35,657,148	37,393,600	2,938,000	11,200,000	5,950,000	7,450,000
700 Available Fund Balance at Year End	\$ 5,557,758	\$ 1,831,930	\$ 7,513,799	\$ 4,266,052	\$ 5,868,120	\$ 5,907,456

SUMMARY TRZ MASTER PLAN PROJECT FUNDING (2017 - 2025)

Available for allocation	\$ 41,214,906	\$ 22,000,000	\$ 11,667,772	\$ 8,619,869	\$ 7,952,253	\$ 7,552,068	\$ 7,489,336	\$ 10,576,846	\$ 11,222,833	\$ 11,793,359	\$ 140,089,242
--------------------------	---------------	---------------	---------------	--------------	--------------	--------------	--------------	---------------	---------------	---------------	----------------

	Bond Issue										
	2017	2018	2018	2019	2020	2021	2022	2023	2024	2025	TOTAL
Temple Industrial Park	\$ 336,509	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 736,509
Corporate Campus Park	1,651,520	-	-	-	-	-	-	-	-	-	1,651,520
Bioscience Park/Crossroads Park	5,564,692	-	-	-	-	-	-	-	-	-	5,564,692
Research Parkway/Outer Loop	5,639,812	18,656,600	525,000	-	10,750,000	-	-	-	-	-	35,571,412
Synergy Park	76,701	-	-	-	-	-	-	-	-	-	76,701
Downtown	14,486,895	750,000	14,003,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	32,389,895
TMED	6,104,095	2,193,400	305,000	2,488,000	-	-	-	-	-	-	11,090,495
Airport Park	1,796,924	-	560,600	-	-	-	-	-	-	-	2,357,524
Public Improvements	-	-	-	-	-	5,500,000	7,000,000	13,000,000	11,500,000	11,000,000	48,000,000
MASTER PLAN PROJECT FUNDING	\$ 35,657,148	\$ 22,000,000	\$ 15,393,600	\$ 2,938,000	\$ 11,200,000	\$ 5,950,000	\$ 7,450,000	\$ 13,450,000	\$ 11,950,000	\$ 11,450,000	\$ 137,438,748

	Bond Issue										
	2017	2018	2018	2019	2020	2021	2022	2023	2024	2025	TOTAL
Favorable (Unfavorable) Balance	\$ 5,557,758	\$ -	\$ (3,725,828)	\$ 5,681,869	\$ (3,247,747)	\$ 1,602,068	\$ 39,336	\$ (2,873,154)	\$ (727,167)	\$ 343,359	\$ 2,650,494
Cumulative Favorable (Unfavorable)	\$ 5,557,758	\$ 5,557,758	\$ 1,831,930	\$ 7,513,799	\$ 4,266,052	\$ 5,868,120	\$ 5,907,456	\$ 3,034,302	\$ 2,307,135	\$ 2,650,494	

TRZ MASTER PLAN PROJECT FUNDING (2017 - 2025)

Available for allocation	\$ 41,214,906	\$ 22,000,000	\$ 11,667,772	\$ 8,619,869	\$ 7,952,253	\$ 7,552,068	\$ 7,489,336	\$ 10,576,846	\$ 11,222,833	\$ 11,793,359	\$ 140,089,242
--------------------------	---------------	---------------	---------------	--------------	--------------	--------------	--------------	---------------	---------------	---------------	----------------

Temple Industrial Park

Temple Industrial Park			Bond Issue									
Line #	Project Description	2017	2018	2018	2019	2020	2021	2022	2023	2024	2025	TOTAL
1	North Lucius McCelvey Ext. (1/2) Construction	176,655	-	-	-	-	-	-	-	-	-	176,655
2	Northern Y Design	-	-	-	-	-	-	-	-	-	-	-
3	Northern Y Construction	-	-	-	-	-	-	-	-	-	-	-
4	Receiving & Delivery Tracks Preliminary Design	107,500	-	-	-	-	-	-	-	-	-	107,500
5	Receiving & Delivery Tracks ROW	-	400,000	-	-	-	-	-	-	-	-	400,000
6	N 31st Street Sidewalks Grant Match	52,354	-	-	-	-	-	-	-	-	-	52,354
7	N 31st Street Sidewalks Construction	-	-	-	-	-	-	-	-	-	-	-
	SUBTOTAL	336,509	400,000	-	-	-	-	-	-	-	-	736,509

Corporate Campus Park

Corporate Campus Park			Bond Issue									
Line #	Project Description	2017	2018	2018	2019	2020	2021	2022	2023	2024	2025	TOTAL
8	Pepper Creek Trail Hwy 36 to McLane Prkwy Design	115,500	-	-	-	-	-	-	-	-	-	115,500
9	Pepper Creek Trail Hwy 36 to McLane Prkwy Construction	1,536,020	-	-	-	-	-	-	-	-	-	1,536,020
SUBTOTAL		1,651,520	-	-	-	-	-	-	-	-	-	1,651,520

Bioscience Park/Crossroads Park

Bioscience Park/Crossroads Park			Bond Issue									
Line #	Project Description	2017	2018	2018	2019	2020	2021	2022	2023	2024	2025	TOTAL
10	Crossroads Park @ Pepper Creek Trail Design	100,602	-	-	-	-	-	-	-	-	-	100,602
11	Crossroads Park @ Pepper Creek Trail Construction	5,464,090	-	-	-	-	-	-	-	-	-	5,464,090
SUBTOTAL		5,564,692	-	-	-	-	-	-	-	-	-	5,564,692

Research Parkway/Outer Loop

Research Parkway/Outer Loop			Bond Issue									
Line #	Project Description	2017	2018	2018	2019	2020	2021	2022	2023	2024	2025	TOTAL
12	Research Pkwy (IH35 to Wendland At Grade) Design	131,247	550,000	-	-	-	-	-	-	-	-	681,247
13	Research Pkwy (IH35 to Wendland Ultimate) ROW	1,070,809	-	250,000	-	-	-	-	-	-	-	1,320,809
14	Research Pkwy (IH35 to Wendland At Grade) Grant {Little Elm Sewer}	1,925,000	-	275,000	-	-	-	-	-	-	-	2,200,000
15	Research Pkwy (IH35 to Wendland At Grade) Construction	-	14,100,000	-	-	-	-	-	-	-	-	14,100,000
16	Research Pkwy (Wendland to Central Pt Pkwy) Design	-	-	-	-	-	-	-	-	-	-	-
17	Research Pkwy (Wendland to Central Pt Pkwy) ROW	2,102,756	-	-	-	-	-	-	-	-	-	2,102,756
18	Research Pkwy (Wendland to Central Pt Pkwy) Construction	-	-	-	-	-	-	-	-	-	-	-
19	Outer Loop (I35 South) Design	410,000	800,000	-	-	750,000	-	-	-	-	-	1,960,000
20	Outer Loop (I35 South) ROW	-	2,300,000	-	-	-	-	-	-	-	-	2,300,000
21	Outer Loop (I35 South) Construction	-	-	-	-	10,000,000	-	-	-	-	-	10,000,000
22	East Outer Loop Design	-	406,600	-	-	-	-	-	-	-	-	406,600
23	East Outer Loop Construction		500,000									500,000
SUBTOTAL		5,639,812	18,656,600	525,000	-	10,750,000	-	-	-	-	-	35,571,412

Synergy Park

Synergy Park			Bond Issue									
Line #	Project Description	2017	2018	2018	2019	2020	2021	2022	2023	2024	2025	TOTAL
24	Entry Enhancement Design	62,726	-	-	-	-	-	-	-	-	-	62,726
25	Entry Enhancement Constr	-	-	-	-	-	-	-	-	-	-	-
26	Lorraine Drive/Panda Drive Service Road Construction	13,975	-	-	-	-	-	-	-	-	-	13,975
SUBTOTAL		76,701	-	-	-	-	-	-	-	-	-	76,701

TRZ MASTER PLAN PROJECT FUNDING (2017 - 2025)

Downtown			Bond Issue									
Line #	Project Description	2017	2018	2018	2019	2020	2021	2022	2023	2024	2025	TOTAL
27	Santa Fe Plaza Design	641,969	-	-	-	-	-	-	-	-	-	641,969
28	Santa Fe Plaza ROW	2,697,363	-	-	-	-	-	-	-	-	-	2,697,363
29	Santa Fe Plaza Construction	4,700,000	-	4,075,000	-	-	-	-	-	-	-	8,775,000
30	TISD-Obligation per Contract	5,000,000	-	5,000,000	-	-	-	-	-	-	-	10,000,000
31	Intersection Improvements at Central and N. 4th Street	-	750,000	-	-	-	-	-	-	-	-	750,000
32	Santa Fe Market Design	303,400	-	-	-	-	-	-	-	-	-	303,400
33	Santa Fe Market ROW	463,063	-	45,000	-	-	-	-	-	-	-	508,063
34	Santa Fe Market Construction	-	-	3,500,000	-	-	-	-	-	-	-	3,500,000
35	Downtown Transformation Team	681,100	-	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	4,281,100
36	1st Street (Ave B to Central Ave) and Ave A (North 3rd to South 2nd) Design	-	-	296,000	-	-	-	-	-	-	-	296,000
37	1st Street from Avenue B to Central Avenue ROW	-	-	-	-	-	-	-	-	-	-	-
38	1st Street from Avenue B to Central Avenue Construction	-	-	-	-	-	-	-	-	-	-	-
39	Strategic Investment Zone - Grants	-	-	425,000	-	-	-	-	-	-	-	425,000
40	North 31st Street (Nugent to Central) Concept Design	-	-	212,000	-	-	-	-	-	-	-	212,000
SUBTOTAL		14,486,895	750,000	14,003,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	32,389,895

TMED			Bond Issue									
Line #	Project Description	2017	2018	2018	2019	2020	2021	2022	2023	2024	2025	TOTAL
41	Loop 363 FR (UPRR to 5th TRZ Portion) Construction	182,935	-	-	-	-	-	-	-	-	-	182,935
42	31st Street (Loop 363 to Ave M) and Ave R (31st to 25th Street) Concept Design	-	-	130,000	-	-	-	-	-	-	-	130,000
43	31 Street Improvements Design	120,267	-	-	-	-	-	-	-	-	-	120,267
44	31 Street Improvements Construction	791,938	-	-	-	-	-	-	-	-	-	791,938
45	31st Street Monumentation Construction	-	450,000	-	-	-	-	-	-	-	-	450,000
46	Ave U TMED Ave. to 1st Construction	2,884,670	-	75,000	-	-	-	-	-	-	-	2,959,670
47	TMED Master Plan (Health Care Campus) Design	-	-	-	-	-	-	-	-	-	-	-
48	TMED Master Plan &Thoroughfare Plan * Design	-	-	-	-	-	-	-	-	-	-	-
49	Friars Creek Trail Amphitheater	-	-	-	-	-	-	-	-	-	-	-
50	Veteran's Memorial Blvd. Phase II Design	554,285	-	-	-	-	-	-	-	-	-	554,285
51	Veteran's Memorial Blvd. Phase II ROW	250,000	-	-	-	-	-	-	-	-	-	250,000
52	Veteran's Memorial Blvd. Phase II Construction	-	-	-	2,488,000	-	-	-	-	-	-	2,488,000
53	TMED South 1st Street Design	120,000	-	-	-	-	-	-	-	-	-	120,000
54	TMED South 1st Street Construction	1,200,000	-	100,000	-	-	-	-	-	-	-	1,300,000
55	Bond Contingency	-	1,743,400	-	-	-	-	-	-	-	-	1,743,400
SUBTOTAL		6,104,095	2,193,400	305,000	2,488,000	-	-	-	-	-	-	11,090,495

Airport Park			Bond Issue									
Line #	Project Description	2017	2018	2018	2019	2020	2021	2022	2023	2024	2025	TOTAL
56	Taxiway for Airport {60 ft. width}	63,700	-	-	-	-	-	-	-	-	-	63,700
57	Corporate Hangar Phase II	263,224	-	-	-	-	-	-	-	-	-	263,224
58	Corporate Hangar	1,470,000	-	341,600	-	-	-	-	-	-	-	1,811,600
59	Airport RAMP Grant	-	-	100,000	-	-	-	-	-	-	-	100,000
60	Draughon-Miller Regional Airport FBO Center & Parking Visioning	-	-	119,000	-	-	-	-	-	-	-	119,000
SUBTOTAL		1,796,924	-	560,600	-	-	-	-	-	-	-	2,357,524

Public Improvements			Bond Issue									
Line #	Project Description	2017	2018	2018	2019	2020	2021	2022	2023	2024	2025	TOTAL
61	Public Improvements	-	-	-	-	-	5,500,000	7,000,000	13,000,000	11,500,000	11,000,000	48,000,000

MASTER PLAN PROJECT FUNDING	\$ 35,657,148	\$ 22,000,000	\$ 15,393,600	\$ 2,938,000	\$ 11,200,000	\$ 5,950,000	\$ 7,450,000	\$ 13,450,000	\$ 11,950,000	\$ 11,450,000	\$ 137,438,748
-----------------------------	---------------	---------------	---------------	--------------	---------------	--------------	--------------	---------------	---------------	---------------	----------------

		Bond Issue										
		2017	2018	2018	2019	2020	2021	2022	2023	2024	2025	TOTAL
Favorable (Unfavorable) Balance		5,557,758	-	(3,725,828)	5,681,869	(3,247,747)	1,602,068	39,336	(2,873,154)	(727,167)	343,359	2,650,494
Cumulative Favorable (Unfavorable)		5,557,758	5,557,758	1,831,930	7,513,799	4,266,052	5,868,120	5,907,456	3,034,302	2,307,135	2,650,494	

CITY OF TEMPLE, TEXAS

REINVESTMENT ZONE NO. 1

SCHEDULE OF OUTSTANDING BONDS (PRINCIPAL & INTEREST) - AS OF OCTOBER 1, 2017 WITH PROPOSED ISSUE

Fiscal Year	Percent of Debt Retired		TIRZ Revenue Bonds, Taxable Series 2008	General Obligation Bonds Series 2009 {2003 CO}	General Obligation Bonds Series 2011A {2008 CO}	General Obligation Bonds Series 2012 {2003 CO}	Combo Tax & Revenue Bonds Series 2013	TIRZ Revenue Bonds Series 2018	Total
	Annual %	Cumulative %							
2018	6.82%	6.82%	\$ 1,241,957	\$ 1,488,750	\$ 908,350	\$ 79,600	\$ 2,047,694	\$ -	\$ 5,766,351
2019	8.79%	15.61%	1,241,173	1,485,000	915,950	77,650	2,048,344	1,666,724	7,434,841
2020	8.90%	24.51%	1,237,744	-	2,497,800	80,050	2,047,944	1,664,606	7,528,144
2021	8.63%	33.14%	1,241,670	-	2,497,550	77,250	2,046,494	1,435,756	7,298,720
2022	8.55%	41.69%	1,242,422	-	2,494,950	78,750	2,031,494	1,383,056	7,230,672
2023	4.37%	46.06%	-	-	-	-	2,030,094	1,666,406	3,696,500
2024	4.37%	50.43%	-	-	-	-	2,026,694	1,667,206	3,693,900
2025	4.38%	54.81%	-	-	-	-	2,038,412	1,666,606	3,705,018
2026	4.40%	59.21%	-	-	-	-	2,051,612	1,669,606	3,721,218
2027	4.40%	63.61%	-	-	-	-	2,059,112	1,666,006	3,725,118
2028	4.41%	68.02%	-	-	-	-	2,061,712	1,666,006	3,727,718
2029	4.41%	72.43%	-	-	-	-	2,061,712	1,669,406	3,731,118
2030	4.42%	76.85%	-	-	-	-	2,069,112	1,666,006	3,735,118
2031	4.43%	81.27%	-	-	-	-	2,073,512	1,669,600	3,743,112
2032	4.43%	85.71%	-	-	-	-	2,084,912	1,664,663	3,749,575
2033	4.44%	90.15%	-	-	-	-	2,092,913	1,664,763	3,757,676
2034	1.97%	92.12%	-	-	-	-	-	1,667,388	1,667,388
2035	1.97%	94.09%	-	-	-	-	-	1,667,313	1,667,313
2036	1.97%	96.07%	-	-	-	-	-	1,669,538	1,669,538
2037	1.97%	98.03%	-	-	-	-	-	1,663,838	1,663,838
2038	1.97%	100.00%	-	-	-	-	-	1,663,538	1,663,538
Total:			\$ 6,204,966	\$ 2,973,750	\$ 9,314,600	\$ 393,300	\$ 32,871,767	\$ 32,818,031	\$ 84,576,414

Principal Outstanding	\$ 7,105,000	\$ 5,565,000	\$ 9,215,000	\$ 470,000	\$ 25,260,000	\$ 21,245,000	\$ 68,860,000
------------------------------	---------------------	---------------------	---------------------	-------------------	----------------------	----------------------	----------------------

FY 2017

BUDGET ADJUSTMENT FORM

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

Adjustments should be rounded to the nearest \$1.

			+	-	
ACCOUNT NUMBER	PROJECT #	ACCOUNT DESCRIPTION	INCREASE	DECREASE	
795-0000-461-08-65		MISCELLANEOUS REIMBURSEMENTS		\$ 150,000	
795-9500-531-65-23	101586	CORPORATE HANGAR		\$ 150,000	
795-9500-531-65-57	101585	OUTER LOOP (I35 SOUTH)	\$ 10,000		
795-9500-531-65-64	101252	N LUCIUS MCCELVEY		\$ 10,000	
795-9500-531-72-11		BOND INTEREST		\$ 344,583	
795-9500-531-63-15	101458	31ST STREET SIDEWALKS		\$ 350,000	
795-9500-531-68-73	101011	31ST STREET MONUMENTATION		\$ 375,000	
795-9500-531-68-68	101006	SYNERGY PARK ENTRY ENHANCEMENTS		\$ 425,000	
795-9500-531-68-75	101013	TMED MASTER PLAN		\$ 20,150	
795-9500-531-68-75	101014	TMED MASTER PLAN & THOROUGHFARE PLAN		\$ 55,000	
795-0000-358-11-10		UNALLOCATED FUND BALANCE	\$ 1,569,733		
795-0000-490-15-16		BOND PROCEEDS		\$ 19,000,000	
795-9600-531-65-57	101585	OUTER LOOP (I35 SOUTH)		\$ 2,100,000	
796-9600-531-65-66	101262	SANTA FE MARKET		\$ 1,500,000	
795-9600-531-68-63	101000	RESEARCH PKWY-I35 TO WENDLAND		\$ 13,500,000	
795-9600-531-68-70	101008	SANTA FE PLAZA		\$ 1,900,000	
		DO NOT POST			
TOTAL.....			\$ 1,579,733	\$ 39,879,733	

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

To reallocate funds as recommended by the Reinvestment Zone No. 1 Board at its 09.27.17 meeting and as approved on second reading by Council on 10.19.17.

DOES THIS REQUEST REQUIRE COUNCIL APPROVAL?

☒ Yes☐ No

DATE OF COUNCIL MEETING 10/19/2017

WITH AGENDA ITEM?

☒ Yes☐ No

Department Head/Division Director

Date

☐ Approved
☐ Disapproved

Finance

Date

☐ Approved
☐ Disapproved

City Manager

Date

☐ Approved
☐ Disapproved

ORDINANCE NO. 2017-4871

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 TO ALIGN WITH THE 2022 MASTER PLAN WHICH INCLUDES APPROPRIATING BOND PROCEEDS, ADJUSTING TAX REVENUES AND ALLOCATING EXPENDITURES FOR PUBLIC IMPROVEMENTS FOR FISCAL YEARS 2017-2062; 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, 2008; 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. 2010-4373 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. 2015-4705 on April 16, 2015; Ordinance No. 2015-4734 on October 17, 2015; Ordinance No. 2016-4789 on July 21, 2016; Ordinance No. 2016-4809 on October 20, 2016; Ordinance No. 2017-4838 on April 20, 2017; Ordinance No. 2017-4851 on July 20, 2017; Ordinance No. 2017-4871 on October 19, 2017;

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 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; and

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 and Project Plans, 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: 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 5: 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 6: 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 **5th** day of **October**, 2017.

PASSED AND APPROVED on Second Reading on the **19th** day of **October**, 2017.

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

10/19/17
Item #6(W)
Consent Agenda
Page 1 of 4

DEPT. / DIVISION SUBMISSION & REVIEW:

Mark Baker, Senior Planner

ITEM DESCRIPTION: SECOND READING - Z-FY-17-42: Consider adopting an ordinance authorizing a rezoning from Agricultural zoning district to Planned Development - General Retail zoning district with Development/ Site Plan approval, on 5.058 +/- acres, located on the north side of FM 2305, approximately 290 feet west of its intersection with Morgan's Point Road (FM 2271), addressed 12000 and 11934 FM 2305.

STAFF RECOMMENDATION: Staff recommends approval for a rezoning from Agricultural (AG) district to Planned Development-General Retail (PD-GR) district subject to the following conditions:

1. Substantial compliance with the Site/ Development Plan (Exhibit A), including a 15-foot tree landscape buffer be provided along the perimeter boundary;
2. That existing trees and other landscape material shall be counted as credit toward meeting the overall landscape requirements of UDC Section 7.4.4, subject to review of a Landscape Plan at the building review stage of development;
3. Maximum building height of 25 feet;
4. Residential appearance to buildings with pitched roofs, windows, foundation plantings and brick / masonry facades; and
5. Freestanding signage: Maximum 30 feet in height.

Staff recommends approval of Planned Development – General Retail (PD-GR) zoning district, for the following reasons:

1. That the proposed Planned Development demonstrates compliance with the provisions of the Planned Development Criteria as required by UDC Section 3.4.5;
2. The Planned Development-General Retail (PD-GR) zoning meets the intent of the FM 2271 Corridor Plan and is consistent with Planned Developments approved within the FM 2271 Corridor;
3. The Planned Development-General Retail (PD-GR) zoning is compatible with surrounding zoning, existing and anticipated uses;
4. The Planned Development-General Retail (PD-GR) complies with the Thoroughfare Plan; and
5. Public and on-site facilities are available to serve the subject property.

PLANNING & ZONING COMMISSION RECOMMENDATION: At their September 5, 2017 meeting, the Planning & Zoning Commission voted eight to zero to recommend approval of the proposed Planned Development as recommended by staff.

ITEM SUMMARY: The subject property is a 5.058 +/- acre tract, which is being proposed for rezoning from Agricultural (AG) zoning district to General Retail (GR) zoning district. Although the rezoning is not being driven by a specific user, the owner intends to market the property for retail and service uses.

The subject property borders 40 Morgan's Point Road on the east side, which is a 2.485 +/- acre property recently rezoned to PD-GR per Ordinance 2017-4847. The subject property is similar in terms of existing trees and vegetation availability for use into a perimeter landscape buffer for screening. A condition is proposed with this Planned Development for the same type of perimeter landscape buffer.

FM 2271 CORRIDOR PLAN: The City of Temple City Council adopted the FM 2271 Corridor Plan per Ordinance 98-2589. The Corridor Plan was intended to be a general guide for development within the study area over the course of 10 to 20 years. While it was adopted in 1998, it is still a relevant guideline for the defined corridor.

The study area for the Corridor Plan spans one-quarter mile on either side of FM 2271 (Morgan's Point Road), within the corporate boundaries of the City of Temple, bounded by Belton Dam on the south and Bonnie Lane on the north, consisting of approximately 438 acres of land. The subject property is within those boundaries and is subject to the guidelines of the Corridor Plan. Further, the plan identifies General Retail (GR) as the appropriate zoning district to provide the retail and service uses. The Plan also identifies the Planned Development concept to codify the guidelines of the Corridor Plan.

It is noteworthy that this request is the third rezoning within the Corridor boundaries within the last three months. Two of the three requests are from the same applicant. The third was approved by Ord. 2017-4847 in June and is east of the subject property, fronting along FM 2271.

Both the FM 2271 Corridor Plan's Future Land Use Map and Zoning Map (attached with Maps) identify the subject property as within the target area for not only a Planned Development Concept but with an underlying zoning district of General Retail. While part of the subject property is not entirely within the targeted area for Planned Development or retail uses, proceeding as a Planned Development with a base zoning of General Retail, **is** consistent with the intent of the FM 2271 Corridor Plan.

PLANNED DEVELOPMENT (UDC SEC. 3.4): A Planned Development is a flexible overlay zoning district designed to respond to unique development proposals, special design considerations and land use transitions by allowing evaluation of land use relationships to surrounding areas through development / site plan approval.

As a Planned Development, per UDC Sec.3.4, a Development / Site Plan is binding and subject to review and approval by City Council as part of the rezoning. As opposed to a standard rezoning, conditions of approval can be included into the rezoning Ordinance.

Further, this Planned Development (PD) concept, will have a base zoning of General Retail (GR) with no changes to the allowed uses of the GR district. Building height however, will be restricted to two-stories rather than three allowed in GR. At the same time, the PD concept codifies the intent of the FM 2271 Corridor Plan and utilizes the natural resources to add buffer and screening for the subject property. As such, the Development / Site Plan is included as the Exhibit with the Rezoning Ordinance and identifies the location and size of the landscape buffers.

In determining whether to approve, approve with conditions or deny a Planned Development application, the Planning & Zoning Commission and City Council must consider criteria as set forth in UDC Section 3.4.5 A-J. The Planned Development Criteria and Compliance Summary is attached.

The uses allowed in GR include but are not limited to those shown in the attached table.

COMPREHENSIVE PLAN (CP) COMPLIANCE: Compliance to goals, objectives or maps of the Comprehensive Plan and Sidewalk and Trails Plan are summarized by the attached Comprehensive Plan Compliance table but further described below:

Future Land Use Map (CP Map 3.1)

The subject property is within the Estate Residential land use district. The Estate Residential district is for large lot rural development generally on the fringes. The subject property is also with the Suburban Commercial land use designation, which is appropriate for office, retail and services uses adjacent to and abutting residential neighborhoods and in other areas where the community's image and aesthetic value is to be promoted, such as "Gateways" and high-profile corridor locations. Since the project is within both the Estate Residential and the Suburban Commercial land use designations, the requested base-zoning of General Retail (GR) is **partially** consistent with the Future Land Use Map.

Thoroughfare Plan (CP Map 5.2)

The subject property takes access from FM 2305, shown on the Thoroughfare Plan as a minor arterial. A minor arterial requires a minimum 70 feet of right-of-way (ROW) and 49 feet of pavement. The anticipated subdivision plat will address any needed ROW dedication. To date, no dedication issues have been identified. No Transportation Capital Improvement Program (TCIP) improvements scheduled through FY 2024 have been identified.

Availability of Public Facilities (CP Goal 4.1)

Sewer is available from a 12-inch sewer line within FM 2305 (W. Adams Ave) and an eight inch sewer line on the west side of the project site. Water is available through a 12-inch water line in FM 2305.

Temple Trails Master Plan Map and Sidewalks Ordinance

On FM 2305, a proposed City-Wide Spine Trail is shown on the Trails Master Plan. In addition, as a major arterial, a six foot sidewalk is required along FM 2305. The City may agree to upsize the six foot sidewalk. Provisions for the sidewalk will be addressed during the plat review stage.

DEVELOPMENT REGULATIONS: The attached table compare and contrast, the current Agricultural development standards with the proposed General Retail standards.

PUBLIC NOTICE: Eighteen notices to property owners within 200-feet of the subject property were sent notice of the public hearing as required by State law and City Ordinance. As of Tuesday September 26, 2017 at 9:00 AM, five notices in agreement have been received. One notice has been returned as undeliverable.

The newspaper printed notice of the public hearing on August 24, 2017, in accordance with state law and local ordinance.

SCHOOL DISTRICT: Belton Independent School District (BISD)

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Development / Site Plan (Exhibit A)

Surveyor Sketch & Field Notes (Exhibit B)

Planned Development Criteria Compliance Summary (UDC Sec. 3.4.5)

Photos

Maps

Tables

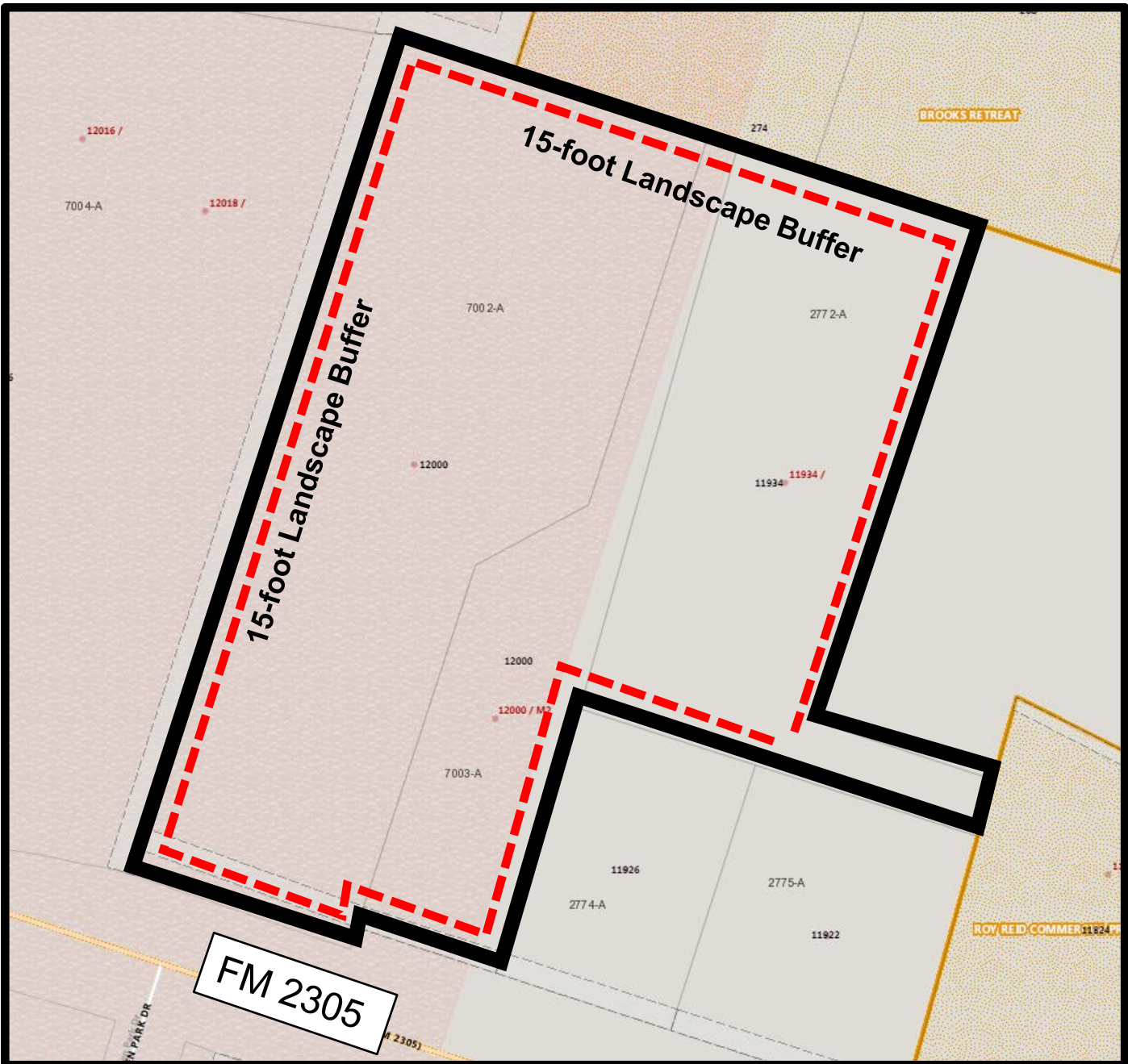
Returned Property Notices

P&Z Excerpts (September 5, 2017)

Ordinance

Exhibit A

*Buffer for Illustrative Purposes Only
Not to Scale*



1. Substantial compliance with the Site/ Development Plan (Exhibit A), including a 15-foot tree landscape buffer be provided along the perimeter boundary;
2. That existing trees and other landscape material shall be counted as credit toward meeting the overall landscape requirements of UDC Section 7.4.4, subject to review of a Landscape Plan at the building review stage of development;
3. Maximum building height of 25 feet;
4. Residential appearance to buildings with pitched roofs, windows, foundation plantings and brick/ masonry facades; and
5. Freestanding signage: Maximum 30 feet in height.

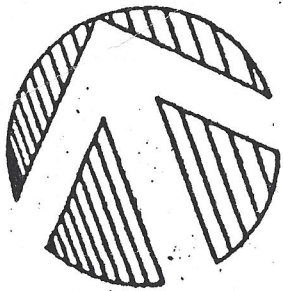
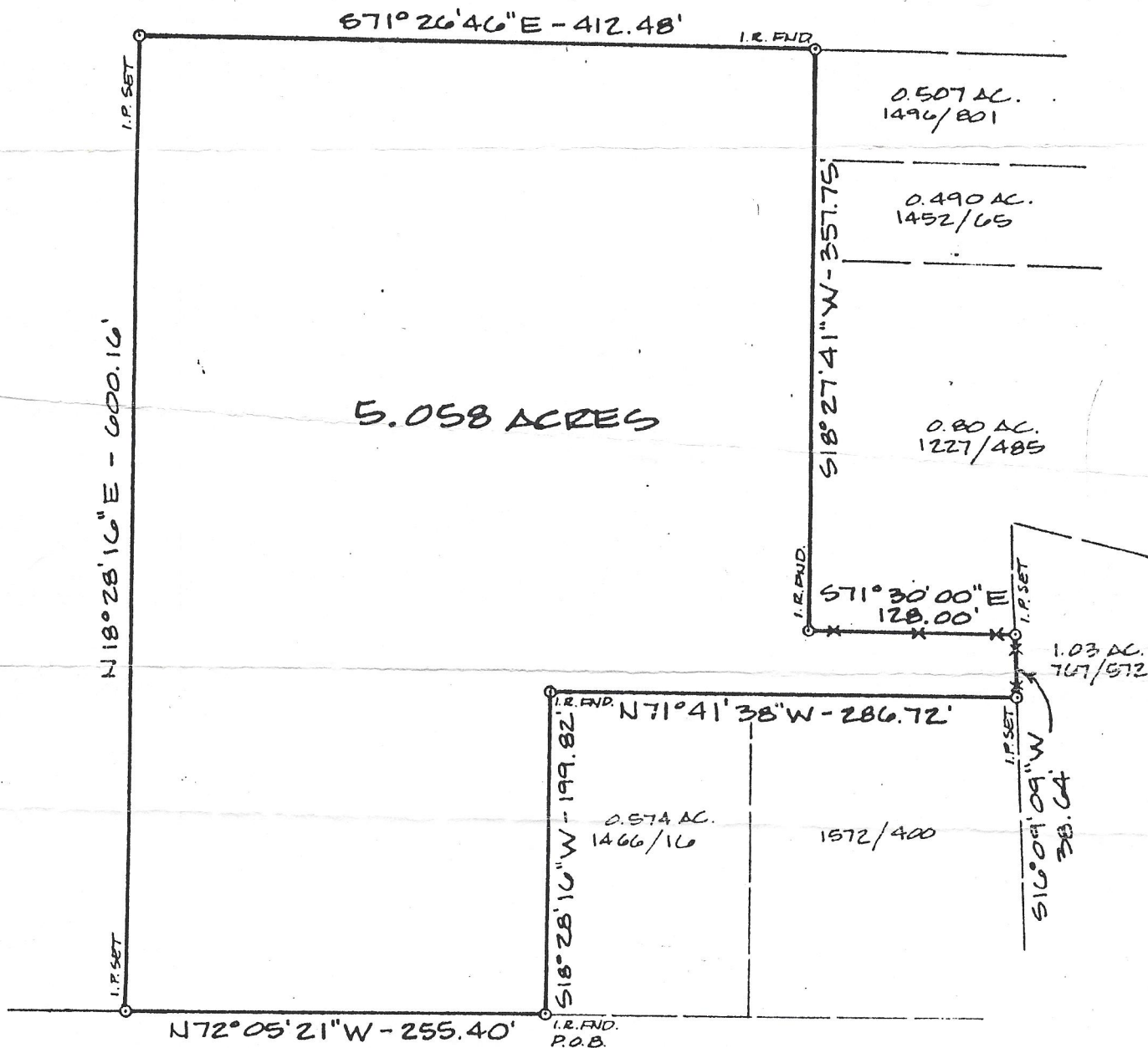


EXHIBIT B

33



F. M. 2305

STATE OF TEXAS I

COUNTY OF BELL I

I, Victor D. Turley, Registered Public Surveyor, do hereby certify to the best of my knowledge and belief, that this plat is true and correct, that it was prepared from an actual survey of the property made under my supervision on the ground, and that all necessary survey monuments are correctly shown thereon.

FIELD NOTES for a tract of land in Bell County, Texas, out of and a part of George W. Lindsey Survey, Abstract #513, and the land herein described being a part of that certain 60½ acres of land described in a deed from Annie Grace Newman to Carl T. Kraft, et ux, et al, recorded in Volume 1616, Page 97, Deed Records of Bell County, Texas.

BEGINNING at an iron rod found in the north right-of-way line of F.M. Road #2305 and being the southwest corner of a 0.574 acre tract recorded in Volume 1466, Page 16, Deed Records of Bell County, Texas, for the most southerly southeast corner of this;

THENCE N. 72° 05' 21" W., along said north right-of-way line, 255.40 feet to an iron pipe set for the southwest corner of this;

THENCE N. 18° 28' 16" E., departing from the said north right-of-way line 600.16 feet to an iron pipe set for the northwest corner of this;

THENCE S. 71° 26' 46" E., 412.48 feet to an iron rod found at the northwest corner of a 0.507 acre tract, recorded in Volume 1496, Page 801, Deed Records and being the most northerly northeast corner of this;

THENCE S. 18° 27' 41" W., along the west line of said 0.507 acre tract part way and at 67.45 feet passing an iron rod found at the northwest corner of a 0.490 acre tract, recorded in Volume 1452, Page 65 and a total distance of 357.75 feet to an iron rod found at the southwest corner of a tract recorded in Volume 1227, Page 485, Deed Records for an ell corner of this;

THENCE S. 71° 30' 00" E., along the south line of said tract in Volume 1227, Page 485, and along a fence line, 128.00 feet to an iron pipe set at a fence corner in the west line of a 1.03 acre tract recorded in Volume 767, Page 572, Deed Records for the most easterly northeast corner of this;

THENCE S. 16° 09' 09" W., along the west line of said 1.03 acre tract and along a fence line 38.64 feet to an iron pipe set at the northeast corner of a 170 foot X 200 foot tract, recorded in Volume 1572, Page 400, Deed Records for the most easterly southeast corner of this;

THENCE N. 71° 41' 38" W., along the north line of said 170 foot X 200 foot tract part way, 286.72 feet to an iron rod found at the northwest corner of a 0.574 acre tract recorded in Volume 1466, Page 16, Deed Records for an ell corner of this;

THENCE S. 18° 28' 16" W., along the west line of said 0.574 acre tract, 199.82 feet to the PLACE OF BEGINNING and containing 5.058 acres of land.

* * * * *

STATE OF TEXAS I KNOW ALL MEN BY THESE PRESENTS, that I, Victor D. Turley, Registered Public Surveyor, do hereby
COUNTY OF BELL I certify that I did cause to be surveyed on the ground the above described tract of land and to the best of my knowledge and belief the said description is true and correct.

IN WITNESS THEREOF, my hand and seal, this the 2nd day of September, A.D., 1986.



Planned Development Criteria and Compliance Summary

UDC Code Section 3.4.5 (A-J)	Yes/No	Discussion / Synopsis
A. The Plan Complies with all provisions of the Design and Development Standards Manual, this UDC and other Ordinances of the City.	YES	It is fully anticipated that the development / site plan attached with the rezoning ordinance will conform to all applicable provisions of the UDC as well as to dimensional, developmental and design standards adopted by the City for all new development.
B. The environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on natural resources of the surrounding impacts and neighborhood is mitigated.	YES	Drainage and other related engineering will be addressed at the platting stage. No issues have been identified related to the preservation of existing natural resources on the property. See Item #H for additional discussion related to preservation of existing trees and other landscaping.
C. The development is in harmony with the character, use and design of the surrounding area.	YES	The project site is located within the FM2271 Corridor, addressed as 12000 FM 2305. Corridor Plan standards which have been adopted by ordinance for surrounding Planned Developments and require conditions that promote development standards that are in harmony with the surrounding area and emphasis a residential character.
D. Safe and efficient vehicular and pedestrian circulation systems are provided.	YES	Vehicular circulation will be formally addressed during the review of a more detailed development site plan to be reviewed prior to the building plan review stage. Since no building envelope has been identified with this preliminary development plan, no circulation issues have been identified.
E. Off-street parking and loading facilities are designed to ensure that all such spaces are usable and are safely and conveniently arranged.	YES	Parking will be provided for each use in accordance with UDC Section 7.5.
F. Streets are designed with sufficient width and suitable grade and location to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.	YES	Streets will be developed in accordance with the design standards in accordance with UDC Section 8.2 requirements and reviewed during the platting stage of development.
G. Streets are coordinated so as to compose a convenient system consistent with the Thoroughfare Plan of the City.	YES	Compliance and consistency with the Thoroughfare Plan will be addressed during the subdivision plat stage. No compliance issues have been identified.
H. Landscaping and screening are integrated into the overall site design: 1. To provide adequate buffers to shield lights, noise, movement or activities from adjacent properties when necessary. 2. To complement the design and location of buildings.	YES	The recommendation of Planned Development, codifies the preservation of the existing trees, primarily Oak, which provide additional screening and buffering beyond what is required by UDC Section 7.7. A screening & buffer strip of 15 feet along the perimeter boundary is proposed as a condition. Other landscaping requirements in compliance with UDC Section 7.7 will be addressed during the more detailed development plan review stage when a user has been identified. Additional compliance will be determined with the review at the building permit stage as the lot develops. Compliance to buffering and screening in compliance to UDC Section 7.7 as well as Planned Development conditions of approval will be confirmed during the review of the subdivision plat and building permit.
I. Open space areas are designed to ensure that such areas are suitable for intended recreation and conservation uses.	YES	Parkland dedication is not required for non-residential development.
J. Water, drainage, wastewater facilities, garbage disposal and other utilities necessary for essential services to residents and occupants are provided.	YES	Water is available from existing City water lines in FM 2305. Wastewater is available through existing sewer lines in FM 2305. To date, no issues other have been identified.

Site & Surrounding Property Photos



**Site: Undeveloped (As seen from FM 2305)
(AG)**



**East: SF Residential Uses & Retail Service Uses (Looking East along FM 2305)
(PD-GR)**



**East: SF Residential Uses
(PD-GR)**



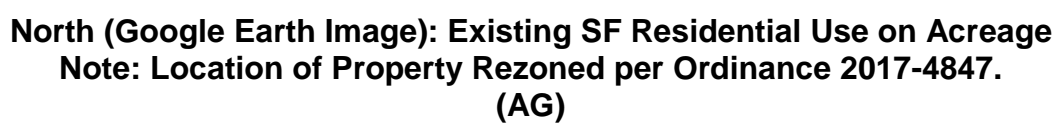
**East: Existing Retail Service Uses
(PD-GR)**



**West: SF Residential Uses
(PD-GR)**

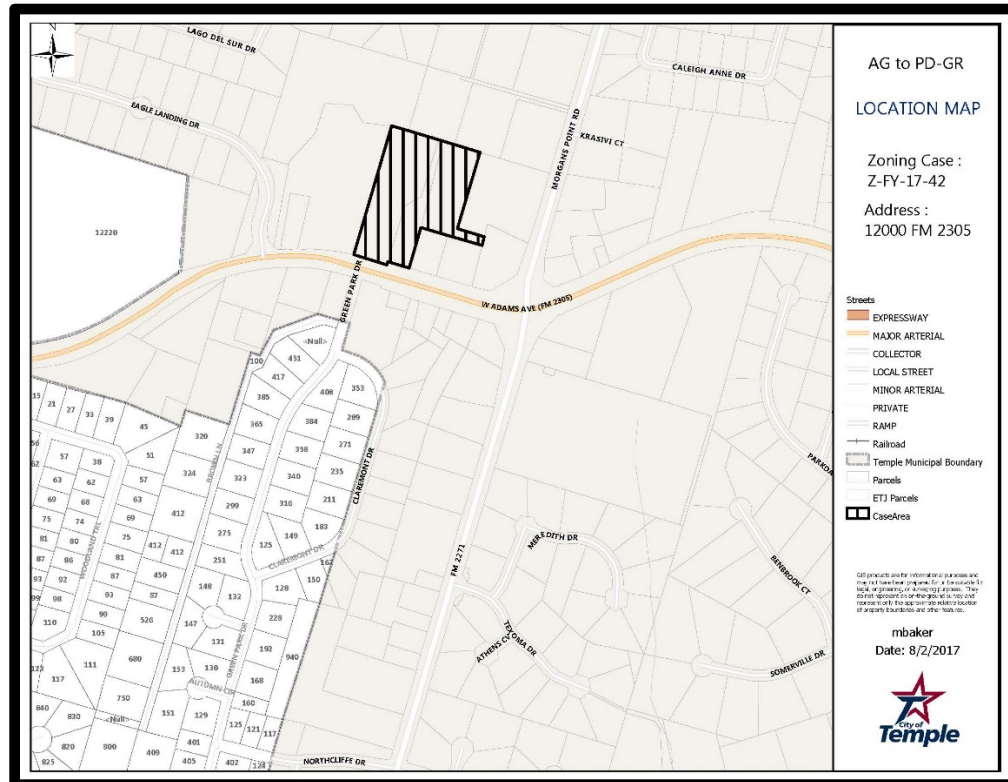


**South: Mixed SF Uses and Non-Residential Uses
(AG)**

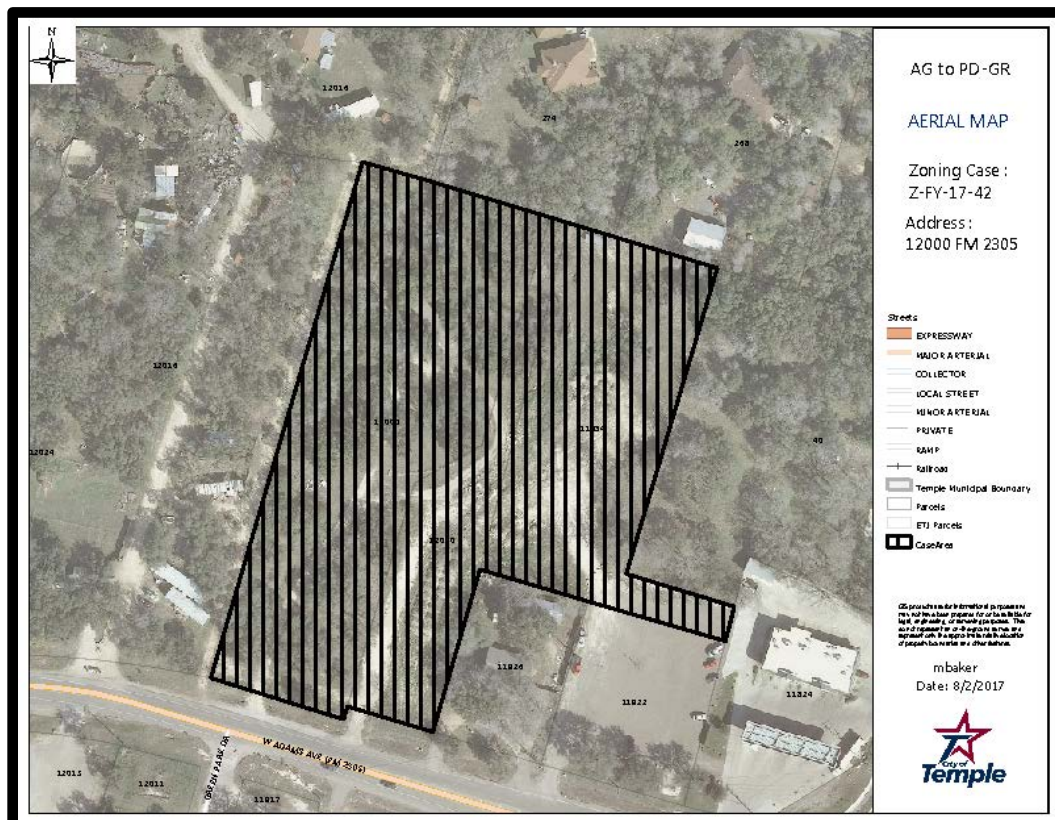


North (Google Earth Image): Existing SF Residential Use on Acreage
Note: Location of Property Rezoned per Ordinance 2017-4847.
(AG)

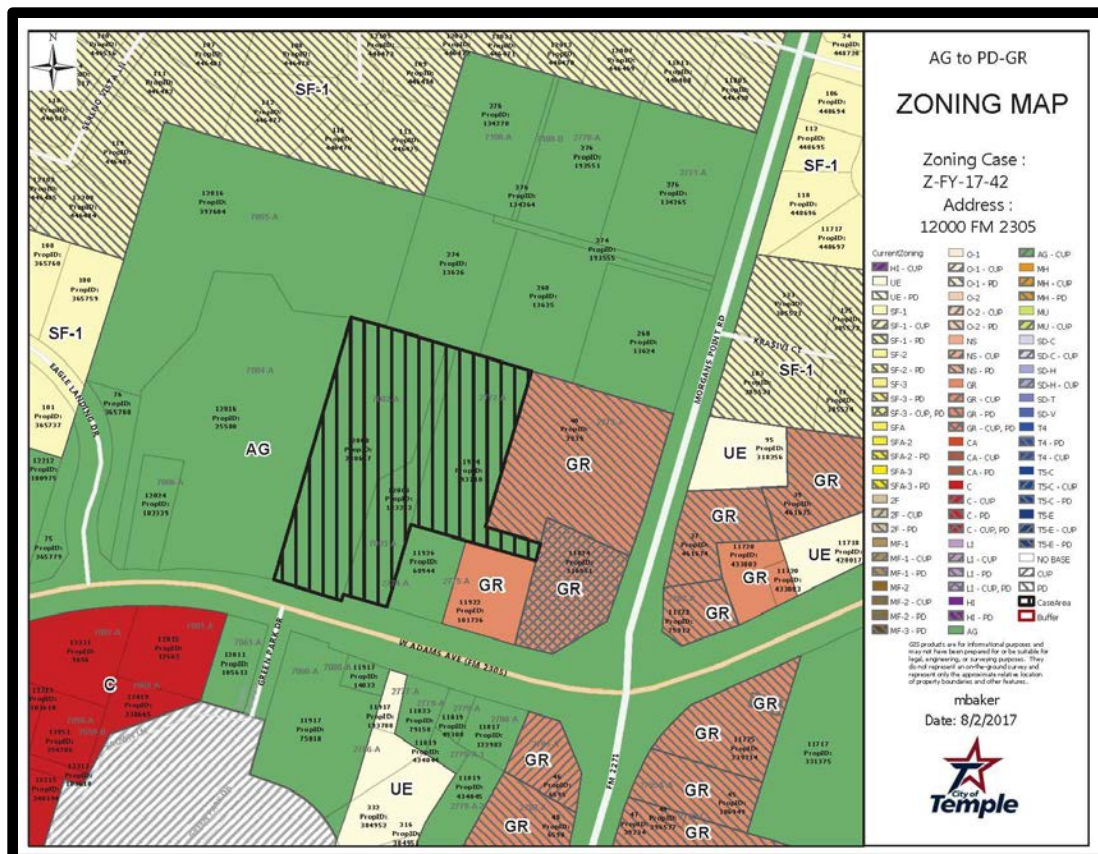
Maps



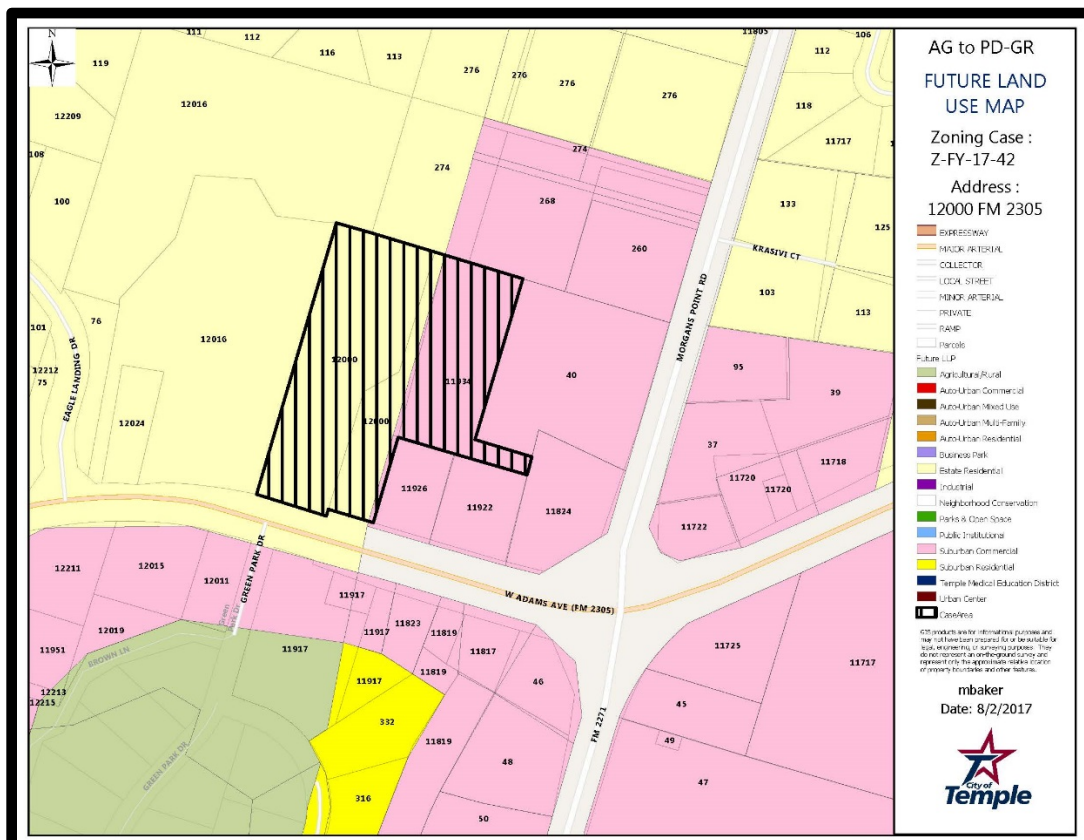
Location Map



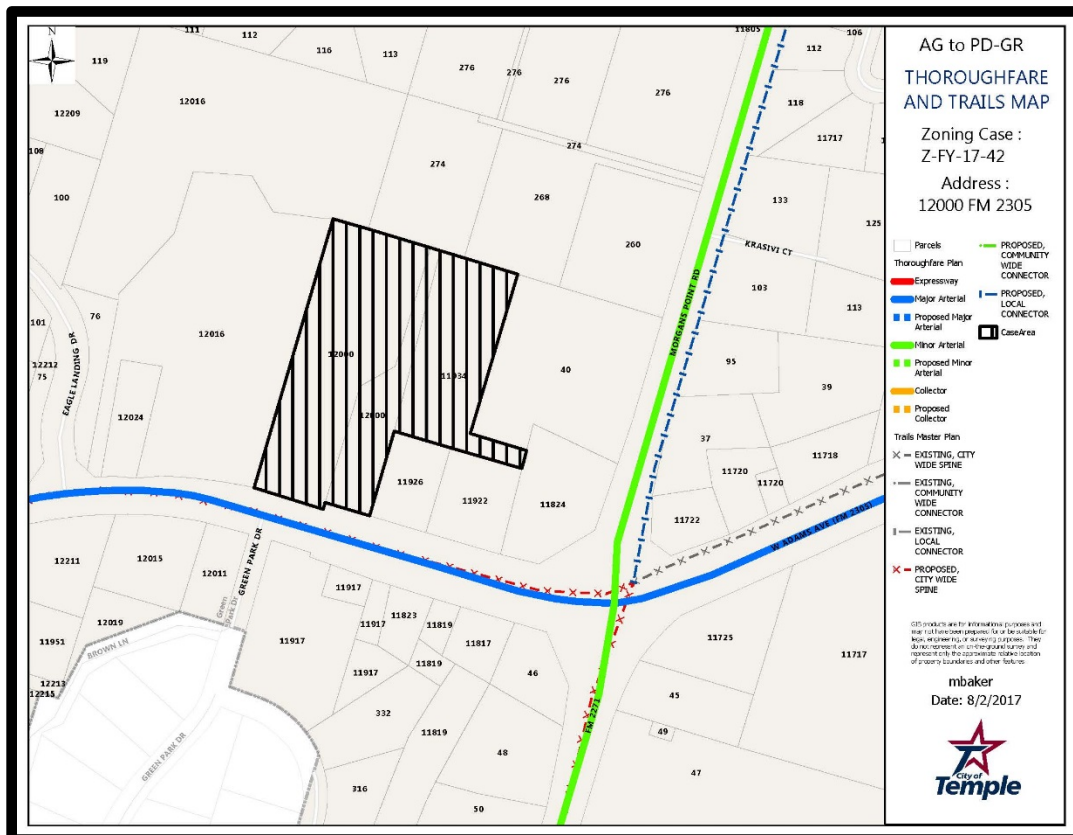
Aerial Map



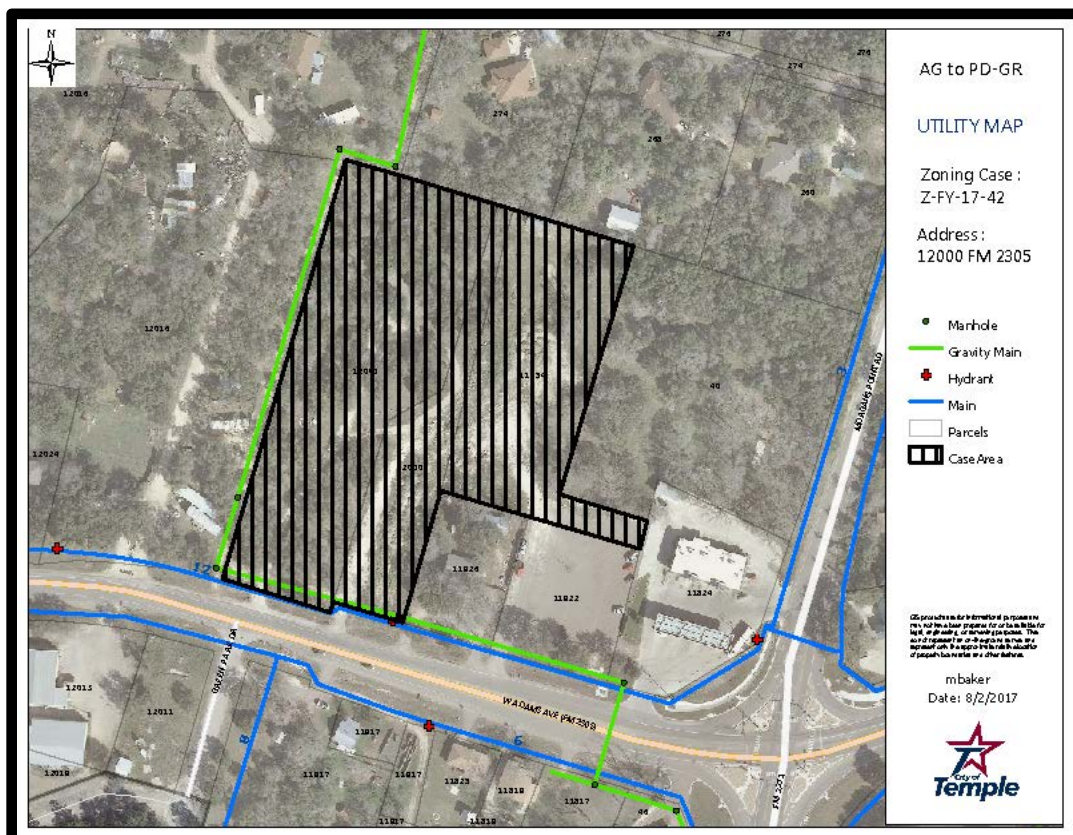
Zoning Map



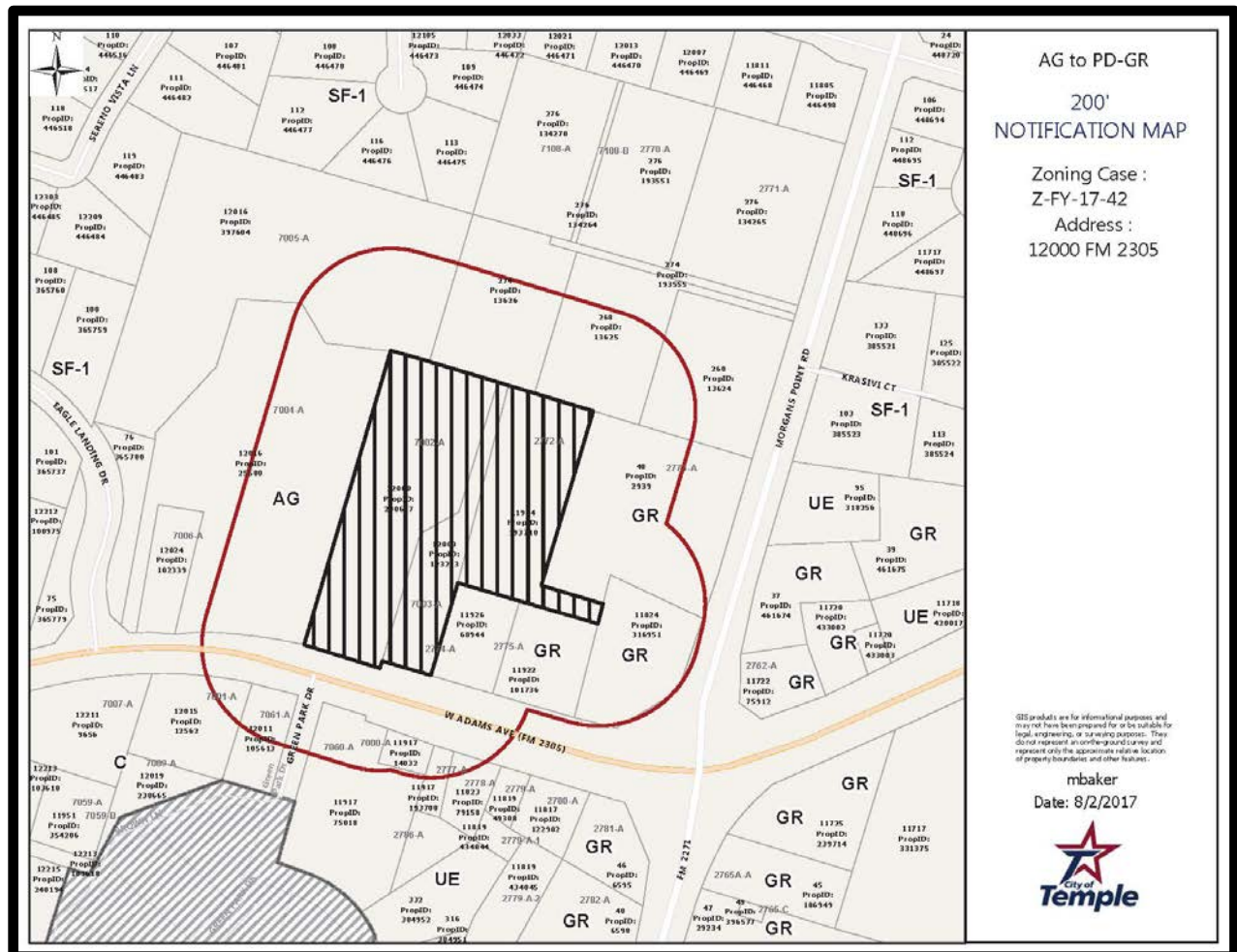
Future Land Use Map



Thoroughfare & Trails Map



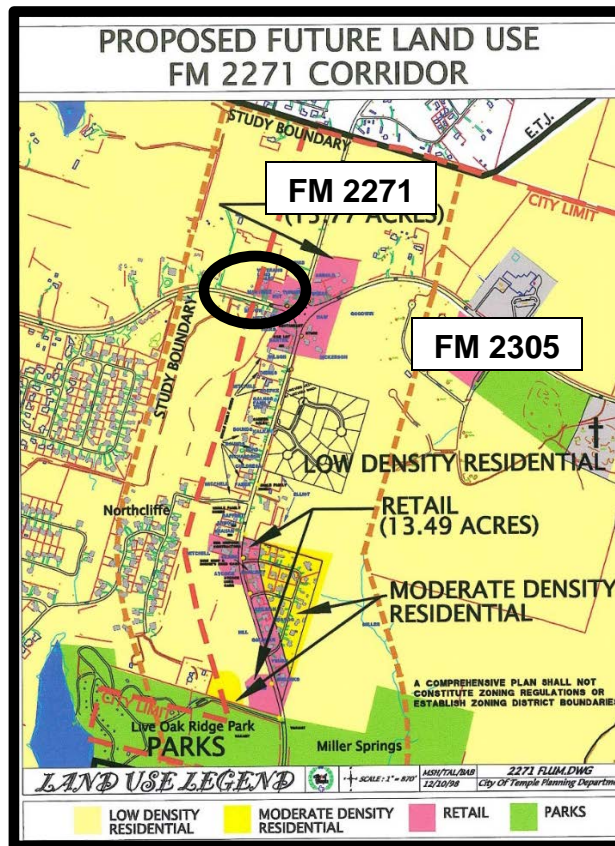
Utility Map



Notification Map

FM 2271 Corridor Plan **Future Land Use Map** **&** **Zoning Map**

SEE NEXT PAGE



**FM 2271 Corridor Plan – Future Land Use Map
Subject Property Area encircled in BLACK**



**FM 2271 Corridor Plan – Zoning Map
Subject Property Area encircled in BLACK**

Tables

Permitted & Conditional Uses Table (PD-GR)

Permitted & Conditional Use Table - General Retail (PD-GR)	
Agricultural Uses	Farm, Ranch or Orchard
Residential Uses	Single Family Residence (Detached & Attached) Duplex Townhouse Industrialized Housing Family or Group Home Home for the Aged
Retail & Service Uses	Most Retail & Service Uses Alcoholic Beverage Sales, off-premise consumption, package Store (CUP)
Commercial Uses	Plumbing Shop Upholstery Shop Kennel without Veterinary Hospital (CUP) Indoor Flea Market
Industrial Uses	Temporary Asphalt & Concrete Batching Plat (CUP) Laboratory, medical, dental, scientific or research Recycling collection location
Recreational Uses	Park or Playground Beer & Wine (On Premise Consumption) < 75%
Vehicle Service Uses	Auto Leasing, Rental Auto Sales - New & Used (outside Lot) Car Wash Vehicle Servicing (Minor)
Restaurant Uses	With & Without Drive-In
Overnight Accommodations	Hotel or Motel
Transportation Uses	Emergency Vehicle Service Helistop

Surrounding Property Uses

<u>Surrounding Property & Uses</u>			
Direction	FLUP	Zoning	Current Land Use
Site	Suburban Commercial	AG	Undeveloped
North	Suburban Commercial	AG	SF Residence on Acreage
South	Suburban Commercial	PD-GR	Existing Retail & Service Uses
East	Suburban Commercial	PD-GR & UE	Undeveloped, SF Residence on Acreage & Existing Retail & Service Uses (Office Warehouse)
West	Suburban Commercial	AG	Undeveloped & Scattered SF Uses

Comprehensive Plan Compliance

Document	Policy, Goal, Objective or Map	Compliance?
CP	Map 3.1 - Future Land Use Map	PARTIAL
CP	Map 5.2 - Thoroughfare Plan	YES
CP	Goal 4.1 - Growth and development patterns should be consistent with the City's infrastructure and public service capacities	YES
STP	Temple Trails Master Plan Map and Sidewalks Ordinance	YES
CP = Comprehensive Plan STP = Sidewalk and Trails Plan		

Development Standards

	<u>Current (AG)</u> <u>Residential</u>	<u>Proposed</u> <u>(PD-GR)</u> <u>Non-Res</u>
Minimum Lot Size	1 Acre	N/A
Minimum Lot Width	100 Feet	N/A
Minimum Lot Depth	150 Feet	N/A
Front Setback	50 Feet	15 Feet
Side Setback	15 Feet	10 Feet
Side Setback (corner)	15 Feet	10 Feet
Rear Setback	10 Feet	❖ 10 Feet
Max Building Height	3 Stories	2 Stories

❖ **10' rear setback (Non-residential use abuts a residential zoning district or use - UDC Section 4.4.4.F3)**

General provisions for buffering and screening for non-residential uses adjacent to residential uses are found in UDC Section 7.7, highlighted provisions include but not limited to:

- * Landscaping or solid fencing from 6 to 8 feet in height (UDC Section 7.7.4),
- * Refuse containers located in the side or rear of the property (UDC Section 7.7.6), and
- * Screened outdoor storage (UDC Section 7.7.8.B1).



RESPONSE TO PROPOSED
REZONING REQUEST
CITY OF TEMPLE

CRAFT, WYSONDA ANN
12016 FM 2305
BELTON, TX 76513-5435

Zoning Application Number: Z-FY-17-42

Case Manager: Mark Baker

Location: 12000 & 11934 FM 2305, Temple, Texas

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 ☒ agree

() disagree with this request

RECEIVED

Comments:

AUG 31 2017

City of Temple
Planning & Development

Improvements welcome

Wysonda A. Craft
Signature

Wysonda Ann Craft
Print Name

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, mbaker@templetx.gov or mail or hand-deliver this comment form to the address below, no later than **September 5, 2017**.

City of Temple
Planning Department
2 North Main Street, Suite 102
Temple, Texas 76501

Number of Notices Mailed: 18

Date Mailed: August 24, 2017

OPTIONAL: Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.



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

STEWART, MICHAEL TODD
12018 FM 2305
BELTON, TX 76513-5435

Zoning Application Number: Z-FY-17-42

Case Manager: Mark Baker

Location: 12000 & 11934 FM 2305, Temple, Texas

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 ☒ agree

() disagree with this request

Comments:

Would be good for the community.

Michael T. Stewart
Signature

Michael T. Stewart
Print Name

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, mbaker@templetx.gov or mail or hand-deliver this comment form to the address below, no later than **September 5, 2017**.

RECEIVED

**City of Temple
Planning Department
2 North Main Street, Suite 102
Temple, Texas 76501**

AUG 31 2017
City of Temple
Planning & Development

Number of Notices Mailed: 18

Date Mailed: August 24, 2017

OPTIONAL: Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.



RESPONSE TO PROPOSED
REZONING REQUEST
CITY OF TEMPLE

REID, ROY COMMERCIAL PROPERTIES LLC
12435 FM 2305 UNIT B
BELTON, TX 76513-5488

Zoning Application Number: Z-FY-17-42

Case Manager: Mark Baker

Location: 12000 & 11934 FM 2305, Temple, Texas

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 ☒ agree

() disagree with this request

Comments:

Will be a good thing for this area

Roy Reid
Signature

Roy Reid
Print Name

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, mbaker@templetx.gov or mail or hand-deliver this comment form to the address below, no later than **September 5, 2017**.

City of Temple
Planning Department
2 North Main Street, Suite 102
Temple, Texas 76501

Number of Notices Mailed: 18

Date Mailed: August 24, 2017

OPTIONAL: Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.

RECEIVED

AUG 31 2017

City of Temple
Planning & Development



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

BROWN, GEORGE V
11917 FM 2305
BELTON, TX 76513-6740

Zoning Application Number: Z-FY-17-42

Case Manager: Mark Baker

Location: 12000 & 11934 FM 2305, Temple, Texas

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 ☒ agree

() disagree with this request

Comments:

RECEIVED

SEP - 1 2017

City of Temple
Planning & Development

George Brown
Signature

George Brown
Print Name

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, mbaker@templetx.gov or mail or hand-deliver this comment form to the address below, no later than **September 5, 2017**.

**City of Temple
Planning Department
2 North Main Street, Suite 102
Temple, Texas 76501**

Number of Notices Mailed: 18

Date Mailed: August 24, 2017

OPTIONAL: Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.



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

BUECHLER, DAVID R
274 MORGANS POINT RD
BELTON, TX 76513-6821

Zoning Application Number: Z-FY-17-42

Case Manager: Mark Baker


Location: 12000 & 11934 FM 2305, Temple, Texas

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 () agree

☒ disagree with this request

Comments:


Signature

DAVID O Buechler
Print Name

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, mbaker@templetx.gov or mail or hand-deliver this comment form to the address below, no later than **September 5, 2017**.

City of Temple
Planning Department
2 North Main Street, Suite 102
Temple, Texas 76501

RECEIVED
BY PLANNING DEPT.
SEPT 5, 2017

Number of Notices Mailed: 18

Date Mailed: August 24, 2017

OPTIONAL: Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.



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

YT-BOOST INC
308 ST ANDREWS PL
BELTON, TX 76513

Zoning Application Number: Z-FY-17-42

Case Manager: Mark Baker

Location: 12000 & 11934 FM 2305, Temple, Texas

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 ☒ agree

() disagree with this request

Comments:

Highest and best use!

Courtney L. Peshkov
Signature

COURTNEY L. PESHKOV
Print Name

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, mbaker@templetx.gov or mail or hand-deliver this comment form to the address below, no later than **September 5, 2017**.

City of Temple
Planning Department
2 North Main Street, Suite 102
Temple, Texas 76501

RECEIVED

SEP 11 2017

City of Temple
Planning & Development

Number of Notices Mailed: 18

Date Mailed: August 24, 2017

OPTIONAL: Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.

**EXCERPTS FROM THE
PLANNING & ZONING COMMISSION MEETING
TUESDAY, SEPTEMBER 5, 2017**

ACTION ITEMS

Item 2: Z-FY-17-42 – Hold a public hearing to discuss and recommend action on a rezoning from Agricultural (AG) zoning district to Planned Development - General Retail (PD-GR) zoning district with Development/ Site Plan approval, on 5.058 +/- acres, located on the north side of FM 2305, approximately 290 feet west of its intersection with Morgan's Point Road (FM 2271), addressed 12000 and 11934 FM 2305.

Mr. Mark Baker, Senior Planner, stated this item was scheduled to go forward to City Council for first reading on October 5, 2017 and second reading on October 15, 2017 (*correct date is actually October 19, 2017*).

The applicant is requesting General Retail (GR) as a base zoning under a Planned Development concept (PD-GR).

No specific use/user has been identified.

A subdivision plat will be required prior to the development of the property which would include the Development Review Committee (DRC) process and may require P&Z Commission review.

The property is located within the boundaries of the FM 2271 Corridor Plan. This is the third rezoning request within the Corridor in three months.

On site photos shown.

Surrounding properties include single family residential uses on acreage, zoned AG, to the north, mixed single family and non-residential uses, zoned AG, to the south, single family residential uses, zoned AG, to the west, and existing single family residential use and existing retail and service uses, zoned AG and PD-GR, respectively, to the east.

The FM 2271 Corridor Plan was adopted in 1998 by Ord. No. 98-2589. It is intended as a general development guide for both sides of FM 2271. Bonnie Lane lies to the north and Belton Dam lies to the south as the boundaries. It identifies GR as the base-zoning to deliver retail and service uses and identifies Planned Development Concept as an implementation mechanism.

The 2271 FM Corridor Plan provides guidelines for:

- Use of trees and other landscaping materials for corridor enhancement (flexibility for existing material);

- Promotes residential appearance of buildings;

- Pitched roofs;

Foundation plantings;
Brick / masonry façades;
Building / Sign height limitations; and
Limits on distances between driveways (where applicable).

The Future Land Use and Character Map for FM 2271 Corridor Plan and the current zoning map are shown for comparison.

A Planned Development per the Unified Development Code (UDC), Sec. 3.4 is defined as follows:

A Planned Development is a flexible overlay zoning district designed to respond to unique development proposals, special design considerations and land use transitions by allowing evaluation of land use relationships to surrounding areas through Development / Site Plan approval.

Has a binding nature of an Approved Development /Site Plan (Exhibit A shown).

The current zoning is AG which are areas containing rural land uses or undeveloped acreage, and also used as a holding-zone after annexation.

PD-GR rezoning request is consistent with FM 2271 Corridor Plan and the surrounding zoning retail and service uses.

The Future Land Use and Character Map designates the subject property as both Suburban Commercial and Estates Residential. Suburban Commercial is intended for office, retail, and services uses adjacent to abutting residential neighborhoods and areas where community image and aesthetic value are to be promoted, such as “Gateways” or “Corridors”. Estate Residential is for larger rural lot development intended for ½ acre lots (Urban Estates – UE) and supports Single Family-One (SF-1). The request is in partial compliance with the Future Land Use and Character Map.

Water and sewer are available to serve the property.

The Thoroughfare Plan designates FM 2305 (West Adams Avenue) as a Major Arterial and any needed right-of-way will be addressed with the forthcoming platting stage.

A six-foot wide sidewalk along FM 2305 would be required during the platting process.

A proposed City-Wide Spine Trail will be addressed with the plat.

Some of the PD-GR Allowed Uses are shown (not an all-inclusive list).

Proposed Development Standards are given.

Eighteen notices were mailed in accordance with all state and local regulations with four notices returned in agreement and one notice returned in disagreement.

This request is in compliance with UDC Sec. 3.4.5 (PD Criteria), the FM 2271 Corridor Plan, the Thoroughfare Plan, is compatible with surrounding uses and zoning, and has public facilities available to serve the property.

The request is in partial compliance with the Future Land Use and Character Map due to the split zoning.

Staff recommends approval of the request for a rezoning from AG district to PD-GR district, subject to the following conditions:

1. That a 15-foot tree preservation buffer be provided along the perimeter boundary as further illustrated by Exhibit A;
2. That existing trees and other landscape material shall be counted as credit toward meeting the overall landscape requirements of UDC Section 7.4.4, subject to review of a Landscape Plan at the building permit review stage of development;
3. Maximum building height of 25 feet;
4. Residential appearance to buildings with pitched roofs, windows, foundation plantings and brick / masonry façades; and
5. Freestanding signage: maximum 30-feet height.

Compliance to the Exhibit would be required and will be confirmed during review of the building plans and no future public plan review would be required. The Exhibit would be attached to the Ordinance and confirmed at Staff level for compliance.

Chair Fettig opened the public hearing.

There being no speakers, the public hearing was closed.

Mr. Baker explained the plat has not been filed yet and it is currently unknown if the plat would come before P&Z Commission. Tonight is for the rezoning and the Development/Site Plan as presented.

The P&Z Commissioners may recommend changes to the Development/Site Plan if desired.

Commissioner Crisp made a motion to approve Item 2, **Z-FY-17-42**, as presented, and Commissioner Alaniz made a second.

Motion passed: (8:0)

Commissioner Marshall absent

ORDINANCE NO. 2017-4873
(Z-FY-17-42)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A REZONING FROM AGRICULTURAL ZONING DISTRICT TO PLANNED DEVELOPMENT - GENERAL RETAIL ZONING DISTRICT WITH DEVELOPMENT/SITE PLAN APPROVAL, ON APPROXIMATELY 5.058 ACRES, LOCATED ON THE NORTH SIDE OF FM 2305, APPROXIMATELY 290 FEET WEST OF ITS INTERSECTION WITH MORGAN'S POINT ROAD (FM 2271), ADDRESSED AS 12000 AND 11934 FM 2305; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the subject property is an approximately 5.058 acre tract of land, which is being proposed for rezoning from Agricultural zoning district to Planned Development - General Retail zoning district, although the rezoning is not being driven by a specific user, the owner intends to market the property for retail and service uses;

Whereas, the Planning and Zoning Commission of the City of Temple, Texas, after due consideration of the conditions, recommends approval of the rezoning and Site Development Plan from Agricultural zoning district to Planned Development - General Retail zoning district, on approximately 5.058 acres, located on the north side of FM 2305, approximately 290 feet west of its intersection with Morgan's Point Road (FM 2271), addressed as 12000 and 11934 FM 2305; and

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

Part 1: Findings. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Temple, Texas, and they are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

Part 2: The City Council approves a rezoning from Agricultural zoning district to Planned Development - General Retail zoning district, on approximately 5.058 acres, located on the north side of FM 2305, approximately 290 feet west of its intersection with Morgan's Point Road (FM 2271), addressed as 12000 and 11934 FM 2305, as more thoroughly described by the surveyor sketch and field notes attached hereto as Exhibit 'B', and depicted by the development/site plan attached hereto as Exhibit 'A,' and made a part hereof for all purposes along with the following conditions:

1. Substantial compliance with the Site/Development Plan (Exhibit A), including a 15-foot tree landscape buffer be provided along the perimeter boundary;
2. Existing trees and other landscape material shall be counted as credit toward meeting the overall landscape requirements of UDC Section 7.4.4, subject to review of a Landscape Plan at the building review stage of development;
3. Maximum building height of 25 feet;
4. Residential appearance to buildings with pitched roofs, windows, foundation plantings and brick/masonry facades; and
5. Freestanding signage: Maximum 30 feet in height.

Part 3: The City Council approves the Site Development Plan attached hereto as Exhibit ‘A,’ and made a part hereof for all purposes.

Part 4: The City Council directs the Director of Planning to make the necessary changes to the City Zoning Map as defined by the attached Exhibit ‘B.’

Part 5: 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 6: This Ordinance shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Temple, Texas, and it is accordingly so ordained.

Part 7: 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 **5th** day of **October**, 2017.

PASSED AND APPROVED on Second Reading on the **19th** day of **October**, 2017.

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

10/19/17
Item #6(X)
Consent Agenda
Page 1 of 3

DEPT. / DIVISION SUBMISSION & REVIEW:

Lynn Barrett, Assistant Planning Director

ITEM DESCRIPTION: SECOND READING –Z-FY-17-43: Consider adopting an ordinance authorizing a rezoning from Two Family zoning district to Planned Development Temple Medical Educational District T5-E, with a Development/Site Plan for two parking lots, located on the north 50 feet of Lot 7 and the south 50 feet of Lot 8, HP Robertson Addition, addressed as 1214 and 1218 South Main Street, Temple.

STAFF RECOMMENDATION: Staff recommends approval of the rezoning from 2F to PD-TMED T5-E to add two small parking lots for an adjacent restaurant with the following conditions:

PD Conditions:

1. A binding site development plan, which includes landscaping and is attached as Exhibit A, will govern the development
2. Parking lots for the adjacent business will be paved and striped per the development site plans
3. In the event of a conflict between the site development plan and the text of the Planned Development ordinance, the stricter, more specific standard applies
4. If the lot lying between the two lots is purchased and rezoned by the applicant to match T-5E for non-residential use, the site plan can be amended administratively by the Planning Director to reflect the buffer fence removal

PLANNING & ZONING COMMISSION RECOMMENDATION: At their September 5, 2017 meeting, the Planning & Zoning Commission voted eight to zero to recommend approval of the rezoning to PD-TMED T5-E per staff's recommendation.

ITEM SUMMARY: The Old Jody's restaurant owner, Joey Franks, is requesting a rezoning from the 2F zoning district to the PD-TMED T-5E zoning district on both lots to allow a new parking lot at 1218 South Main Street. The request is also to improve an existing and non-conforming unpaved lot at 1214 South Main Street owned by the applicant who also owns and manages a restaurant fronting on Avenue M across the alley which is zoned TMED T-5E. The parking lots are for patron parking as well as employee parking and are located across the alley behind the Old Jody's Restaurant at 1219 South First Street. A lot that is not under Mr. Franks' ownership is between the two subject properties; however, he is attempting to purchase this one in the future, for non-residential use. A subsequent rezoning would be required in that event. Landscaping and buffering would be required as part of the project along the Avenue M and South Main Street frontages. In the UDC Sec 6.3.3 the TMED transect zone T-5E is characterized as a Neighborhood Edge Zone consisting "of a mid-density mixed use but

primarily commercial, retail and office urban fabric” with parking to the rear and “vehicular cross-connection among adjacent properties.”

Per UDC, Section 3.4.3 & 3.4.4, a Planned Development requires approval of a Development/Site plan that is binding. On August 21, 2017, the DRC discussed the proposal and PD conditions.

SURROUNDING PROPERTY AND USES: The following table provides the direction from the property, Future Land Use Plan (FLUP) designation, existing zoning and current land uses:

Direction	FLUP	7 ac Zoning	Current Land Use
Subject Property	Neighborhood Conservation	2F	Vacant
North	Neighborhood Conservation	2F	Residential
South	TMED	PD SF-1	Parking Lot
East	Neighborhood Conservation	2F	Vacant Residential
West	Neighborhood Commercial	TMED	Restaurant

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

Document	Policy, Goal, Objective or Map	Compliant?
CP	Map 3.1 - Future Land Use and Character (FLUP)	Partially
CP	Map 5.2 - Thoroughfare Plan	Yes
CP	Goal 4.1 - Growth and development patterns should be consistent with the City's infrastructure and public service capacities	Yes
STP	Temple Trails Master Plan Map and Sidewalks Ordinance	Yes

CP = Comprehensive Plan STP = Sidewalk and Trails Plan

Future Land Use and Character Plan (FLUP) (CP Map 3.1)

Neighborhood Conservation is the future land use for the subject properties, which are separated from Auto Urban Commercial by the alley. The *Choices '08* City of Temple Comprehensive Plan shows TMED as the FLUP directly across Avenue M, as well. The proposed rezoning minimizes the impact on the surrounding residential properties to contain parking adjacent to the business.

Thoroughfare Plan (CP Map 5.2) and Temple Trails Master Plan Map and Sidewalk Ordinance

The subject property does not front on any trails. Avenue M is a Collector and South Main Street is a local street.

Availability of Public Facilities (CP Goal 4.1)

Water and wastewater are available to the subject property.

UDC, Section 3.4 Planned Development

A Planned Development is defined as:

“A flexible overlay zoning district designed to respond to unique development proposals, special design considerations and land use transitions by allowing evaluation of land use relationships to surrounding areas through development plan approval.”

DEVELOPMENT REGULATIONS: The development site plan will provide the development and dimensional standards for the parking lot development.

PUBLIC NOTICE: 17 notices of the Planning and Zoning Commission public hearing along with the PD site plans were sent out to property owners within 200-feet of the subject property as required by State law and City Ordinance. As of September 24, 2017, two notices have been returned in favor of the proposed rezoning (property owners) and zero notices have been returned in opposition to the proposed rezoning. The newspaper printed the notice of the Planning and Zoning Commission public hearing on August 24, 2017, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

[Location Map](#)
[Zoning Map](#)
[Future Land Use Map](#)
[Thoroughfare and Trails Map](#)
[Site and Surrounding Property Photos](#)
[Development Site Plans](#)
[Utility Map](#)
[Notification Map](#)
[Returned Property Notices](#)
[P&Z Excerpts \(September 5, 2017\)](#)
[Ordinance](#)



2F TO PD TMED 5-E

LOCATION MAP

Zoning Case :
Z-FY-17-43

Address :
1218 & 1214 S MAIN ST

Streets

- EXPRESSWAY
- MAJOR ARTERIAL
- COLLECTOR
- LOCAL STREET
- MINOR ARTERIAL
- PRIVATE
- RAMP
- Railroad

Temple Municipal Boundary

Parcels

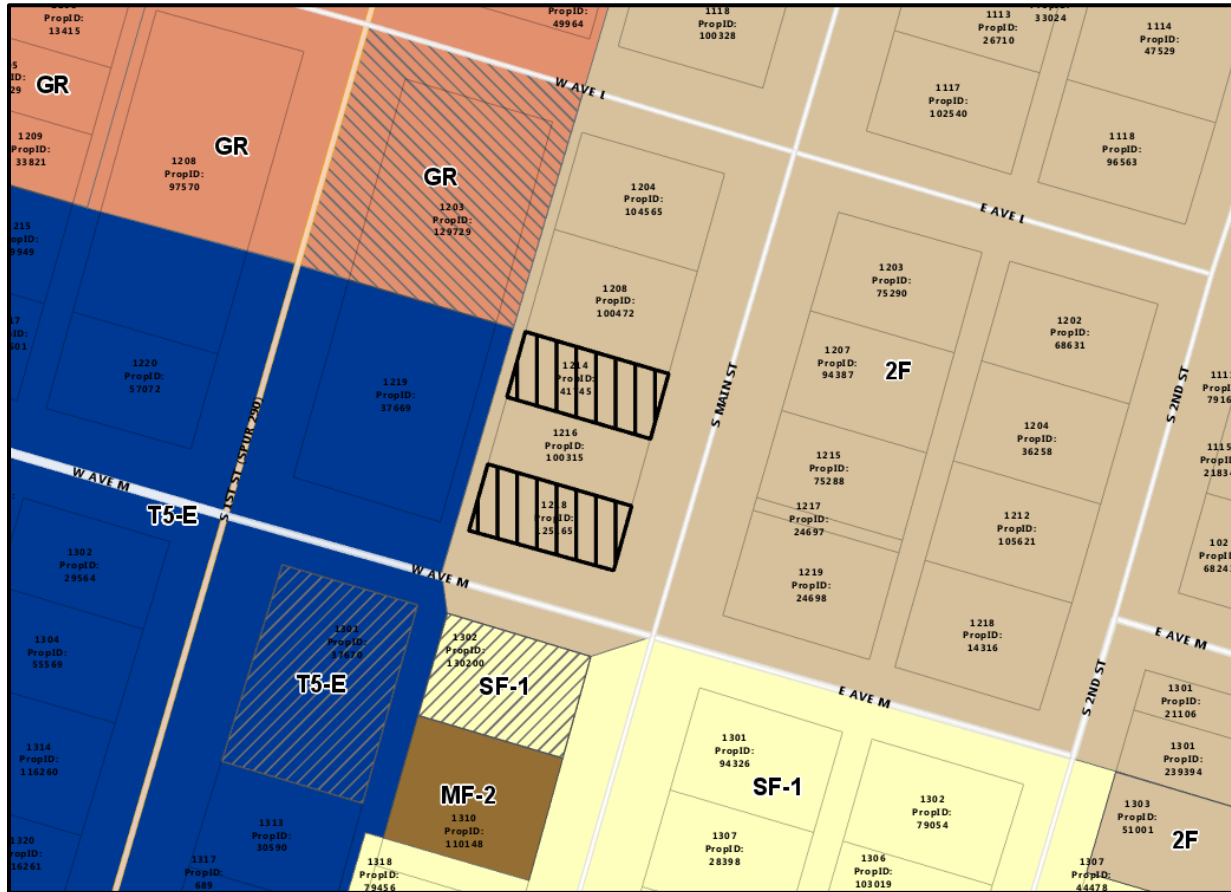
ETJ Parcels

CaseArea

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.

Irbarrett
Date: 8/16/2017

Zoning Map





2F TO PD-TMED T5-E

FUTURE LAND USE MAP

Zoning Case :
Z-FY-17-43

Address :
1218 & 1214 S Main St

- EXPRESSWAY
- MAJOR ARTERIAL
- COLLECTOR
- LOCAL STREET
- MINOR ARTERIAL
- PRIVATE
- RAMP
- Parcels
- Future LUP
 - Agricultural/Rural
 - Auto-Urban Commercial
 - Auto-Urban Mixed Use
 - Auto-Urban Multi-Family
 - Auto-Urban Residential
 - Business Park
 - Estate Residential
 - Industrial
 - Neighborhood Conservation
 - Parks & Open Space
 - Public Institutional
 - Suburban Commercial
 - Suburban Residential
 - Temple Medical Education District
 - Urban Center
 - CaseArea

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.

Irbarrett
Date: 8/16/2017





2F TO PD-TMED T5-E

THOROUGHFARE AND TRAILS MAP

Zoning Case :
Z-FY-17-43

Address :
1218 & 1214 S Main St

- Parcels
- Thoroughfare Plan
 - Expressway
 - Major Arterial
 - Proposed Major Arterial
 - Minor Arterial
 - Proposed Minor Arterial
 - Collector
 - Proposed Collector
- Trails Master Plan
 - EXISTING, CITY WIDE SPINE
 - EXISTING, COMMUNITY WIDE CONNECTOR
 - EXISTING, LOCAL CONNECTOR
 - PROPOSED, CITY WIDE SPINE
- PROPOSED, COMMUNITY WIDE CONNECTOR
- PROPOSED, LOCAL CONNECTOR
- CaseArea

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.

Irbarrett
Date: 8/16/2017



SITE PHOTOS

1218 S Main Site



1214 S Main Site



Adjacent lot



Old Jody's Restaurant on S First Street and Ave M

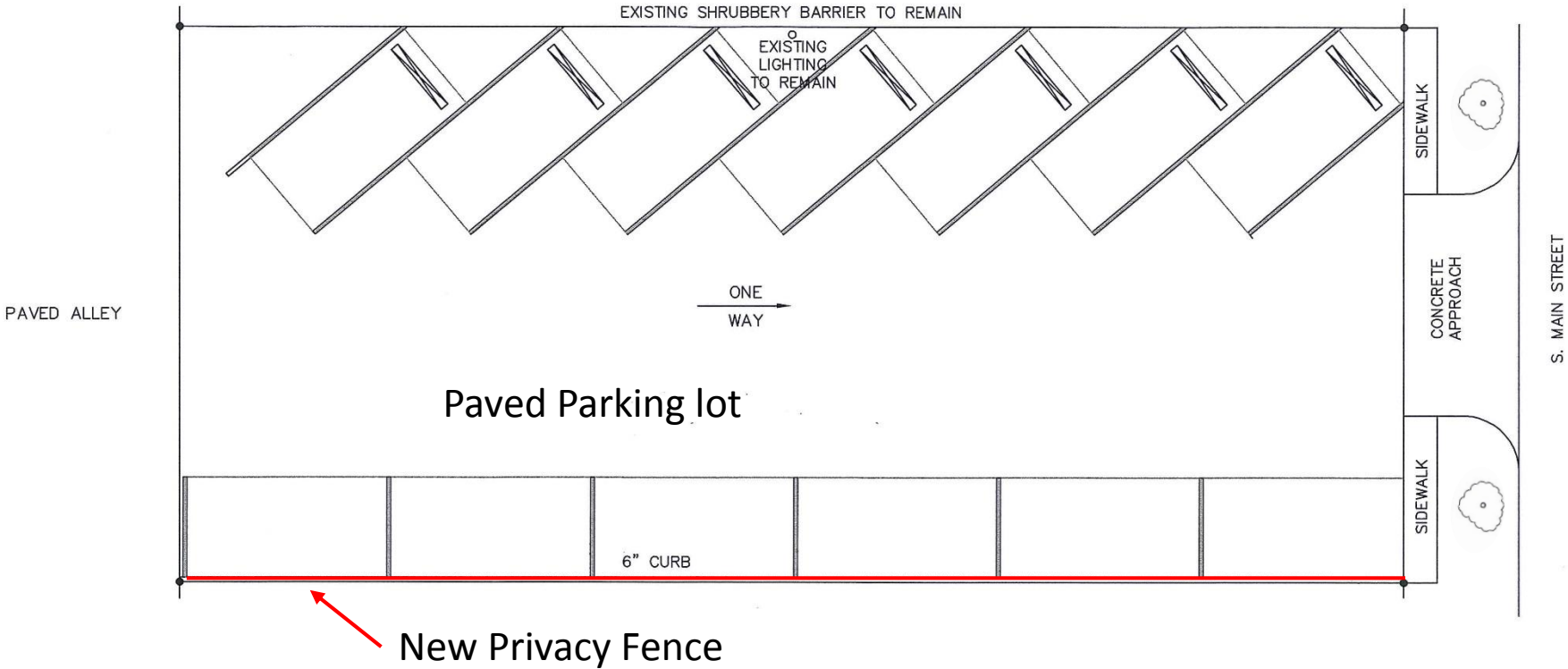


View North down S Main Street



1214 S Main PD TMED T5e
Site Development Plan

REZONING REQUEST
OLD JODY'S PARKING LOT

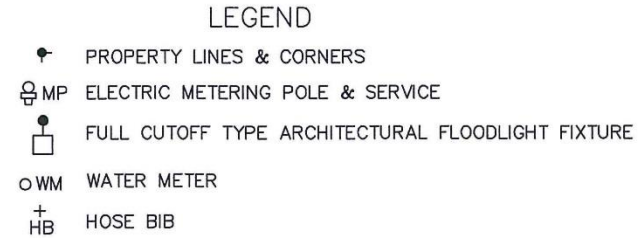


LEGEND

PROPERTY LINES & CORNERS

EXIST
OLD JODY'S
RESTAURANT

PLAN NORTH





2F TO PD TMED T5-E

UTILITY MAP

Zoning Case :
Z-FY-17-43

Address :
1218 & 1214 S Main St

- Manhole
- Gravity Main
- ✚ Hydrant
- Main
- Parcels
- ▨ CaseArea

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.

Irbarrett
Date: 8/16/2017





2F TO PD-TMED T5-E

200' NOTIFICATION MAP

Zoning Case :

Z-FY-17-43

Address :

1218 & 1214 S Main St

CurrentZoning		
HI - CUP	O-1	AG - CUP
UE	O-1 - CUP	MH
UE - PD	O-1 - PD	MH - CUP
SF-1	O-2	MH - PD
SF-1 - CUP	O-2 - CUP	MU
SF-1 - PD	O-2 - PD	MU - CUP
SF-2	NS	SD-C
SF-3	NS - CUP	SD-C - CUP
SF-3 - PD	NS - PD	SD-H
SF-3 - CUP, PD	GR	SD-H - CUP
SFA	GR - CUP	SD-T
SFA-2	GR - PD	SD-V
SFA-2 - PD	GR - CUP, PD	T4
SFA-3	CA	T4 - PD
SFA-3 - PD	CA - CUP	T4 - CUP
2F	CA - PD	T5-C
2F - CUP	C	T5-C - CUP
2F - PD	C - CUP	T5-C - PD
MF-1	C - PD	T5-E
MF-1 - CUP	C - CUP, PD	T5-E - CUP
MF-1 - PD	LI	T5-E - PD
MF-2	LI - CUP	NO BASE
MF-2 - CUP	LI - PD	CUP
MF-2 - PD	LI - CUP, PD	PD
MF-3 - PD	HI	CaseArea
	HI - PD	Buffer
	AG	

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.

Irbarrett

Date: 8/16/2017





RESPONSE TO PROPOSED
REZONING REQUEST
CITY OF TEMPLE

MOJICA, JOSE ETUX CATARINA
1215 S MAIN ST
TEMPLE, TX 76504-5770

Zoning Application Number: Z-FY-17-43

Case Manager: Lynn Barrett

Location: 1214 & 1218 South Main Street, Temple, Texas

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 ☒ agree

() disagree with this request

Comments:

Catarina Mojica
Signature

Catarina Mojica
Print Name

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, lrbarrrett@templetx.gov or mail or hand-deliver this comment form to the address below, no later than **September 5, 2017**.

City of Temple
Planning Department
2 North Main Street, Suite 102
Temple, Texas 76501

Number of Notices Mailed: 17

Date Mailed: August 24, 2017

OPTIONAL: Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.



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

SANCHEZ, MARY M
1203 S MAIN ST
TEMPLE, TX 76504-5770

Zoning Application Number: Z-FY-17-43

Case Manager: Lynn Barrett

Location: 1214 & 1218 South Main Street, Temple, Texas

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 (✓) agree

() disagree with this request

Comments:

RECEIVED

SEP - 1 2017

City of Temple
Planning & Development

Mary Sanchez
Signature

MARY SANCHEZ
Print Name

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, lrbartlett@templetx.gov or mail or hand-deliver this comment form to the address below, no later than **September 5, 2017**.

**City of Temple
Planning Department
2 North Main Street, Suite 102
Temple, Texas 76501**

Number of Notices Mailed: 17

Date Mailed: August 24, 2017

OPTIONAL: Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.

**EXCERPTS FROM THE
PLANNING & ZONING COMMISSION MEETING
TUESDAY, SEPTEMBER 5, 2017**

ACTION ITEMS

Item 3: Z-FY-17-43 – Hold a public hearing to discuss and recommend action on a rezoning from Two Family (2F) zoning district to Planned Development Temple Medical Educational District T5-E (PD-TMED T5-E), with a Development/Site Plan for two parking lots, located on the north 50 feet of Lot 7 and the south 50 feet of Lot 8, HP Robertson Addition, addressed as 1214 and 1218 S Main Street, Temple, TX.

Ms. Lynn Barrett, Assistant Director of Planning, stated this request is a PD for two lots currently zoned 2F that face South Main Street but back up to Commercial (C) property that runs along West Avenue M. The lot in between the two lots is not owned by the applicant.

This item is scheduled to go forward to City Council for first reading on October 5, 2017 and second reading on October 19, 2017.

The applicant has expressed interest in adding the lot between the two subject lots; however, that one lot is not included in this request. The two lots would be used for customer (south lot) and employee (north lot) parking. There are no structures on either lot.

The lots are adjacent to TMED and across West Avenue M from existing parking lot.

DRC reviewed this item on August 22, 2017.

The Future Land Use and Character Map designate both subject properties as Neighborhood Conservation. There were dilapidated structures that have been demolished. Surrounding areas include Auto Urban Commercial and TMED. The request is in partial compliance.

Water and sewer is available to serve the property.

Site plans are shown for both lots (1218 and 1214 South Main) for the proposed parking lots. These site plans are binding to the request and Ordinance. 1214 South Main lot would have a new privacy fence buffering the use to the south.

Photos of both sites are shown.

Seventeen notices were mailed in accordance with all state and local regulations with two notices returned in agreement and zero notices returned in disagreement.

In accordance with UDC, Section 3.4, a Planned Development is defined as:

A flexible overlay zoning district designed to respond to unique development proposals, special design considerations and land use transitions by allowing evaluation of land use relationships to surrounding areas through development plan approval.

Per UDC, Sections 3.4.3 & 3.4.4, a Planned Development requires approval of a Development/Site plan that is binding.

There are four recommended PD Conditions:

1. A binding site development plan, attached as Exhibit A will govern the development;
2. Parking lots for the adjacent business will be paved and striped per the development site plans;
3. In the event of a conflict between the site development plan and the text of the Planned Development ordinance, the stricter, more specific standard applies; and
4. If the lot lying between the two lots is purchased and rezoned by the applicant to match T-5E for non-residential use, the site plan can be amended administratively by the Planning Director to reflect the buffer fence removal.

Staff recommends approval of the Old Jody's parking lot PD request to rezone the subject properties to PD-TMED T-5E in accordance with the conditions as presented and with the Site Development Plan.

Ms. Barrett explained the alley is not part of the PD request; only the two subject lots.

Chair Fettig opened the public hearing.

There being no speakers, the public hearing was closed.

Commissioner Crisp made a motion to approve Item 3, **Z-FY-17-43**, as presented, and Commissioner Ward made a second.

Motion passed: (8:0)

Commissioner Marshall absent

ORDINANCE NO. 2017-4874
(Z-FY-17-43)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A REZONING FROM TWO FAMILY ZONING DISTRICT TO PLANNED DEVELOPMENT TEMPLE MEDICAL EDUCATIONAL DISTRICT T5-E, WITH A DEVELOPMENT/SITE PLAN FOR TWO PARKING LOTS, LOCATED ON THE NORTH 50 FEET OF LOT 7, AND THE SOUTH 50 FEET OF LOT 8, HP ROBERTSON ADDITION, ADDRESSED AS 1214 AND 1218 S MAIN STREET, TEMPLE, TEXAS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the Old Jody's restaurant owner, Joey Franks, is requesting a rezoning from the Two Family zoning district to the Planned Development-Temple Medical Educational District T-5E zoning district on both lots to allow new parking lots at 1214 and 1218 South Main Street;

Whereas, the Planning and Zoning Commission of the City of Temple, Texas, after due consideration of the conditions, recommends approval of the rezoning and Site Development Plan from Two Family zoning district to the Planned Development-Temple Medical Educational District T-5E zoning district for two parking lots located on the north 50 feet of Lot 7 and the south 50 feet of Lot 8, HP Robertson Addition, addressed as 1214 and 1218 S Main Street, Temple, Texas; and

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

Part 1: Findings. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Temple, Texas, and they are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

Part 2: The City Council approves a rezoning from Two Family zoning district to the Planned Development-Temple Medical Educational District T-5E zoning district for two parking lots located on the north 50 feet of Lot 7 and the south 50 feet of Lot 8, HP Robertson Addition, addressed as 1214 and 1218 S Main Street, Temple, as outlined in the site plan attached hereto as Exhibit 'A,' and made a part hereof for all purposes along with the following conditions:

1. A binding site development plan for each lot, which includes landscaping and is attached as Exhibit A, will govern the development;
2. Parking lots for the adjacent business will be paved and striped per the development site plans;
3. In the event of a conflict between the site development plan and the text of the Planned Development Ordinance, the stricter, more specific standard applies; and
4. If the lot lying between the two lots is purchased and rezoned by the applicant to match T-5E for non-residential use, the site plan can be amended administratively by the Planning Director to reflect the buffer fence removal.

Part 3: The City Council approves the Site Development Plan attached hereto as Exhibit ‘A,’ and made a part hereof for all purposes.

Part 4: The City Council directs the Director of Planning to make the necessary changes to the City Zoning Map.

Part 5: 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 6: This Ordinance shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Temple, Texas, and it is accordingly so ordained.

Part 7: 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 **5th** day of **October**, 2017.

PASSED AND APPROVED on Second Reading on the **19th** day of **October**, 2017.

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

10/19/17
Item #7
Regular Agenda
Page 1 of 1

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 a construction contract with T Construction, LLC, of Houston for a lump sum price of \$2,891,120 to construct the Old Town Wastewater and Water Replacement Project.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: Public Works identified water and wastewater lines requiring replacement in the south half of the Original Town subdivision beginning at West Avenue D and portions of other subdivisions extending to West Avenue N, between South 1st Street and South 11th Street. The project will replace approximately 16,300 linear feet of wastewater main with new six inch to 15-inch diameter PVC wastewater line, and 7,800 linear feet of eight inch water line and associated appurtenances.

On October 5th, 2017, seven bids were received that ranged from \$2,891,120 to \$3,446,148. Per the attached bid tabulation, T Construction, LLC, submitted the low bid in the amount of \$2,891,120. The opinion of probable construction cost was \$3,200,000. City staff and the Engineer recommend construction award of this project to the low bidder, T Construction, LLC. Construction time allotted for the project is 300 calendar days.

FISCAL IMPACT: Funding for the construction contract with T Construction, LLC, to construct the Old Town Wastewater and Water Replacement Project in the amount of \$2,891,120 is appropriated in project 101201, as follows:

	<u>520-5400-535-6361</u>	<u>561-5400-535-6964</u>	<u>Total</u>
Project Budget	\$ 2,300,000	\$ 1,160,000	\$ 3,460,000
Encumbered/Committed to Date	-	(273,229)	(273,229)
Construction Award - T Construction, LLC	(2,004,349)	(886,771)	(2,891,120)
Remaining Project Funds	<u>\$ 295,651</u>	<u>\$ -</u>	<u>\$ 295,651</u>

ATTACHMENTS:

[Engineer's Letter of Recommendation](#)
[Bid Tabulation](#)
[Project Map](#)
[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. ATRAE SUTTON, III, P.E., CFM
JOHN A. SIMCIK, P.E., CFM

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

October 9, 2017

Ms. Sharon Carlos, E.I.T.
3210 E. Avenue H
Building A
Temple, Texas 76501

Re: City of Temple, Texas
Old Town Wastewater Replacement

Dear Ms. Carlos:

On October 5, 2017, the City of Temple received competitive bids from seven (7) contractors for the Old Town Wastewater Replacement Project. The project consists of the replacement/rehabilitation of approximately 16,400 linear feet of 6", 8" and 15" wastewater mains and 7,800 linear feet of water lines. The attached Bid Tabulation shows T Construction, LLC of Houston, Texas, as the low bidder at \$2,891,120.00 for the Total Bid. The bids ranged from the low bid to \$3,446,148.00. Our final opinion of probable construction cost was \$3,200,000.00.

T Construction has completed a similar project for KPA in Georgetown. They have also completed many similar projects. Additionally, we contacted references and T Construction received positive comments from each. Therefore, we recommend that a contract be awarded to T Construction, LLC. for the Old Town Wastewater Replacement project in the amount of \$2,891,120.00.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Thomas D. Valle'.

Thomas D. Valle, P.E.
TDV/

xc:

2016-119-40


BID TABULATION
CITY OF TEMPLE
OLD TOWN WASTEWATER REPLACEMENT
October 5, 2017; 2:00 PM

				BIDDER INFORMATION													
				T Construction 12601 McNair Street Houston, Texas 77016		Skyblue Utilities, Inc PO Box 1001 Kingsland, Texas 78639		TTG Utilities, LP PO Box 299 Gatesville, Texas 76528		B-Corp Utilities, Inc. PO Box 691 Gatesville, Texas 76528		McLean Construction PO Box 10759 Killeen, Texas 76547		Patin Construction , LLC 3800 West 2nd Street Taylor, Texas 76574		Bell Contractors, Inc. 3082 West Hwy 190 Belton, Texas 76513	
Bid No.	Estimated Quantity	Unit	Bid Data Description	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount
BASE BID																	
1	100%	LS	Mobilization, Bonds & Insurance, not-to-exceed 5% of the Base Bid Amount	\$ 136,000.00	\$ 136,000.00	\$ 70,200.00	\$ 70,200.00	\$ 95,000.00	\$ 95,000.00	\$ 51,336.09	\$ 51,336.09	\$ 151,200.00	\$ 151,200.00	\$ 160,000.00	\$ 160,000.00	\$ 67,000.00	\$ 67,000.00
2	17,000	LF	Provide Labor, Equipment, Tools & Supervision to Complete Preparation of Right-of-way	2.00	34,000.00	3.51	59,670.00	2.35	39,950.00	1.72	29,240.00	2.60	44,200.00	5.00	85,000.00	2.10	35,700.00
3	100%	LS	Submit Trench Safety Plan prepared & signed by P.E., in Conformance with State Law & OSHA	9,000.00	9,000.00	1,755.00	1,755.00	900.00	900.00	585.00	585.00	1,692.00	1,692.00	1,500.00	1,500.00	1,200.00	1,200.00
4	11,150	LF	Implement & Follow Trench Safety Plan (Pipe)	1.00	11,150.00	1.05	11,707.50	1.75	19,512.50	1.17	13,045.50	1.50	16,725.00	1.00	11,150.00	2.10	23,415.00
5	10,000	SF	Implement & Follow Trench Safety Plan (Structures & Manholes)	2.00	20,000.00	0.59	5,900.00	1.00	10,000.00	0.82	8,200.00	0.90	9,000.00	1.00	10,000.00	1.10	11,000.00
6	100%	LS	Prepare Stormwater Pollution Prevention Plan, Including Submission to & Receiving Permits from TCEQ	8,000.00	8,000.00	23,400.00	23,400.00	9,150.00	9,150.00	4,212.00	4,212.00	5,722.00	5,722.00	1,500.00	1,500.00	9,800.00	9,800.00
7	100%	LS	Prepare & Submitt a Traffic Control Plan prepared & signed by a P.E. for Vehicular Traffic	15,000.00	15,000.00	14,040.00	14,040.00	20,950.00	20,950.00	12,870.00	12,870.00	4,875.00	4,875.00	1,500.00	1,500.00	30,900.00	30,900.00
8	100%	LS	Provide Project Record Drawings (As Builts)	5,000.00	5,000.00	2,925.00	2,925.00	925.00	925.00	877.50	877.50	1,454.00	1,454.00	2,500.00	2,500.00	1,400.00	1,400.00
9	100%	LS	Provide DVD of right-of-way pre-construction & post construction site conditions for the total project	9,000.00	9,000.00	9,945.00	9,945.00	1,950.00	1,950.00	1,170.00	1,170.00	1,544.00	1,544.00	3,000.00	3,000.00	1,600.00	1,600.00
10	16,310	LF	Provide Pre-Construction & Post Construction Videos of Rehabilitated Pipelines	3.90	63,609.00	2.00	32,620.00	5.35	87,258.50	5.70	92,967.00	6.10	99,491.00	4.90	79,919.00	4.70	76,657.00
11	17,000	LF	Provide Clean-up & Final Grading Along Final Pipeline Routes	3.00	51,000.00	2.34	39,780.00	1.85	31,450.00	2.34	39,780.00	1.20	20,400.00	5.00	85,000.00	1.60	27,200.00
12	18	LF	24" Diam. Steel Encasement by Open Cut	127.00	2,286.00	169.16	3,044.88	135.00	2,430.00	72.29	1,301.22	122.00	2,196.00	260.00	4,680.00	110.00	1,980.00
13	90	LF	16" Diam. Steel Encasement by Open Cut	95.00	8,550.00	111.76	10,058.40	100.00	9,000.00	43.16	3,884.40	95.70	8,613.00	150.00	13,500.00	81.90	7,371.00
14	200	LF	12" Diam. Steel Encasement by Open Cut	80.00	16,000.00	85.58	17,116.00	80.00	16,000.00	47.05	9,410.00	78.40	15,680.00	125.00	25,000.00	67.00	13,400.00
15	1,275	LF	15" Diam. PVC SDR 26 Wastewater Line by Open Cut	90.00	114,750.00	108.09	137,814.75	148.35	189,146.25	134.28	171,207.00	137.40	175,185.00	125.00	159,375.00	190.00	242,250.00
16	4,200	LF	8" Diam. PVC SDR 26 Wastewater Line by Open Cut	65.00	273,000.00	87.75	368,550.00	88.15	370,230.00	99.32	417,144.00	65.50	275,100.00	105.00	441,000.00	140.00	588,000.00
17	5,620	LF	6" Diam. PVC SDR 26 Wastewater Line by Open Cut	70.00	393,400.00	82.80	465,336.00	86.25	484,725.00	92.55	520,131.00	65.20	366,424.00	100.00	562,000.00	130.00	730,600.00
18	850	LF	8" Diam. Wastewater Line by Bursting	41.00	34,850.00	93.60	79,560.00	99.65	84,702.50	264.45	224,782.50	118.70	100,895.00	120.00	102,000.00	110.00	93,500.00
19	1,400	LF	6" Diam. Wastewater Line by Bursting	39.00	54,600.00	81.90	114,660.00	98.90	138,460.00	169.36	237,104.00	91.80	128,520.00	120.00	168,000.00	84.40	118,160.00
20	3,050	LF	Rehabilitate Existing 6" Diam. Wastewater Line by Cured-In-Place Pipe Lining	45.00	137,250.00	87.75	267,637.50	81.10	247,355.00	53.40	162,870.00	38.30	116,815.00	40.00	122,000.00	57.00	173,850.00
21	20	EA	Remove & Replace Existing Manhole	3,700.00	74,000.00	4,895.69	97,913.80	4,495.00	89,900.00	5,150.73	103,014.60	3,207.00	64,140.00	4,000.00	80,000.00	4,800.00	96,000.00
22	10	EA	Rehabilitate Existing Manhole by Pressure Washing	1,200.00	12,000.00	351.00	3,510.00	500.00	5,000.00	1,515.15	15,151.50	440.00	4,400.00	500.00	5,000.00	950.00	9,500.00
23	16	EA	4-foot Diam. Manhole	3,600.00	57,600.00	3,653.02	58,448.32	3,300.00	52,800.00	4,248.27	67,972.32	2,615.00	41,840.00	3,000.00	48,000.00	3,800.00	60,800.00
24	12	EA	Interior Drop Assembly within Existing Manhole	1,725.00	20,700.00	1,404.07	16,848.84	1,550.00	18,600.00	824.92	9,899.04	1,524.00	18,288.00	2,200.00	26,400.00	1,400.00	16,800.00
25	350	LF	Service Line to Property Line	42.00	14,700.00	46.80	16,380.00	35.55	12,442.50	54.32	19,012.00	26.50	9,275.00	50.00	17,500.00	36.90	12,915.00
26	10	EA	Service Line Cleanout at Property Line	450.00	4,500.00	526.50	5,265.00	480.00	4,800.00	1,790.10	17,901.00	764.00	7,640.00	800.00	8,000.00	690.00	6,900.00
27	6	EA	End of Line Cleanout	1,200.00	7,200.00	1,097.63	6,585.78	925.00	5,550.00	544.81	3,268.86	1,001.00	6,006.00	1,500.00	9,000.00	680.00	4,080.00
28	2	EA	Reform Existing Manhole Bench & Invert	350.00	700.00	1,755.00	3,510.00	1,300.00	2,600.00	361.53	723.06	1,375.00	2,750.00	2,500.00	5,000.00	2,100.00	4,200.00
29	7,800	LF	6" Diam. PVC SDR 18 Water Line by Open Cut	68.00	530,400.00	29.69	231,582.00	43.00	335,400.00	30.95	241,410.00	40.70	317,460.00	67.00	522,600.00	58.90	459,420.00
30	1	EA	8" Gate Valve	1,925.00	1,925.00	1,304.95	1,304.95	1,250.00	1,250.00	1,468.76	1,468.76	1,540.00	1,540.00	2,200.00	2,200.00	1,400.00	1,400.00
31	25	EA	6" Gate Valve	1,200.00	30,000.00	941.12	23,528.00	850.00	21,250.00	1,104.92	27,623.00	1,247.00	31,175.00	1,600.00	40,000.00	820.00	20,500.00
32	9	EA	6" Tapping Sleeve & Valve	3,200.00	28,800.00	5,637.28	50,735.52	3,600.00	32,400.00	2,466.58	22,199.22	2,759.00	24,831.00	6,000.00	54,000.00	2,500.00	22,500.00
33	100%	LS	Ductile Iron Fittings as Needed	6,200.00	6,200.00	56,084.57	56,084.57	45,395.00	45,395.00	13,045.25	13,045.25	44,653.00	44,653.00	10,000.00	10,000.00	45,400.00	45,400.00
34	11	EA	Connect to Existing Water Line	1,900.00	20,900.00	4,226.07	46,486.77	2,500.00	27,500.00	979.32	10,772.52	1,311.00	14,421.00	5,000.00	55,000.00	1,600.00	17,600.00
35	150	EA	Connect to Existing Water Service Line	700.00	105,000.00	1,166.60	174,990.00	745.00	111,750.00	1,078.85	161,827.50	878.00	131,700.00	500.00	75,000.00	710.00	106,500.00
36	16,000	SY	Remove & Replace Existing Gravel Driveway	8.00	128,000.00	14.04	224,640.00	8.45	135,200.00	10.00	160,000.00	36.20	579,200.00	7.00	112,000.00	6.50	104,000.00
37	5,000	SY	Sawcut & Replace Asphalt Roadway along Proposed Trench	81.00	405,000.00	42.12	210,600.00	31.15	155,750.00	25.00	125,000.00	47.40	237,000.00	16.00	80,000.00	31.00	155,000.00
38	100%	LS	Materials, Equipment, Tools & Labor Necessary for Temporary Bypass of Existing 15" Wastewater Line, Including Any Necessary Repairs	7,225.00	7,225.00	11,700.00	11,700.00	53,125.00	53,125.00	10,558.14	10,558.14	9,859.00	9,859.00	12,000.00	12,000.00	15,500.00	15,500.00
39	100%	LS	Materials, Equipment, Tools & Labor Necessary for Deflection Testing of All Proposed Wastewater Lines, Including Any Necessary Repairs	7,100.00	7,100.00	5,850.00	5,850.00	9,600.00	9,600.00	26,061.75	26,061.75	3,555.00	3,555.00	5,000.00	5,000.00	5,800.00	5,800.00
40	100%	LS	Materials, Equipment, Tools & Labor Necessary for Air Testing of All Proposed Wastewater Lines, Including Any Necessary Repairs	6,500.00	6,500.00	3,510.00	3,510.00	15,350.00	15,350.00	5,850.00	5,850.00	3,555.00	3,555.00	5,000.00	5,000.00	5,100.00	5,100.00

BID TABULATION
CITY OF TEMPLE
OLD TOWN WASTEWATER REPLACEMENT
October 5, 2017; 2:00 PM

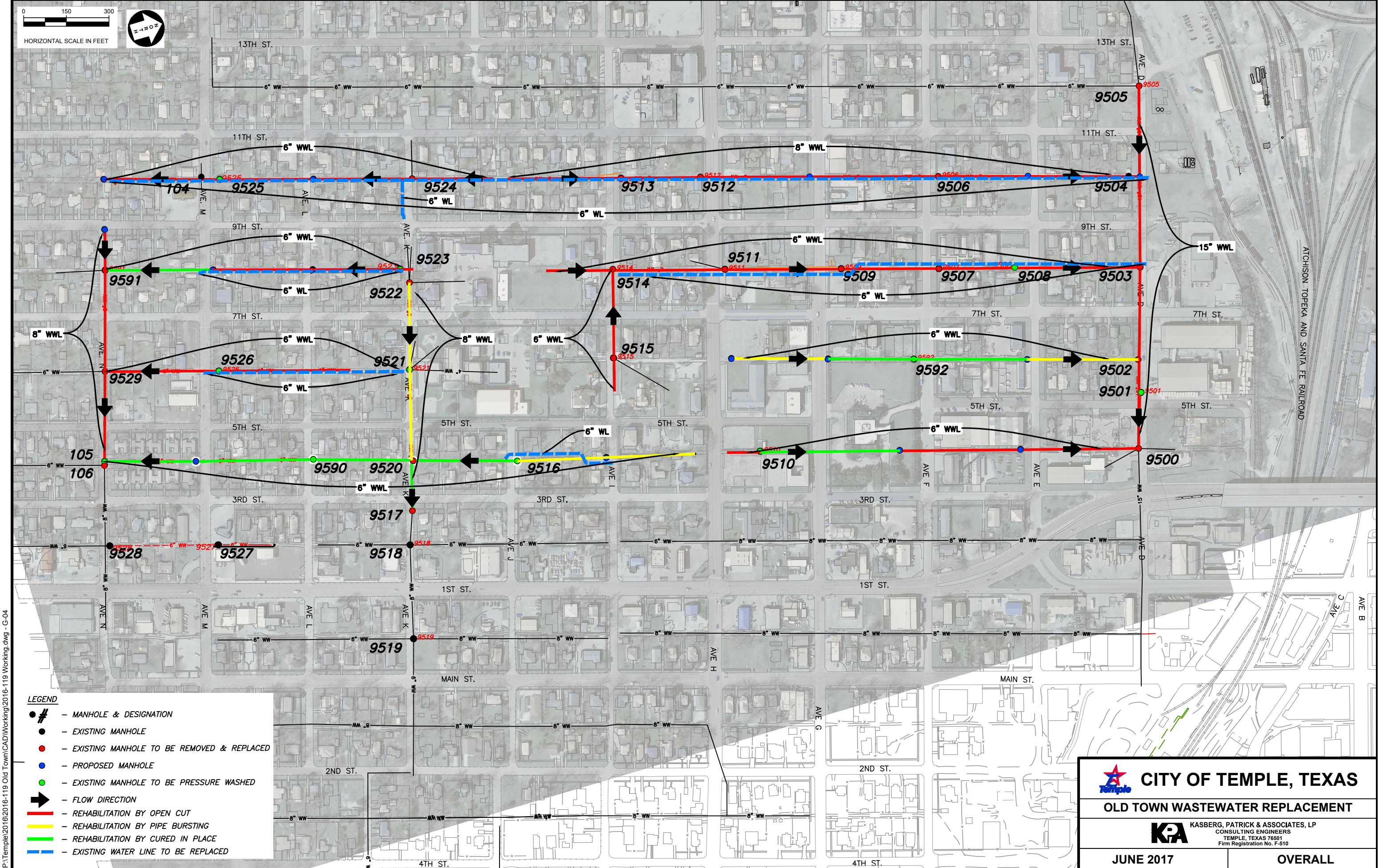
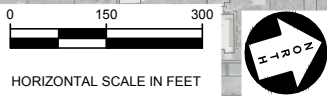
				BIDDER INFORMATION													
				T Construction 12601 McNair Street Houston, Texas 77016		Skyblue Utilities, Inc PO Box 1001 Kingsland, Texas 78639		TTG Utilities, LP PO Box 299 Gatesville, Texas 76528		B-Corp Utilities, Inc. PO Box 691 Gatesville, Texas 76528		McLean Construction PO Box 10759 Killeen, Texas 76547		Patin Construction , LLC 3800 West 2nd Street Taylor, Texas 76574		Bell Contractors, Inc. 3082 West Hwy 190 Belton, Texas 76513	
Bid No.	Estimated Quantity	Unit	Bid Data Description	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount
41	35	EA	Materials, Equipment, Tools & Labor Necessary for Vacuum Testing of Proposed Wastewater Manholes, Including Any Necessary Repairs	365.00	12,775.00	117.00	4,095.00	260.00	9,100.00	274.95	9,623.25	592.00	20,720.00	250.00	8,750.00	170.00	5,950.00
42	100%	LS	Materials, Equipment, Tools & Labor Necessary for Pressure Testing of All Proposed Water Lines, Including Any Necessary Repairs	8,500.00	8,500.00	2,925.00	2,925.00	14,650.00	14,650.00	2,737.80	2,737.80	3,555.00	3,555.00	5,000.00	5,000.00	4,300.00	4,300.00
43	100	SY	Sod to Match & Return Disturbed Areas to Existing Conditions, Including water to establish & sustain growth	12.00	1,200.00	11.70	1,170.00	11.25	1,125.00	15.09	1,509.00	6.50	650.00	10.00	1,000.00	12.00	1,200.00
44	1,000	SY	Hydro Mulch Seeding For Permanent Erosion Control, Including water to establish & sustain growth	3.75	3,750.00	1.76	1,760.00	8.50	8,500.00	10.53	10,530.00	2.50	2,500.00	1.00	1,000.00	9.80	9,800.00
BASE BID AMOUNT - (Items 1 - 44)				\$ 2,891,120.00		\$ 2,995,143.58		\$ 3,028,132.25		\$ 3,069,275.78		\$ 3,126,444.00		\$ 3,226,074.00		\$ 3,446,148.00	
Did Bidder Acknowledge Addendum No. 1?				YES		YES		YES		YES		YES		YES		YES	
Did Bidder provide Bid Security?				YES		YES		YES		YES		YES		YES		YES	
Did Bidder provide required documents?				YES		YES		YES		YES		YES		YES		YES	

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


Thomas D. Valle, P.E.
Kasberg, Patrick & Associates, LP

October 9, 2017
Date





P:\Temple\2016\2016-119 Old Town\CAD\Working\2016-119 Working.dwg - G-04

LEGEND

●/#

- MANHOLE & DESIGNATION

●

- EXISTING MANHOLE

●

- EXISTING MANHOLE TO BE REMOVED & REPLACED

●

- PROPOSED MANHOLE

●

- EXISTING MANHOLE TO BE PRESSURE WASHED

➡

- FLOW DIRECTION

—

- REHABILITATION BY OPEN CUT

—


- REHABILITATION BY PIPE BURSTING

—

- REHABILITATION BY CURED IN PLACE


—

- EXISTING WATER LINE TO BE REPLACED



CITY OF TEMPLE, TEXAS

OLD TOWN WASTEWATER REPLACEMENT



KASBERG, PATRICK & ASSOCIATES, LP
CONSULTING ENGINEERS
TEMPLE, TEXAS 76701
Firm Registration No. F-510

JUNE 2017

OVERALL

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A CONSTRUCTION CONTRACT WITH T. CONSTRUCTION, LLC OF HOUSTON, TEXAS IN THE AMOUNT OF \$2,891,120, TO CONSTRUCT THE OLD TOWN WASTEWATER AND WATER REPLACEMENT PROJECT; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the Public Works Department has identified water and wastewater lines requiring replacement in the south half of the Original Town subdivision beginning at West Avenue D and portions of other subdivisions extending to West Avenue N, between South 1st Street and South 11th Street;

Whereas, the project will replace approximately 16,300 linear feet of wastewater main with new 6-inch to 15-inch diameter PVC wastewater line, and approximately 7,800 linear feet of 8-inch water line and associated appurtenances;

Whereas, on October 5, 2017, the City received seven bids for this project, with T. Construction, LLC submitting the low bid in the amount of \$2,891,120 - Staff and the City's Engineer recommend Council authorize a construction contract with T Construction, LLC of Houston, Texas;

Whereas, funding for this construction contact is available in Account Nos. 520-5400-535-6361 and 561-5400-535-6964, Project No. 101201; 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: Findings. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Temple, Texas, and they are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Part 2: The City Council authorizes the Acting City Manager, or her designee, after approval as to form by the City Attorney, to execute a construction contract with T Construction, LLC of Houston, Texas in the amount of \$2,891,120, to construct the Old Town Wastewater and Water Replacement Project.

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 **19th** day of **October**, 2017.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Charla Thomas
Deputy City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

10/19/17
Item #8
Regular Agenda
Page 1 of 1

DEPT./DIVISION SUBMISSION & REVIEW:

Kayla Landeros, City Attorney
Christina Demirs, Deputy City Attorney

ITEM DESCRIPTION: Consider adopting a resolution authorizing a professional services agreement with Stateside Right of Way Services, Inc., in an amount not to exceed \$280,500, for acquisition and relocation services for the Poison Oak Road Expansion Project from State Highway 317 to Old Waco Road.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: The City is in the design phase for roadway improvements to Poison Oak Road from State Highway 317 to Old Waco Road. Improvements include expanding the current two lane pavement section to a new four lane roadway, extending to connect to Old Waco Road, pedestrian facilities, drainage conveyance, utilities, street lighting and landscaping.

At this time, Staff anticipates right of way will be needed from approximately 32 tracts of land. Additionally, the project could involve up to 14 relocations. Staff has received a proposal for land acquisition and relocation services from Stateside Right of Way Services, Inc. (Stateside).

Stateside will offer multiple services during the acquisition process, including, but not limited to, project management, title, appraisal services, and relocation services.

Staff recommends Council authorize a professional services agreement with Stateside, in an amount not to exceed \$280,500 for land acquisition and relocation services for the Poison Oak Road Expansion Project. The not to exceed amount does not include all condemnation services that may be required. Stateside will provide such services at the request of the City.

FISCAL IMPACT: The professional services agreement with Stateside Right of Way Services, Inc. for the acquisition and relocation services for the Poison Oak Road Expansion Project in the amount of \$280,500 is being funded with the issuance of the 2017 Certificate of Obligation Bonds. Funds will be appropriated in account 365-3400-531-6886, project 101715.

ATTACHMENTS:

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



October 2, 2017

City of Temple, Texas
Christina A. Demirs
Deputy City Attorney, Right of Way
2 North Main, Suite 308
Temple, Texas 76501

Re: Proposal for Project Management, Acquisition, Title Curative and Closings in Temple, Texas –
Poison Oak Road ROW Acquisition Project

RIGHT OF WAY SCOPE OF SERVICES

Acquisition / Negotiation:

Stateside will complete negotiations through Final Offer Letter and Closings for \$4,000 per parcel.

Set up Files: Stateside will set up and maintain paper files as well as electronic files on each property (may be referred to as parcel). Files will include copies of correspondence, completed notices and forms, title commitment, appraisal report, copies of informational documents such as Bell County Appraisal District print out, Secretary of State print out, and title research backup. All information will remain confidential and must be requested through City of Temple.

- Initial Offer Packet: Upon written approval by the City of Temple (City), the Stateside Right of Way Agent (Agent) will notify the property owners in writing of the City's interest in acquiring their property and the approved offer amount for that interest. This packet will be sent by certified mail, return receipt requested to the owner's current address as listed on the Bell County Appraisal District website. All individuals that may be affected by this project will be given an opportunity to meet and discuss the procedures to which they may be interested or by which they may be affected. Arrangements will be made, as required, to present information to persons who are unable to read or write English or otherwise need additional assistance.
- In negotiating with the owners of the subject land, it is assumed that the owner will in turn negotiate with any lessees or others who may own any interest in the land or improvements, and settle any lease or lease hold interests prior to closing.
- Counteroffer: During negotiations, if a property owner provides appraisal information or a counteroffer, either written or verbal, which the landowner believes is relevant to the acquisition, the Agent may forward the information to the appraisal firm for analysis. The Agent will discuss with the City a recommendation for review. The Agent will provide an appropriate response to the property owner based upon the City's decision.

- Final Offer Letter: If negotiations reach an impasse, the Agent will prepare a Final Offer Letter restating the terms of the offer and submit to the City for approval. Upon written approval by the City, the Agent will send the Final Offer Letter to the property owner via certified mail, return receipt requested.

Title/Closing:

Stateside will complete title / closing with Centraland Title Company as the designated closing agent.

- Stateside will order Commitments for Title Insurance with copies of all supporting documents for items listed on Schedules A, B and C of the Title Commitment for properties to be acquired.
- Copies of all Schedule A and B documents are to be provided to the survey team by the City or Stateside.
- Upon receipt of the Title Commitments and supporting documents, the Agent will:
 - Review Commitment and supporting documents
 - Vesting Deeds will be verified with ownership shown on the Commitment
 - Secretary of State information will be researched for Corporations, LLC or other entity information
 - Lien information and clouded or complicated title issues will be noted for:
 - Long lead time issues
 - Condemnation by Publication actions needed
 - Provide a copy of the Title Commitment and backup documents to the appraisal firm.
- Prior to acquiring any real property, the Agent will take all appropriate steps necessary to ensure that the area being acquired is purchased with acceptable title and clear title, if possible.
- Upon receipt of properly executed conveyance and title curative documents, all originals will be submitted to the Title Company to be held in escrow until closing.
- The Title Company will provide a check request or wire transfer with the Settlement Statement as per the U.S. Department of Housing and Urban Development (HUD-1) and their contact information for the purchase price and closing costs will be sent to the City.
- The Agent will prepare a Closing Packet for the City which will include an executed Memorandum of Agreement.
- The City will sign all closing documents and Stateside will attend closing.
- The Title Company will record all Deeds and title curative release documents and provide file marked copies to the Agent. The original recorded Deed shall be returned to the City Attorney.
- The Title Company will provide a Title Policy for the purchase price on all fee acquisitions.

Relocation:

Stateside will complete residential relocations for \$4,000 each.

- Acquisitions that may require the displacement of residential or business occupants will have a relocation analysis prepared before initiating negotiations.
 - The Agent will inspect the proposed acquisition site to determine if any relocation assistance may be required. If relocation assistance is required, at the appropriate time the Agent will contact each potential displacee to conduct a personal interview to include: length of residency, how the length of residency was determined (i.e. lease agreement, utility bills), number of persons occupying the dwelling and the condition of the property.
 - The Agent will begin to identify any unique relocation assistance problems requiring special consideration and update the City of possible problems and proposed solutions for displacees. For residential displacees, the Agent will determine if an adequate supply of comparable replacement dwellings will exist at the time displacement occurs. For non-residential displacees, the Agent will determine if suitable replacement sites exist and begin assessing problems that may be encountered in relocating to a replacement site.
 - The Agent will physically inspect the real property to determine if buildings or structures are occupied, vacant, or if personal property is located on the real property.
 - The displacees will be informed, in writing, of the Relocation Assistance Program.
- The Agent will prepare and submit a relocation supplement packet to the City for approval.
- A Notice of Relocation Eligibility will be prepared by the Agent for each displacee indicating the following:
 - The date initiation of negotiations occurred.
 - That they may be eligible to receive relocation benefits.
 - That residential displacees will not be required to vacate until at least one (1) decent, safe and sanitary comparable replacement dwelling is made available.
 - That business displacees must provide reasonable advance notice of their move date, moving options and access for reasonable and timely inspections to monitor the move to the new location.
 - That the occupant will receive written notice to vacate no less than ninety (90) days before displacement is required. When a ninety (90) day notice is given at the beginning of negotiations and a specific date is not included, a subsequent thirty (30) day written notice will be given with a specific date. If the occupant moves and vacates the property at least thirty (30) days in advance of the time the property will be needed by the City, no thirty (30) day notice is required.
 - The name and telephone number of the Agent assigned to them.
- Every effort will be made to personally deliver the Notice of Eligibility to each eligible displacee within ten (10) working days of the initiation of negotiations. If personal delivery cannot be made, the Notice of Eligibility will be sent by certified mail, return receipt requested or by a courier service that confirms receipt of delivery. When the notice is mailed, the Agent will attempt to personally contact the displacee as soon as feasible. A log will be maintained of all contacts with the displacee indicating the date of the contact and a brief summary of the discussion.

Condemnation Support Services:

Stateside will provide condemnation support services for an hourly rate of \$80 per hour for Right of Way Technician tasks, and \$110 per hour for Right of Way Agent tasks.

- The Agent will provide a summary of activities related to the acquisition efforts for review and consideration by the City for Eminent Domain proceedings.
- The Agent will be available to assist the City Attorney as necessary.

Pass-Through Costs:

All invoices submitted to Stateside will be a pass through cost to the City. These costs may include: closing costs, landowner incidental costs, appraisal costs, mover estimates, interpreter fees, and relocation costs.

Reporting:

Stateside will maintain office files containing copies of completed notices and forms, contacts and discussions and project status reports, as required. The City will have access to files and will be cc'd on email correspondence. Additional exhibits will be available through the City, if needed. Stateside will notify the City if a landowner retains an attorney and makes that information available to Stateside. All information will remain confidential and must be requested through the City of Temple Project Manager.

Invoice:

Stateside accounting requires invoicing on a month end basis. Payment is expected within 30 days of the date of the invoice.

Fees:

Appraisal Services:

Appraisals by Appraisers:

- Residential Acquisition – 20 @ \$3,200 each **\$ 64,000**
- Land Only Appraisals – 13 @ \$2,500 each **\$ 32,500**

The Appraisal total amount: \$ 96,500

Acquisition Services:

The fees will be submitted on a milestone basis:

- Residential Relocation – up to 14 relocations @ \$4,000 each **\$ 56,000**
- Negotiation Services – up to 32 acquisitions - @ \$4,000 each **\$ 128,000**

The Acquisition and Relocation total amount: \$ 184,000

<u>The Stateside total amount is not to exceed:</u>	<u>\$ 280,500</u>
--	--------------------------

Milestone Payments:

The fees will be submitted on a milestone basis:

- **Residential**
 - Set up 20% per relocation
 - Interview 20% per relocation
 - Submit Replacement Payment Packet to City of Temple 40%
 - Move Out and Inspection 20%
- **Acquisition**
 - Set up 20% per parcel
 - Offer Packet 50%
 - Final Offer/Closing 20%
 - File Close Out/Submit for ED 10%
- **Appraisals**
 - Completion 100%

Thank you for this opportunity, and we look forward to working with you and your team.

Sincerely,

STATESIDE RIGHT OF WAY SERVICES, L.L.C.



Diane Burkhardt Valek
President

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH STATESIDE RIGHT OF WAY SERVICES, INC. OF TEMPLE, TEXAS, IN AN AMOUNT NOT TO EXCEED \$280,500, FOR THE ACQUISITION AND RELOCATION SERVICES FOR THE POISON OAK ROAD EXPANSION PROJECT FROM STATE HIGHWAY 317 TO OLD WACO ROAD; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the City is in the design phase for roadway improvements to Poison Oak Road from State Highway 317 to Old Waco Road which include an expansion of the current two lane pavement section to a new four lane roadway, an extension to Old Waco Road, pedestrian facilities, drainage conveyance, utilities, street lighting and landscaping;

Whereas, Staff anticipates right of way will be needed from approximately 32 tracts of land and may involve up to 14 relocations for this project;

Whereas, Staff recommends Council authorize a professional services agreement with Stateside, in an amount not to exceed \$280,500 for land acquisition and relocation services for the Poison Oak Road Expansion Project - the not to exceed amount does not include all condemnation services that may be required and Stateside will provide such services at the request of the City;

Whereas, Stateside will offer multiple services during the acquisition process, including, but not limited to, project management, title, appraisal services, and relocation services;

Whereas, funding is available for this agreement with the issuance of the 2017 Certificate of Obligation Bonds and will be appropriated in Account No. 365-3400-531-6886, Project No. 101715; 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: Findings. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Temple, Texas, and they are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Part 2: The City Council authorizes the Acting City Manager, or her designee, after approval as to form by the City Attorney, to execute a professional services agreement with Stateside Right of Way Services, Inc. of Temple, Texas, in an amount not to exceed \$280,500, for the acquisition and relocation services for the Poison Oak Road Expansion Project from State Highway 317 to Old Waco Road.

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 **19th** day of **October**, 2017.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Charla Thomas
Deputy City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

10/19/17
Item #9(A)
Regular Agenda
Page 1 of 1

DEPT./DIVISION SUBMISSION & REVIEW:

Kayla Landeros, City Attorney

ITEM DESCRIPTION: SECOND READING – PUBLIC HEARING: Consider adopting an ordinance designating a tract of land consisting of approximately 143.21 acres and located at 251 Berger Road, Temple, Texas, as City of Temple Tax Abatement Reinvestment Zone Number 35 for commercial/industrial tax abatement.

STAFF RECOMMENDATION: Conduct a public hearing and adopt ordinance as presented in item description on second and final reading.

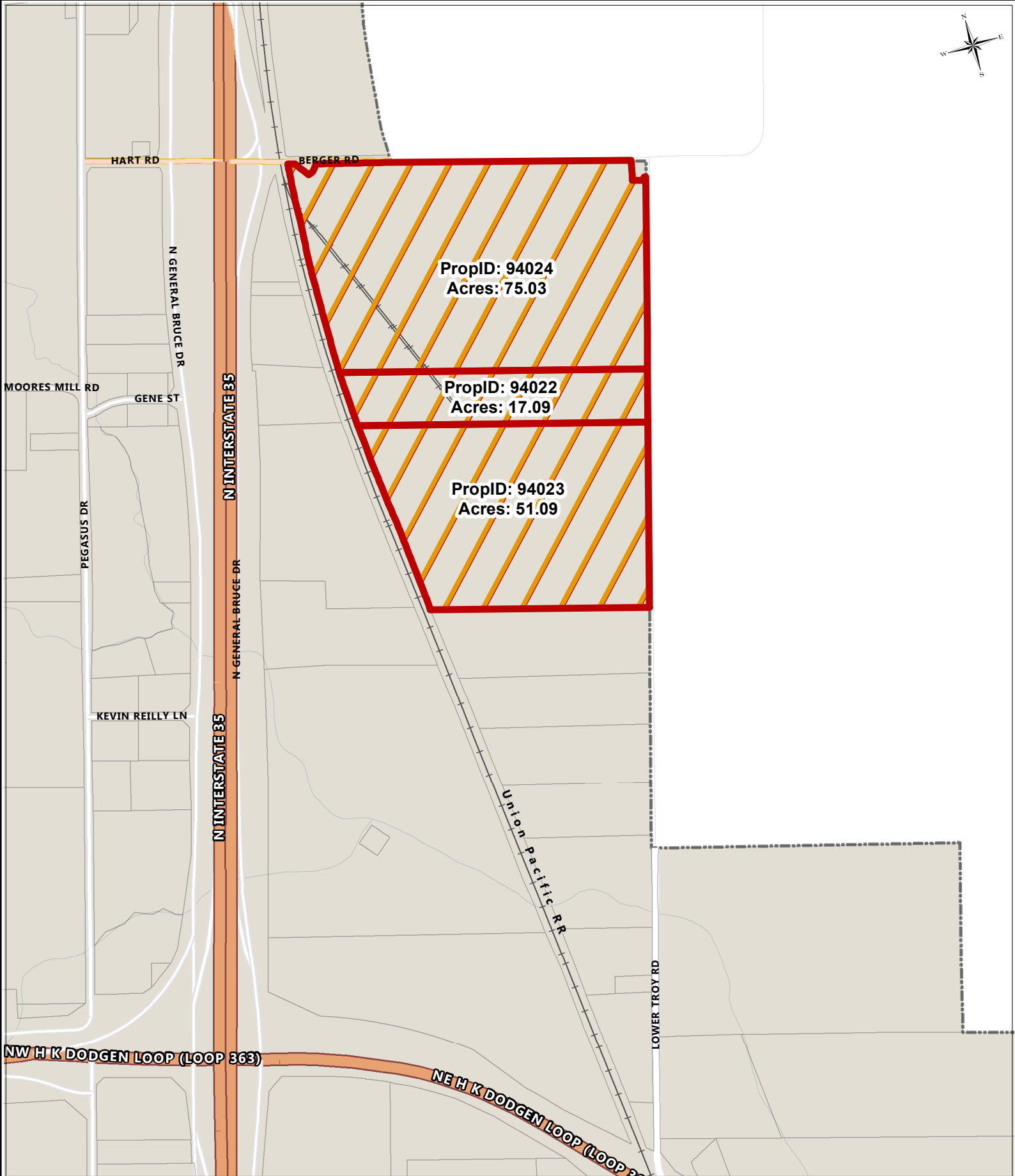
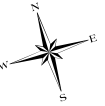
ITEM SUMMARY: The proposed ordinance designates a tract of land consisting of approximately 143.21 acres and located at 251 Berger Road, south of Berger Road and west of Lower Troy Road, as Tax Abatement Reinvestment Zone Number 35 for commercial/industrial tax abatement.

The designation of a tax abatement reinvestment zone lasts for five years and is a prerequisite for entering into a tax abatement agreement with a future economic development prospect. We anticipate bringing a tax abatement agreement for proposed improvements to the property for Council's consideration at the October 19, 2017 meeting.

FISCAL IMPACT: The designation of a tax abatement reinvestment zone lasts for five years and is a prerequisite for entering into a tax abatement agreement with a future economic development prospect. We anticipate bringing a tax abatement agreement for proposed improvements to the property for Council's consideration at the October 19, 2017 meeting.

ATTACHMENTS:

[Map](#)
[Ordinance](#)



Tax Abatement Reinvestment Zone No 35

0 500 1,000 2,000 Feet

DISCLAIMER:
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.

ORDINANCE NO. 2017-4872

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, DESIGNATING A TRACT OF LAND CONSISTING OF APPROXIMATELY 143.21 ACRES LOCATED AT 251 BERGER ROAD, TEMPLE, TEXAS, AS CITY OF TEMPLE TAX ABATEMENT REINVESTMENT ZONE NUMBER THIRTY-FIVE FOR COMMERCIAL/INDUSTRIAL TAX ABATEMENT; ESTABLISHING THE BOUNDARIES THEREOF AND OTHER MATTERS RELATING THERETO; DECLARING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the City Council of the City of Temple, Texas (“City”), desires to promote the development or redevelopment of a certain geographic area within its jurisdiction by creation of a reinvestment zone for commercial/industrial tax abatement, as authorized by Chapter 312 of the Texas Tax Code;

Whereas, the City held such public hearing after publishing notice of such public hearing, and giving written notice to all taxing units overlapping the territory inside the proposed reinvestment zone;

Whereas, the City at such hearing invited any interested person, or his attorney, to appear and contend for or against the creation of the reinvestment zone, the boundaries of the proposed reinvestment zone, whether all or part of the territory described in the Ordinance calling such public hearing should be included in such proposed reinvestment zone, and the concept of tax abatement; and

Whereas, the proponents of the reinvestment zone offered evidence, both oral and documentary, in favor of all of the foregoing matters relating to the creation of the reinvestment zone, and opponents of the reinvestment zone appeared to contest creation of the reinvestment zone.

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

Part 1: Findings. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Temple, Texas, and they are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

Part 2: The City, after conducting such hearings and having heard such evidence and testimony has made the following findings and determinations based on the testimony presented to it:

A. That a public hearing on the adoption of the reinvestment zone has been properly called, held and conducted and that notices of such hearings have been published as required by law and mailed to all taxing units overlapping the territory inside the proposed reinvestment zone;

B. That the boundaries of the reinvestment zone (hereinafter "REINVESTMENT ZONE NUMBER THIRTY-FIVE") should be approximately 143.21 acres located at 251 Berger Road. Temple, Texas, Bell County, Texas, as described in the drawing attached as Exhibit "A."

C. That creation of REINVESTMENT ZONE NUMBER THIRTY-FIVE will result in benefits to the City and to the land included in the zone after the term of any agreement executed hereunder, and the improvements sought are feasible and practical.

D. That REINVESTMENT ZONE NUMBER THIRTY-FIVE meets the criteria for the creation of a reinvestment zone as set forth in Section 312.202 of the Code in that it is "reasonably likely as a result of the designation to contribute to the retention or expansion of primary employment or to attract major investment in the zone that would be a benefit to the property and that would contribute to the economic development of the City."

E. That REINVESTMENT ZONE NUMBER THIRTY-FIVE meets the criteria for the creation of a reinvestment zone as set forth in the City of Temple Guidelines and Criteria for granting tax abatement in reinvestment zones.

Part 3: Pursuant to Section 312.201 of the Code, the City hereby creates a reinvestment zone for commercial/industrial tax abatement encompassing approximately 143.21 acres located at 251 Berger Road. Temple, Texas, Bell County, Texas, described by the drawing in Exhibit "A," attached hereto and such REINVESTMENT ZONE is hereby designated and shall hereafter be officially designated as TAX ABATEMENT REINVESTMENT ZONE NUMBER THIRTY-FIVE, City of Temple, Texas.

Part 4: The REINVESTMENT ZONE shall take effect on **October 19, 2017.**

Part 5: To be considered for execution of an agreement for tax abatement the commercial/industrial project shall:

A. Be located wholly within the Zone as established herein;

B. Not include property that is owned or leased by a member of the City Council of the City of Temple, Texas, or by a member of the Planning and Zoning Commission;

C. Conform to the requirements of the City's Zoning Ordinance, the CRITERIA governing tax abatement previously adopted by the City, and all other applicable laws and regulations; and

D. Have and maintain all land located within the designated zone, appraised at market value for tax purposes.

Part 6: Written agreements with property owners located within the zone shall provide identical terms regarding duration of exemption and share of taxable real property value exempted from taxation.

Part 7: Written agreements for tax abatement as provided for by Section 312.205 of the Code shall include provisions for:

A. Listing the kind, number and location of all proposed improvements of the property;

B. Access to and inspection of property by municipal employees to ensure that the improvements or repairs are made according to the specification and conditions of the agreements;

C. Limiting the use of the property consistent with the general purpose of encouraging development or redevelopment of the zone during the period that property tax exemptions are in effect; and

D. Recapturing property tax revenue lost as a result of the agreement if the owner of the property fails to make the improvements as provided by the agreement.

Part 8: Severance clause. If any provision of this Ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

Part 9: 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 10: Sunset provision. The designation of TAX ABATEMENT REINVESTMENT ZONE NUMBER THIRTY-FIVE shall expire five years from the effective date of this Ordinance. The designation of a tax abatement reinvestment zone may be renewed for periods not exceeding five years. The expiration of a reinvestment zone designation does not affect an existing tax abatement agreement authorized by the City Council.

Part 11: Open Meeting Act. 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 on the 5th day of **October**, 2017.

PASSED AND APPROVED on Second and Final Reading and Public Hearing on the
19th day of **October**, 2017.

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

10/19/17
Item #9(B)
Regular Agenda
Page 1 of 2

DEPT./DIVISION SUBMISSION & REVIEW:

Brynn Myers, Interim City Manager
Kayla Landeros, City Attorney

ITEM DESCRIPTION: Consider adopting a resolution authorizing an Economic Development Agreement with Cargill, Inc., to contribute \$500,000 towards the construction of public improvements to Berger Road.

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.

BACKGROUND: Cargill currently operates a facility in Temple that manufactures and sells turkey feed in bulk loads. The company is in the planning stages of an expansion project to produce various additional types of animal feed in both bulk and packaged form. This would involve an upgrade of the existing mill with additional equipment and bulk loading capabilities. A new 82,000 sq. ft. warehouse for packaged finished goods with new packaging lines and a 5,000 sq. ft. extension of the existing packaged raw materials warehouse are planned. There are currently approximately 30 trucks per day passing through the plant with a five year projection to increase to 100 trucks per day and a 10-year projection to increase to 180 trucks per day. The expansion would result in an employee increase from 10 to 33, with average annual wages at \$40,455. The estimated capital expenditure for the project is \$33,500,000.

Cargill has asked for assistance in constructing improvements to Berger Road to accommodate the planned expansion.

Staff has negotiated a proposed agreement with Cargill for the Berger Road improvements which would include the City covering \$500,000 of the cost. The City will reimburse Cargill upon final acceptance of construction.

Cargill would also agree to convey additional right-of-way to the City for the planned future expansion of Berger Road from I-35 to Lower Troy Road.

FISCAL IMPACT: Funding is available in the Reinvestment Zone No. 1 Financing and Project Plans, FY 2018, line 321, account 795-9600-531-6890, project 101796, East Outer Loop to fund the agreement in the amount of \$500,000.

ATTACHMENTS:

[Resolution](#)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING AN ECONOMIC DEVELOPMENT AGREEMENT WITH CARGILL, INC. TO CONTRIBUTE \$500,000 TOWARDS THE CONSTRUCTION OF PUBLIC IMPROVEMENTS TO BERGER ROAD; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, Cargill, Inc. currently operates a facility in Temple that manufactures and sells turkey feed in bulk loads - the company is in the planning stages of an expansion project to produce various additional types of animal feed in both bulk and packaged form;

Whereas, this expansion will involve an upgrade of the existing mill with additional equipment and bulk loading capabilities, a new 82,000 square foot warehouse for packaged finished goods with new packaging lines, and a 5,000 square foot extension of the existing packaged raw materials warehouse;

Whereas, currently, there are approximately 30 trucks per day passing through the plant with a 5-year projection to increase to 100 trucks per day and a 10-year projection to increase to 180 trucks per day;

Whereas, the proposed expansion would result in an employee increase from 10 to 33 employees with average annual wages of \$40,455 - the estimated capital expenditure for the project is \$33,500,000;

Whereas, Cargill has asked for assistance in constructing improvements to Berger Road to accommodate the planned expansion and Staff has negotiated a proposed agreement which would include the City covering \$500,000 of the improvement costs;

Whereas, the City will reimburse Cargill upon final acceptance of construction and Cargill will convey additional right-of-way to the City for the planned future expansion of Berger Road from I-35 to Lower Troy Road;

Whereas, Staff recommends Council authorize an Economic Development Agreement between the City of Temple and Cargill, Inc. to contribute \$500,000 towards the construction of public improvements to Berger Road;

Whereas, funding is available for this agreement in the Reinvestment Zone No. 1 Financing and Project Plans, Line 321, Account No. 795-9600-531-6890, Project No. 101796; 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: Findings. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Temple, Texas, and they are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Part 2: The City Council authorizes the Acting City Manager, or her designee, after approval as to form by the City Attorney, to execute an Economic Development Agreement with Cargill, Inc. to contribute \$500,000 towards the construction of public improvements to Berger Road.

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 19th day of **October**, 2017.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Charla Thomas
Deputy City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

10/19/17
Item #9(C)
Regular Agenda
Page 1 of 2

DEPT./DIVISION SUBMISSION & REVIEW:

Kayla Landeros, City Attorney

ITEM DESCRIPTION: Consider adopting a resolution authorizing a Tax Abatement Agreement with Cargill, Inc. which will cover increases in the taxable value of real property for a 143.21 acre tract of land located in Tax Abatement Reinvestment Zone Number 35.

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.

BACKGROUND: The proposed resolution authorizes an agreement with Cargill, Inc. ("Cargill") which if approved, gives the company ten years of tax abatement on the increased taxable value of real property improvements on land consisting of approximately 143.21 acres and located at 251 Berger Road, Temple.

The proposed agreement covers approximately 143.21 acres of land that has been designated as City of Temple Tax Abatement Reinvestment Zone Number 35. Cargill has an existing turkey feed manufacturing facility on the property, but is in the planning stages of a major expansion. The tax abatement applies only to *new* real property improvements. The agreement provides that the tax abatement period commences in the first full calendar year after the required improvements are completed. Cargill would receive 100% tax abatement in years 1-5 and 50% tax abatement in years 6-10.

Cargill timely filed an application to receive tax abatement on improvements to real property proposed for the site. On October 19, 2017, the City Council will consider, on second reading, an ordinance designating the property on which the improvements will be located as a tax abatement reinvestment zone. Cargill estimates that its investment will be in the neighborhood of \$14,500,000 in real property (building and land) improvements. The actual value of the improvements, and the value of the City's tax abatement, is dependent on appraisal by the Bell County Appraisal District. The new, expanded facility will house approximately 33 employees.

The City's Economic Development Policy sets out the criteria and guidelines for granting tax abatement. The improvements proposed meet the minimum criteria established for tax abatement consideration and meet the requirements for 100% and 50% tax abatement. The proposed improvements fall within the definition of "eligible facilities" in the criteria.

Staff has provided the other taxing entities involved with notice and a copy of the proposed agreement. Additionally, the agreement has all of the other terms required by Chapter 312 of the Texas Tax Code for tax abatement agreements, including provisions: (1) listing the kind and number of improvements; (2) providing for inspections of the facility by the taxing entities; (3) requiring compliance with State and local laws; (4) recapturing abated taxes in the event of a default under the agreement; and (5) requiring Cargill to annually certify to all the taxing entities that it is in compliance with all of the terms and conditions of the agreement.

Cargill's application meets the standards for granting tax abatement on the increase in real property improvements established by the City's Criteria and Guidelines for tax abatement. The City Council has discretion whether to approve an application for tax abatement and to increase the percentage of tax abatement over the recommended percentage specified in the matrix in the City's Criteria and Guidelines for tax abatement. The agreement should add to the continued development of the City's commercial growth, which would not have occurred in the absence of tax abatement.

FISCAL IMPACT: The Tax Abatement Agreement with Cargill, Inc. will have the potential of abating approximately \$330,135 in property taxes over the life of the agreement using the City's current tax rate of \$0.6772 per \$100 value. This amount is based on an estimated increase in the appraised value of real property improvements of \$6,500,000.

ATTACHMENTS:

[Resolution](#)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING THE MAYOR TO EXECUTE A TAX ABATEMENT AGREEMENT WITH CARGILL, INC. COVERING INCREASES IN THE TAXABLE VALUE OF REAL PROPERTY ON AN APPROXIMATELY 143.21 ACRE TRACT OF LAND LOCATED IN TAX ABATEMENT REINVESTMENT ZONE NUMBER THIRTY-FIVE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the City adopted a Resolution dated June 15, 1989, stating that it elects to be eligible to participate in tax abatement;

Whereas, on July 7, 2016, the City Council adopted Ordinance No. 2016-4783, establishing a comprehensive economic development policy for the City of Temple, which policy includes criteria and guidelines for granting tax abatement within the City of Temple in accordance with Chapter 312 of the Tax Code;

Whereas, Cargill, Inc. timely filed an application to receive tax abatement on improvements to real property currently used as an existing turkey feed manufacturing facility on an approximately 143.21 acre tract of land located in Tax Abatement Reinvestment Zone Number Thirty-Five;

Whereas, the tax abatement applies only to *new* real property improvements and the agreement provides that the tax abatement period will commence in the first full calendar year after the required improvements are completed – at that time, Cargill will receive 100% tax abatement in years 1-5 and 50% tax abatement in years 6-10;

Whereas, Cargill estimates that its investment will be in the neighborhood of \$14,500,000 in real property improvements and will house approximately 33 employees - the actual value of the improvements, and the value of the City's tax abatement, is dependent on the appraisal by the Bell County Appraisal District;

Whereas, as required by law, the City will notify all taxing entities of its intent to enter into the agreement;

Whereas, the City's Economic Development Policy sets out the criteria and guidelines for granting tax abatement and the proposed improvements meet the minimum criteria established for tax abatement consideration;

Whereas, the proposed agreement has all of the terms required by Chapter 312 of the Texas Tax Code for tax abatement agreements; and

Whereas, the City Council has considered the matter and finds that the proposed tax abatement with Cargill, Inc. is in compliance with State law and the City's *Guidelines and Criteria* governing tax abatement, and that the proposed improvements by said company are feasible and likely to attract major investment and expand employment within the City.

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

Part 1: Findings. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Temple, Texas, and they are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Part 2: The Mayor is authorized to execute a tax abatement agreement, after approval as to form by the City Attorney, with Cargill, Inc. granting the company 10 years of tax abatement (100% in years 1-5 and 50% in years 6-10) on the taxable value of real property improvements on approximately 143.21 acres of land located in Tax Abatement Reinvestment Zone Number Thirty-Five.

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 **19th** day of **October**, 2017.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Charla Thomas
Deputy City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

10/19/17
Item #10
Regular Agenda
Page 1 of 1

DEPT./DIVISION SUBMISSION & REVIEW:

Sandra Esqueda, Director of Human Resources

ITEM DESCRIPTION: FIRST READING – PUBLIC HEARING: Consider adopting an ordinance to include a language certification pay for qualified officers in the Police Department.

STAFF RECOMMENDATION: Conduct a public hearing and adopt ordinance as presented in item description on first reading, and schedule a second reading and final adoption for November 2, 2017.

ITEM SUMMARY: Chapter 143.44(b) of the Local Government Code requires Council to establish certification pay by ordinance. On September 13, 2017, the Rules and Regulations of the Temple Fire Fighters' and Police Officers' Civil Service Commission were amended to include Section 44 "Certification and Education Incentive Pay", providing for certification pay to qualified officers upon completion of their probationary period. Pursuant to the FY 18 Meet and Confer Agreement, staff recommends including a language certification pay of \$720 per year for qualified police officers.

Currently, the City does not provide language certification pay.

FISCAL IMPACT: Funding in the amount of \$8,640 has been appropriated in the FY 2018 Operating Budget to fund language certification pay for officers in the Police Department.

ATTACHMENTS:

[Ordinance](#)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, ESTABLISHING CERTIFICATION PAY FOR OFFICERS IN THE POLICE DEPARTMENT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, Chapter 143.044(b) of the Local Government Code requires that City Council establish educational pay by Ordinance;

Whereas, as part of the 2018 Meet and Confer Agreement, certification pay of \$720 per year was negotiated and Staff recommends Council authorize this certification pay for officers in the Police Department;

Whereas, funding for this certification pay has been appropriated in the fiscal year 2018 adopted budget; and

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

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

Part 1: Findings. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Temple, Texas, and they are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

Part 2: The City Council establishes certification pay in the amount of \$720 per year for officers in the Police Department effective November 2, 2017.

Part 3: All Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

Part 4: 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 5: 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 6: 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 **19th** day of **October**, 2017.

PASSED AND APPROVED on Second Reading on the **2nd** day of **November**, 2017.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

APPROVED AS TO FORM:

ATTEST:

Lacy Borgeson
City Secretary

Charla Thomas
Deputy City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

10/19/17
Item #11
Consent Agenda
Page 1 of 2

DEPT. /DIVISION SUBMISSION & REVIEW:

Brian Chandler, Planning Director
Kayla Landeros, City Attorney

ITEM DESCRIPTION: FIRST READING – PUBLIC HEARING - Z-FY-17-39: Consider adopting an ordinance authorizing amendments to Article 3, Unified Development Code, to remove the requirement to include construction plans in final plat applications for single family subdivisions; to extend the time limit for recordation of plats from 120 days to 12 months; and to modify media used for filing of subdivision construction plans (eliminating Mylars).

PLANNING AND ZONING COMMISSION RECOMMENDATION: At their September 18, 2017 meeting, P&Z recommended approval as presented by staff.

STAFF RECOMMENDATION: Staff recommends approval of the proposed amendments.

BACKGROUND: City staff, including representatives from Legal, Engineering and Planning, met with Jim Howe on behalf of TABA (Temple Area Builders Association) to discuss UDC code amendments related to:

1. The timing and media related to the submittal of construction plans; and
2. Extending the expiration period related to final plats

Staff and TABA agreed on language to address both items, which includes the following:

3. The timing and media related to the submittal of construction plans
 - a. Construction plans for public improvements related to single-family subdivisions no longer are required to be submitted at the platting stage
 - i. The City Engineer must approve before construction can begin and before the Chief Building Official approves building permits
 - b. Paper, rather than Mylar construction plans, is acceptable
4. Extending the expiration period related to final plats
 - a. Rather than requiring plat recordation within 120 days, the period would be extended to 1 year
 - b. Provides flexibility for developers to obtain private easements from utility companies, etc.

PUBLIC NOTICE: The newspaper printed notice of the Planning and Zoning Commission public hearing on September 7, 2017, in accordance with state law and local ordinance.

FISCAL IMPACT: N/A

ATTACHMENTS:

UDC Draft Code Amendments
Ordinance

Construction Plans and Extension of Time to Record Plat

Sec. 3.6. Subdivision Plat Review

* * *

3.6.3 Application Process

A subdivision of land must generally proceed in accordance with the following steps:

- A. Pre-Application Conference;
- B. Preliminary Plat (where applicable per 3.6.5);
- C. Final Plat and Construction Plans;
- D. Construction Plans;
- E. Construction Permit;
- ~~D~~F. ~~Acceptance of subdivision as complete~~Recordation; and
- ~~E~~G. Acceptance of public improvements for ownership and maintenance.

* * *

3.6.3 Final Plat

* * *

C. Construction Plans

~~A Final Plat application for a subdivision that is not zoned or restricted for single-family dwellings may be submitted and approved without construction plans. The Final Plat application for a single-family subdivision must include the construction plans. The City Engineer must approve~~ Construction plans, regardless of when filed, for public improvements must be approved or conditionally approved by the City Engineer before construction of the subdivision may begin and before the Chief Building Official approves Building Permits.

D. Expiration

~~An approved Final Plat must be recorded within 120 days~~ months after final approval. All approved Final Plats must be recorded in the deed records of Bell County before the City accepts the completed public improvements for the subdivision or issues Building Permits for construction of homes, unless the following conditions are satisfied: . . .

* * *

3.6.9 Procedures Following Final Plat Approval

* * *

D. Acceptance of Improvements

Before the City accepts the subdivision improvements the applicant must submit the following:

1. ~~One Mylar reproducible print~~ paper copy of the subdivision construction plans, marked “drawings of work as built,” and ~~one copy of the as-built drawings in the same digital format required in subsection C above for the approved Final Plat~~ “As-Built Drawings” or “Record Drawings.”
2. One copy of the as-built drawings in pdf format.
3. One copy of the base CAD file.

Sec. 3.7. Replat Without Plat Vacation

* * *

3.7.5. Expiration

An approved Replat Without Plat Vacation must be recorded within ~~120 days~~ months after final approval. All approved Replats Without Vacation must be recorded in the deed records of Bell County before the City accepts the completed public improvements for the subdivision or issues Building Permits for construction of homes, unless the following conditions are satisfied: . . .

Sec. 3.8. Minor or Amending Plat

* * *

An approved Minor or Amending Plat must be recorded within ~~120 days~~ months after final approval. All approved Minor or Amending Plats must be recorded in the deed records of Bell County before the City accepts the completed public improvements for the subdivision or issues Building Permits.

* * *

Sec. 3.13. Building Permit**3.13.1 Applicability**

A Building Permit may not be issued for any property until one of the following events has occurred.

A. Approved Plat

The lot appears on an approved plat of record filed in the plat records of Bell County.

* * *

3.13.15 Construction Plans

~~The City Engineer must approve or conditionally approve c~~Construction plans for a subdivision, regardless of when filed, public improvements must be approved or conditionally approved by the City Engineer before construction of the subdivision may begin or before the Chief Building Official may approve a Building Permit.

ORDINANCE NO. _____

(PLANNING NO. Z-FY-17-39)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AMENDING TEMPLE UNIFIED DEVELOPMENT CODE ARTICLE 3, TO REMOVE THE REQUIREMENT TO INCLUDE CONSTRUCTION PLANS IN FINAL PLAT APPLICATIONS FOR SINGLE FAMILY SUBDIVISIONS; TO EXTEND THE TIME LIMIT FOR RECORDATION OF PLATS; TO MODIFY MEDIA USAGE FOR FILING OF SUBDIVISION CONSTRUCTION PLANS; PROVIDING A REPEALER; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, Staff, along with representatives from the Legal, Engineering and Planning Departments, met with Jim Howe on behalf of the Temple Area Builders Association (TABA) to discuss amendments to the Unified Development Code related to the following:

1. The timing and media related to the submittal of construction plans;
2. Extending the expiration period related to final plats;

Whereas, Staff and TABA agreed on language to address both items, which includes the following:

1. The timing and media related to the submittal of construction plans:
 - a. Construction plans for public improvements related to single-family subdivisions no longer are required to be submitted at the platting stage.
 - i. The City Engineer must approve before construction can begin and before the Chief Building Official approves building permits.
 - b. Paper, rather than Mylar construction plans, are acceptable.
2. Extending the expiration period related to final plats:
 - a. Rather than requiring plat recordation within 120 days, the period would be extended to 1 year.
 - b. Provides flexibility for developers to obtain private easements from utility companies, etc.; and

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: Findings. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Temple, Texas, and they are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

Part 2: The City Council amends Article 3, Unified Development Code, to remove the requirement to include construction plans in final plat applications for single family subdivisions; to extend the time limit for recordation of plats from 120 days to 12 months; and to modify media used for filing of subdivision construction plans (eliminating Mylars), as set forth more fully in Exhibit A, attached hereto and incorporated herein for all purposes.

Part 3: All Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

Part 4: 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 5: 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 6: 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 **19th** day of **October**, 2017.

PASSED AND APPROVED on Second Reading on the **2nd** day of **November**, 2017.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, MAYOR

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Charla Thomas
Deputy City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

10/19/17
Item #12
Regular Agenda
Page 1 of 5

DEPT.: / DIVISION SUBMISSION & REVIEW:

Mark Baker, Senior Planner

ITEM DESCRIPTION: FIRST READING - PUBLIC HEARING – Z-FY-17-46: Consider adopting an ordinance authorizing rezoning of five tracts of land totaling approximately 168 ± acres:

- (A) 114.5 ± acres located at the southwest corner of NE H.K. Dodgen Loop and MKT railroad—from PD-C, C, MF-2, and 2F zoning districts to LI zoning district;
- (B) The following properties within the Industrial sub-district of the I-35 Corridor Overlay:
 - 1. 7.9 ± acres located west of I-35, east of Pegasus Drive, and north of Industrial Boulevard—from 2F and GR zoning districts to LI zoning district;
 - 2. 7 ± acres located west of I-35, east of Pegasus Drive, and north of Industrial Boulevard—from 2F and GR zoning districts to LI zoning district;
 - 3. 1 ± acre tract abutting the southeast corner of the 29.6 ± acre tract owned by Buc-ee's—from PD-C zoning district to LI zoning district;
- (C) The following properties within the Gateway sub-district of the I-35 Corridor Overlay:
 - a. 11.3 ± acres located at the northeast corner of NE H.K. Dodgen Loop and North General Bruce Drive—from AG zoning district to C zoning district; and
 - b. 27.1 ± acres located at the northwest corner of NE H.K. Dodgen Loop and MKT railroad—from AG zoning district to LI zoning district.

STAFF RECOMMENDATION: Staff recommends approval of the following:

- Commercial (C) for 53.5 ± acres as described by #2 & #3 in the Item Description; and
- Planned Development-Commercial (PD-C) on 114.537 ± acres to allow a distribution center with the condition that a binding site plan would require future Planning & Zoning Commission & City Council approval for that use only.

PLANNING & ZONING COMMISSION RECOMMENDATION: At their October 2, 2017 meeting, the Planning & Zoning Commission voted nine to zero to recommend approval of the proposed rezoning for Light Industrial (LI) zoning on the 114.537 ± acres as requested by the applicant and as depicted by Exhibit A with the remaining 53.5 ± acres to Commercial (C) zoning district.

During the Planning & Zoning Commission meeting, the following was discussed:

- Applicant's desire to clean-up and simplify existing zoning for future marketability;
- Land use differences between the Commercial & Industrial zoning districts;
- Future marketability for retail/ service & industrial uses, including accommodations for a distribution center on the 114.537 \pm acre tract;
- Consideration for Planned Development-Commercial allowing a distribution center

ITEM SUMMARY: Aldrich-Thomas Group, on behalf of the property owner, Frank Mayborn Enterprises, is requesting rezoning of 168.041 \pm acres, comprised of five separately zoned tracts per the above Item Description. Initially requested for 229.056 \pm acres, which included a 61.015 \pm acre portion proposed for Single Family Three (SF-3) zoning. The SF-3 portion was withdrawn by the applicant (email attached), prior to consideration by the Planning & Zoning Commission. While the 61.015 \pm acres was no longer part of the request, residents of the Bellaire North subdivision attended and spoke at the Planning & Zoning Commission meeting with concerns about why the 61 acres was withdrawn from consideration.

Moving forward, this requested rezoning is partially within Industrial and Gateway sub-districts of the I-35 Corridor Overlay. Per UDC Section 4.3.28, the purpose of the I-35 Corridor Overlay zoning district is to exercise greater control over the aesthetic, functional and safety characteristics of development and redevelopment along Interstate 35 with the City where higher development standards can effectively enhance the City's image as a desirable place to live, work and shop. This overlay zoning district is limited to specified areas encompassing land that has already been assigned conventional base zoning district classifications. It supplements the standards of the base zoning districts with new or different standards that are more restrictive.

114.537 \pm ACRE TRACT: Opportunities for additional commercial and retail development along the Loop 363 frontage, next to Buc-ee's could benefit the existing and any future single family uses to the south of the 114.537 \pm acre tract, which Light Industrial (LI) zoning would preclude. Noteworthy with similar circumstances is the area surrounding the Buc-ee's in New Braunfels, Texas, see attachment for aerial of the area. However, C would also allow office warehouse at this location, among other similar uses, as well as single family and two family uses for the interior of that tract, which LI would otherwise prohibit.

Since a distribution center is considered within the 114.537 \pm acres that is not permitted in the C district, the Planned Development concept may be used to allow the distribution center without rezoning the entire tract to LI.

I-35 CORRIDOR OVERLAY: Approximately 54.584 \pm acres of the total 168.041 \pm acres of the requested rezoning within the I-35 Corridor Overlay. Additional acreage from that within the Overlay may be included but is dependent upon how it is used and managed. (If developed, used, managed or marketed with the 11.3 \pm acre tract referenced in Item 3.a.). A generalized acreage breakdown by sub-district with the current and proposed zoning is as follows:

Gateway Sub-District

- 11.332 \pm Acres from Agricultural (AG) to Commercial (C)
- 27.158 \pm Acres from AG to Light Industrial (LI) (If developed, used, managed or marketed with the 11.3 \pm acre tract listed above).

Industrial Sub-District

- 7.035 \pm Acres from Two Family (2F) & General Retail (GR) to LI
- 7.979 \pm Acres from 2F & GR to LI
- 1.080 \pm Acres from C to LI (out of the 114.537 \pm acres)

Both the Industrial and Gateway sub-district, UDC Sections 6.7.10 7 6.7.12 respectively, place additional restrictions on land use as well as enhanced site design, building and architectural standards that apply to new and existing development within the corridor.

It should be noted that the Industrial sub-district of the I-35 Corridor Overlay either prohibits industrial uses or requires a conditional use permit for industrial uses. These conditional uses are more closely commercial in nature than industrial. At this time, the Industrial sub-district lends itself better to a sub-district that allows retail and service as well as commercial uses. Due to stakeholder concerns about allowing more intense uses within the corridor, the land use discussion was deferred to a future phase of the I-35 Corridor Overlay code amendments.

Expansion of the Northwest Industrial Park: Proposed for rezoning of approximately 15.014 \pm acres, on two separate tracts, west of I-35 along Pegasus Drive, expands the current boundaries of the Northwest Industrial Park. Currently, both LI and C zoning have been established east of Pegasus Drive. Per UDC Section 8.2.3D, Pegasus Drive, a collector street, is recognized as the eastern boundary of the Northwest Industrial Park. Industrial zoning, as proposed, would effectively result in expansion of the park boundaries to abut I-35. A suitable alternative for LI is C zoning, which provides opportunity for many of the same uses, particularly since all Industrial uses are either prohibited or require the review of the conditional use permit.

The Temple Economic Development Corporation (TEDC) confirmed in an email that that approximately 670 acres of the park is either owned by TEDC or available for economic development projects partnered with City of Temple ownership. This does not take into account private ownership within the park that is still available for industrial development. There is still significant opportunity for future development within the industrial park.

SUBDIVISION PLAT: Subdivision platting would be required, which would address lot layout, circulation, parkland, needed ROW as well as other subdivision-related infrastructure requirements. The Development Review Committee (DRC) would be responsible for review of the future plat(s) and will be forwarded to the Planning & Zoning Commission or City Council for final approval as needed.

COMPREHENSIVE PLAN (CP) COMPLIANCE: Compliance to goals, objectives or maps of the Comprehensive Plan and Sidewalk and Trails Plan are summarized by the attached Comprehensive Plan Compliance table but further described below:

Future Land Use Map (CP Map 3.1)

The subject property, as a whole, is within the Suburban Commercial Future Land Use Map (FLUM) designation. The Suburban Commercial designation is appropriate for office, retail and service uses adjacent to and abutting residential neighborhoods and in other areas there the community's image and aesthetic value are to be promoted, such as in 'gateways' and high-profile corridor locations. The Suburban Commercial designation is generally supported by office (O-1 & O-2) and Neighborhood Service (NS) zoning, while General Retail (GR) and Commercial (C) would be considered on a case by case basis. LI zoning is not supported by the FLUM. Therefore, the request to industrial **is not** consistent with the Future Land Use Map.

Thoroughfare Plan (CP Map 5.2)

Access for the two tracts comprised of approximately 15.014 ± acre of land, proposed for industrial zoning, front along Pegasus Drive, a collector and N. General Bruce Drive. On the other hand, access to the remainder of the subject property is from Loop 363, an Expressway and the 114.537 ± acre-portion may be from both Loop 363 and/or Lower Troy Road, a minor arterial. Any connection to Lower Troy Road would require crossing the existing railroad lines.

Internal circulation and any needed right-of-way overall would be addressed with the anticipated subdivision plat. Impacts to TxDOT interests are on-going but will be addressed during the subdivision plat review.

Availability of Public Facilities (CP Goal 4.1)

Sewer is available through an eight inch sewer line in Pegasus Drive, a 12-inch sewer line that crosses NE H.K. Dodgen Loop and a six inch available in Burns Ave within the existing Bellaire North subdivision. Water is available through a 14-inch waterline in Pegasus Drive, a 12-inch waterline in NE H.K. Dodgen Loop and a six inch waterline in Burns Ave. Any needed utility line extensions will be addressed during the review of the future subdivision plat. It should be noted that existing sewer is comprised of clay pipe and likely need upgrading. This will be addressed at the time the property is developed.

Temple Trails Master Plan Map and Sidewalks Ordinance

No trails have been identified within the subject property. No sidewalks are required along expressways or within the industrial parks. Any other sidewalk requirements would be addressed during the review of the subdivision plat.

DEVELOPMENT REGULATIONS: The attached tables provide, the proposed development standards as provided for in UDC Sections 4.2, 4.5 and 4.5.1

PUBLIC NOTICE: Eighty notices to property owners within 200-feet of the subject property were sent notice of the public hearing as required by State law and City Ordinance. As of Tuesday October 10, 2017 at 9:00 AM, 22 notices in disagreement, one notice in agreement and one notice with no response, representing 10 properties, owned by Mayborn Enterprises, have been received. It should be noted that notices received were distributed based on the original boundaries of the request. Since the 61.015 ± acre-portion for SF-3 zoning has been withdrawn, all of the ownership in opposition are outside of the revised 200-foot notification boundary by a distance of approximately 1,114 feet.

The newspaper printed notice of the public hearing on September 21, 2017, in accordance with state law and local ordinance.

SCHOOL DISTRICT: Temple Independent School District (TISD)

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Applicant Email to withdraw SF-3-portion from consideration (Sept 28, 2017)

Boundary Map (Exhibit A)

Photos

Tables

Maps

Buc-ee's & Vicinity Aerial Map (New Braunfels, Texas)

Returned Property Notices

Draft P&Z Excerpts (Oct 2, 2017)

Ordinance

Request to Withdraw SF-3 Portion

From: [A. Lloyd Thomas](#)
To: [Brian Chandler](#)
Cc: [Mark Baker](#)
Subject: Re: Mayborn Rezoning
Date: Friday, September 29, 2017 2:02:57 PM

Please pull it from the request.

Lloyd Thomas, ALC, SIOR, CCIM, CRE
18 North 3rd Street
Temple, TX 76501

From: Brian Chandler <bchandler@templetx.gov>
Sent: Friday, September 29, 2017 1:52:02 PM
To: A. Lloyd Thomas
Cc: Mark Baker
Subject: RE: Mayborn Rezoning

Hi Lloyd,

I wanted to follow up with you about this request and see how Ms. Mayborn would like to proceed. Keep in mind that a request to withdraw that portion of the rezoning request would still need to be heard by P&Z since the notice was posted and sent to neighbors with that information. With that in mind, we do continue to receive neighbor opposition responses and I would expect based on what Mark has heard that many of those folks are likely to attend the Monday meeting, regardless of whether you request withdrawal of the SF-3 part of the request.

Please let us know at your earliest opportunity how you want to proceed. Thanks.

Brian

From: Brian Chandler
Sent: Thursday, September 28, 2017 10:14 AM
To: 'A. Lloyd Thomas' <althomas@aldrich-thomas.com>; Mark Baker <mbaker@templetx.gov>
Subject: RE: Mayborn Rezoning

Lloyd,

I just left a message with Courtney at your office. I would like to discuss this aspect of the case with you. Thanks.

Brian

From: A. Lloyd Thomas [<mailto:althomas@aldrich-thomas.com>]
Sent: Thursday, September 28, 2017 10:08 AM
To: Mark Baker <mbaker@templetx.gov>

Cc: Brian Chandler <bchandler@templetx.gov>

Subject: RE: Mayborn Rezoning

That is correct. We were willing to restrict the 61.015 acres to SF-3 or higher. But, there is no point in doing so, if the neighborhood cannot understand the intent. Besides, the 2F zoning allows a residential developer to provide wide range of housing product, including SF-3.

A. Lloyd Thomas, ALC, SIOR, CCIM, CRE
althomas@aldrich-thomas.com

NAI Aldrich Thomas Group
Office +1 254 773 4901

From: Mark Baker [<mailto:mbaker@templetx.gov>]
Sent: Thursday, September 28, 2017 9:44 AM
To: A. Lloyd Thomas <althomas@aldrich-thomas.com>
Cc: Brian Chandler <bchandler@templetx.gov>
Subject: RE: Mayborn Rezoning

Lloyd:

Thank you for your email response. Just so I am clear and can proceed accordingly with our analysis and response to the neighbors, the entire 61.015 +/- acres being considered for the SF-3 zoning would be taken off the table and the request would proceed with the remaining 168.041 +/- acres.

Please confirm.

Thanks again,
Mark

From: A. Lloyd Thomas [<mailto:althomas@aldrich-thomas.com>]
Sent: Wednesday, September 27, 2017 3:04 PM
To: Mark Baker <mbaker@templetx.gov>
Cc: Brian Chandler <bchandler@templetx.gov>
Subject: Re: Mayborn Rezoning

The tract having identified as Property ID 25187 is the property which will be removed from the rezoning application.

A. Lloyd Thomas, ALC, SIOR, CCIM, CRE
Aldrich-Thomas Group, Realtors®
18 North 3rd Street
Temple, TX 76501
254-773-4901

From: A. Lloyd Thomas
Sent: Wednesday, September 27, 2017 2:59:11 PM
To: Mark Baker
Cc: Brian Chandler
Subject: Re: Mayborn Rezoning

Thank you, Mark, for contacting me about this matter. Under the circumstance, we will agree to remove from re-zoning consideration that portion of the 2F zoned acreage south of the ONCOR transmission line easement as is; thus, leaving it with its current classification. However, all other zoning requests will remain as stated in the application.

A. Lloyd Thomas, ALC, SIOR, CCIM, CRE
Aldrich-Thomas Group, Realtors®
18 North 3rd Street
Temple, TX 76501
254-773-4901

From: Mark Baker <mbaker@templetx.gov>
Sent: Wednesday, September 27, 2017 12:08 PM
Subject: Mayborn Rezoning
To: A. Lloyd Thomas <althomas@aldrich-thomas.com>
Cc: Brian Chandler <bchandler@templetx.gov>

Lloyd:

Good afternoon - Just a update, we will be finalizing our staff report and forwarding a copy of the draft staff report to you in the next day or two for your review.

In the meantime, I had a question, we have been inundated with residents within the Bellaire North subdivision with concerns over single family uses including the requested SF-3 designation with a minimum 4,000 square foot lot size. If it were to come up during discussion, would you client be open to considering SF-2 or SF-1 as an alternative.

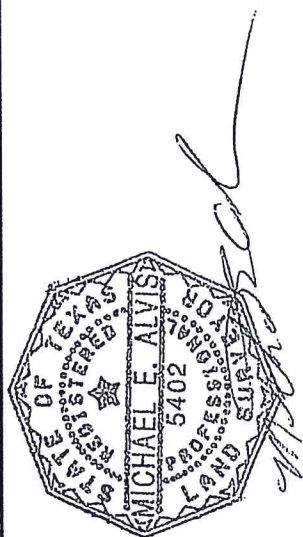
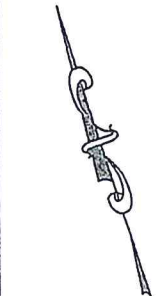
I have been mentioning to the residents that the property is currently 2F which allows duplexes and attached SF homes by right and the SF-3 is more restrictive but I am gathering they are opposed to any residential development.

Anyway, just a wanted to pass that by you.

Thanks,
Mark

Mark Baker, Senior Planner

City of Temple – Planning Department



INTERSTATE HIGHWAY 35

N. GENERAL BRUCE DRIVE

N.E. H.K. DODGEN LOOP (LOOP 363)

MKT RAILROAD

BAYLOR SCOTT & WHITE HEALTH
DOCUMENT NO. 2015-00026059
22.23 ACRES

COMMERCIAL
11.332 ACRES

LIGHT INDUSTRIAL

COUNTY DEVELOPERS, TRACT 2
FRANK MAYBORN ENTERPRISE INC.

INC. VOLUME 98,39 ACRES
VOLUME 1114, PAGE 775
VOLUME 1836, PAGE 499

27.158 ACRES

LIGHT INDUSTRIAL

LOT 1, BLOCK 1, BUC-EE'S
#35 SUBDIVISION
PLAT YEAR 2013 NO. 37

VOLUME 1460, PAGE 833

LIGHT INDUSTRIAL

114.537 ACRES

COUNTY DEVELOPERS, INC. VOLUME 1114, PAGE 775
TRACT 2 PORTION OF 99.39 ACRES

FRANK W. MAYBORN VOLUME 1005, PAGE 742
EXHIBIT B PARCEL 1 PORTION OF 150.03 ACRES

FRANK MAYBORN ENTERPRISES
VOLUME 1858, PAGE 292 PORTION OF 57.21 ACRES

COUNTY DEVELOPERS, INC. VOLUME 1483, PAGE 150
EXHIBIT A SECOND TRACT 5.35 ACRES

MAYBORN ENTERPRISE, INC. VOLUME 1836, PAGE 499

BELL COUNTY TAX PARCELS 25179, 37548, 25186, 439641, AND 25193

FRANK MAYBORN ENTERPRISES, INC.

1836/499

FRANK MAYBORN ENTERPRISES, INC.
VOLUME 1836, PAGE 499
REFERENCE VOLUME 1063, PAGE 547

FRANK MAYBORN ENTERPRISES, INC.
VOLUME 1836, PAGE 499
REFERENCE VOLUME 1006, PAGE 680

STATE OF TEXAS VOLUME 771, PAGE 368

TEXAS STAINLESS & HEAT TREATING CORPORATION

TXU ELECTRIC DELIVERY COMPANY
VOLUME 5396, PAGE 178
REFERENCE 4882/226 8.042 ACRES

2641/7434

TXU EASEMENT VOL. 1074, PG. 315
VOL. 1072, PG. 684
TXU EASEMENT VOLUME 5511, PAGE 125

CWT INVESTMENT PROPERTIES, LLC
DOCUMENT NO. 2015-00031874
BELLCAD #70567?

FRANK MAYBORN ENTERPRISES, INC.
VOL. 1836, PG. 499

REFERENCE VOL. 1338, PG. 397

NORTHSIDE CHURCH OF CHRIST
TEMPLE, TEXAS
DOCUMENT NO. 2012-00018430
BELLCAD #79734

FRANK MAYBORN ENTERPRISES, INC.
VOLUME 1836, PAGE 499
REFERENCE VOLUME 1154, PAGE 280

WEST BELLAIRE NORTH STREET

VOLUME 1836, PAGE 499

CITY OF TEMPLE
VOLUME 1373, PAGE 577

GRACE COMMUNITY PRIMITIVE BAPTIST CHURCH
DOCUMENT NO. 2011-00025203
BELLCAD #34052

BELLAIRE NORTH, SECTION FIVE
CABINET A, SLIDE 175-A

BELLAIRE NORTH, SECTION SIX
CABINET A, SLIDE 176-C

Withdrawn

61.015 ACRES

SINGLE FAMILY 3

SAM K. HENDLER, JR.
PROBATE DATED MARCH 24, 1989
6.045 ACRES

LIGHT INDUSTRIAL
7.979 ACRES

VOLUME 984, PAGE 411
PART OF PARCEL TWO
VOLUME 961, PAGE 418
THIRD TRACT (8.53 ACRES)
VOLUME 1836, PAGE 499

LIGHT INDUSTRIAL

7.035 ACRES

STATE OF TEXAS 0.959 ACRE
DOC. NO. 2013-00022719
PARCEL 32, PART 3

STATE OF TEXAS PARCEL 32, PART 2
DOCUMENT NO. 2013-00022719 0.089 ACRE

STATE OF TEXAS PARCEL 32, PART 1
DOCUMENT NO. 2013-00022719 0.001 ACRE



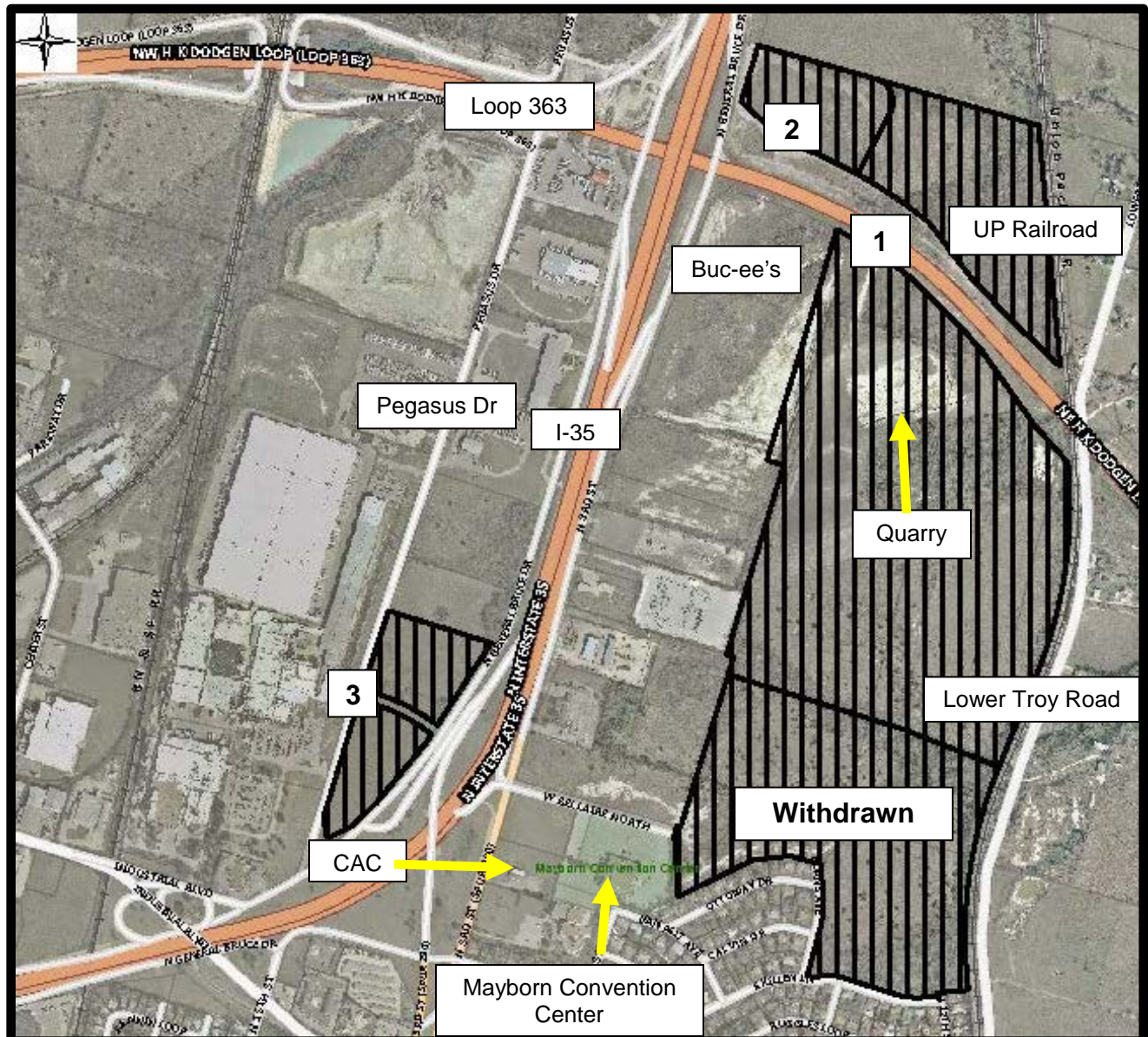
ENGINEERING • PLANNING • SURVEYING
CONSTRUCTION MANAGEMENT
TURLEY ASSOCIATES, INC.
FIRM REGISTRATION NO. 10056000
301 N. 3rd ST. TEMPLE, TEXAS (254) 773-2400

ZONING EXHIBIT OF:
MULTIPLE TRACTS
CITY OF TEMPLE, BELL COUNTY, TEXAS
THE ALDRICH-THOMAS GROUP

DATE:	03/14/16	SCALE:	1:600	DWN. BY:	JRG
REFERENCE:	16172	F.B. & L.B.:			
SHEET	1 OF 1	FILE NO.:	13172-A		

EXHIBIT A

Site & Surrounding Property Photos



Aerial Site Map
(Numbered Legend for Photo Viewpoint Locations)



**Site Location #1: Looking south from Loop 363
Undeveloped but contains existing quarry activities (not visible in photo)
(PD-C, c, MF-2 & 2F)**



**Looking West from Site Location #1 (Buc-ee's Travel Center)
(PD-C, C, MF-2 & 2F)**



**Site Location #2: Looking West across LP 363 (Undeveloped)
(AG)**



**Site Location #2: Looking East across Loop 363 (Undeveloped)
(AG)**



**Site Location #2: Looking North from within the property (Undeveloped)
(AG)**



**Site Location #3: Looking South-East from Pegasus Drive (Undeveloped)
(2F & GR)**



**Site Location #3: Looking West across Pegasus Drive
(Existing Industrial Uses) Northwest Industrial Park
(LI)**



**Site Location #3: Looking West across Pegasus Drive
(Existing Industrial Uses) Northwest Industrial Park
(LI)**

Industrial, Commercial Zoning District - I-35 Corridor Overlay: Compiled Land Use Table

	Applicant Request	Staff Recommendation		
Use	Light Industrial Zoning District	Commercial Zoning District	I-35 Overlay Industrial Sub District	I-35 Overlay Gateway Sub District
All Residential Uses listed in the use table in Sec. 5.1 except as follows:	Prohibited	YES	CUP	Prohibited
Multiple-family dwelling (apartment)	Prohibited	Prohibited	CUP	CUP
Recreational vehicle park	CUP	Prohibited	Prohibited	Prohibited
Nonresidential				
Animal feed lot	Prohibited	Prohibited	Prohibited	Prohibited
Animal shelter (public or private)	YES	CUP	CUP	Prohibited
Auto storage or auto auction	YES	CUP	Prohibited	Prohibited
Boat sales or repair	YES	YES	CUP	Prohibited
Body Piercing Studio	YES	YES	Prohibited	Prohibited
Bottling works	YES	Prohibited	CUP	Prohibited
Building material sales (indoor or to the rear with screening)	YES	YES	CUP	Prohibited
Car wash	YES	YES	CUP	CUP
Child care facility	YES	YES	Prohibited	CUP
Contractor storage and equipment yard	YES	YES	CUP	Prohibited
Correctional facility	CUP	Prohibited	Prohibited	Prohibited
Day camp for children	CUP	CUP	Prohibited	Prohibited
Drag strip or commercial racing	CUP	CUP	Prohibited	Prohibited
Flea market (outdoors)	YES	Prohibited	Prohibited	Prohibited
Greenhouse or nursery (retail)	YES	YES	CUP	CUP
Hatchery, fish or shrimp, fish farm	CUP	CUP	Prohibited	Prohibited
Hatchery, poultry	YES	CUP	Prohibited	Prohibited
Heavy machinery sales, storage and repair	YES	YES	CUP	Prohibited
Hotel or Motel	YES	YES	YES	YES
Kennel	YES	YES	CUP	Prohibited
Light Manufacturing	YES	Prohibited	CUP	Prohibited
Livestock auction	CUP	YES	Prohibited	Prohibited
Major vehicle repair	YES	YES	CUP	Prohibited
Milk depot, dairy or ice cream plant	YES	YES	CUP	Prohibited
Minor vehicle servicing	YES	YES	CUP	CUP
Motorcycle or scooter sales and repair	YES	YES	CUP	CUP
Office Uses (As listed in UDC Sec. 5.1)	YES	YES	YES	YES
Open/outdoor storage of lawn/garden furniture, appliances or machinery	YES	YES	Prohibited	Prohibited
Paint shop	YES	YES	CUP	CUP
Restaurant Uses (As listed in UDC Sec. 5.1)	YES	YES	YES	YES
Retail & Service Uses (As listed in UDC Sec. 5.1)	YES	YES	YES	YES
Sexually oriented business	Prohibited	Prohibited	Prohibited	Prohibited
Shooting range (outdoor)	CUP	Prohibited	Prohibited	Prohibited
Stable, residential or noncommercial	YES	YES	Prohibited	Prohibited
Tattoo Studio	YES	YES	Prohibited	Prohibited
Trailer, RV, portable bldg. or HUD code manufactured home sales or rental	YES	YES	CUP	Prohibited
Transitional or emergency shelter	CUP	CUP	Prohibited	Prohibited
Upholstery shop	YES	YES	CUP	Prohibited
Veterinarian hospital (kennels)	YES	YES	CUP	Prohibited
Wrecking or salvage yard	CUP	Prohibited	Prohibited	Prohibited

Comparison Table: Commercial vs. Industrial		
Use	C (Commercial)	LI (Light Industrial)
Heavy machinery sales, storage and repair	Yes	Yes
Building material sales	Yes	Yes
Mini-storage warehouse	Yes	Yes
Office Warehouse	Yes	Yes
Open storage of furniture, appliances or machinery	Yes	Yes
Laboratory Manufacturing	Yes	Yes
Wholesale Storage and Sales	Yes	Yes
Parking lot, trucks, trailers and moving vans or trucks	Yes	Yes
Vehicle repair, major	Yes	Yes
Truck stop	Yes	Yes
Trailer, recreational vehicle, portable building or manufactured home sales or rentals	Yes	Yes
Hotel or motel	Yes	Yes
Light manufacturing	No	Yes
Single Family Residential (Detached & Attached)	Yes	No
Multi-Family Residential (Apartments)	No	No
Duplex	Yes	No

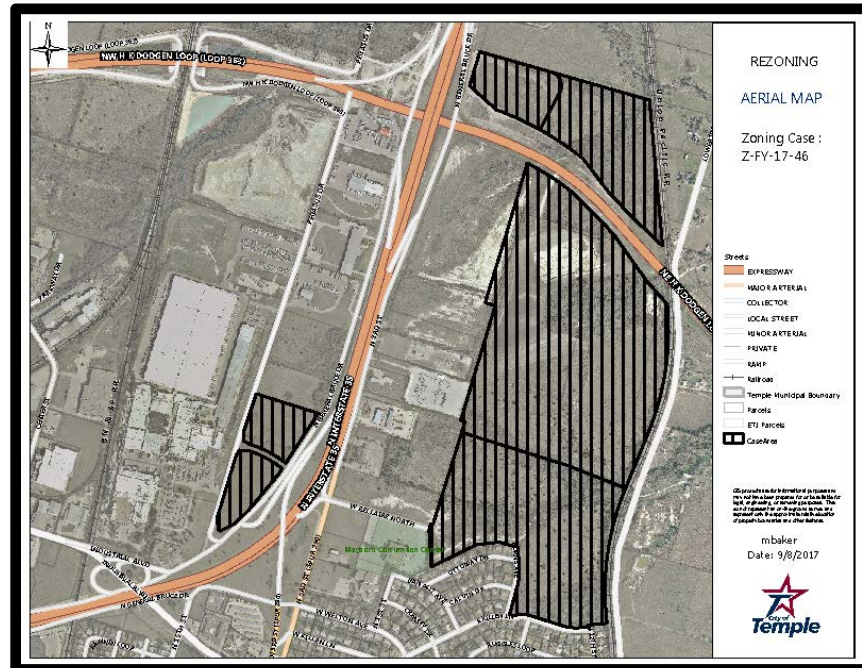
Surrounding Property Uses

	<u>Generalized Surrounding Property & Uses</u>		
<u>Direction</u>	<u>FLUP</u>	<u>Zoning</u>	<u>Current Land Use</u>
Site <i>229.056 +/- Acres</i>	Suburban Commercial & Suburban Residential	AG, PD-C, C, MF-2, 2F & GR	Undeveloped
North	Suburban Commercial	LI & AG	Undeveloped
South	Suburban Residential & Neighborhood Conservation	2F & SF-1	Scattered Non- Residential & SF Uses (<i>Bellaire North Subd.</i>)
East	Suburban Commercial & Industrial	AG	Undeveloped
West	Industrial (<i>Northwest Industrial Park</i>)	LI	Non Residential Uses

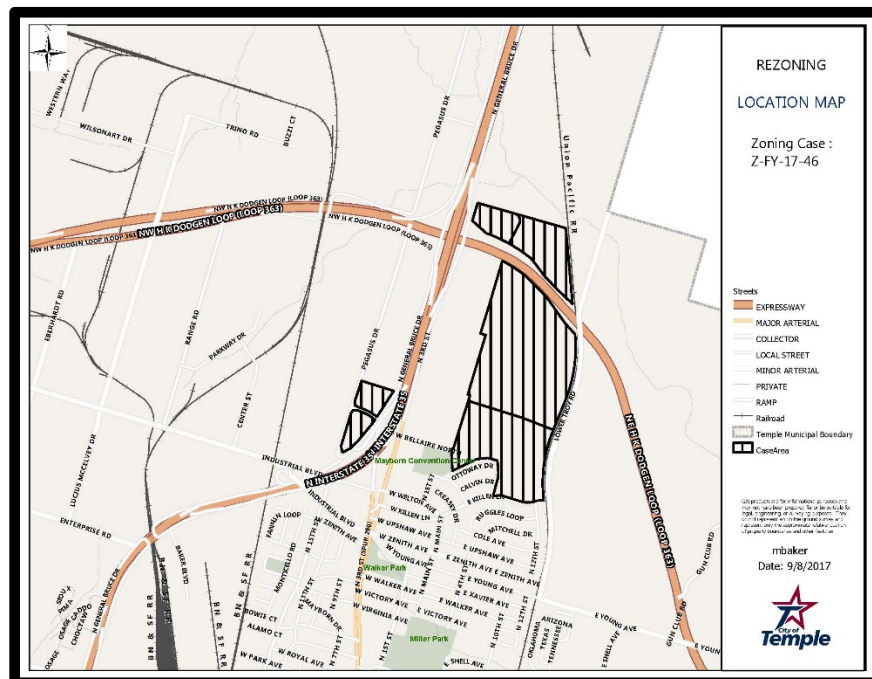
Comprehensive Plan Compliance

Document	Policy, Goal, Objective or Map	Compliance?
CP	Map 3.1 - Future Land Use Map	NO
CP	Map 5.2 - Thoroughfare Plan	YES
CP	Goal 4.1 - Growth and development patterns should be consistent with the City's infrastructure and public service capacities	YES
STP	Temple Trails Master Plan Map and Sidewalks Ordinance	YES
CP = Comprehensive Plan STP = Sidewalk and Trails Plan		

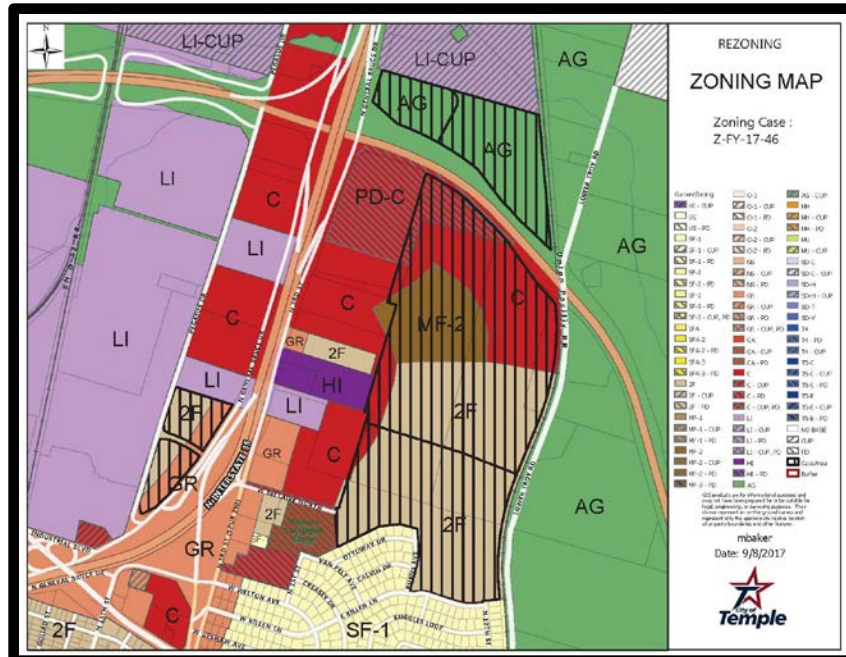
Maps



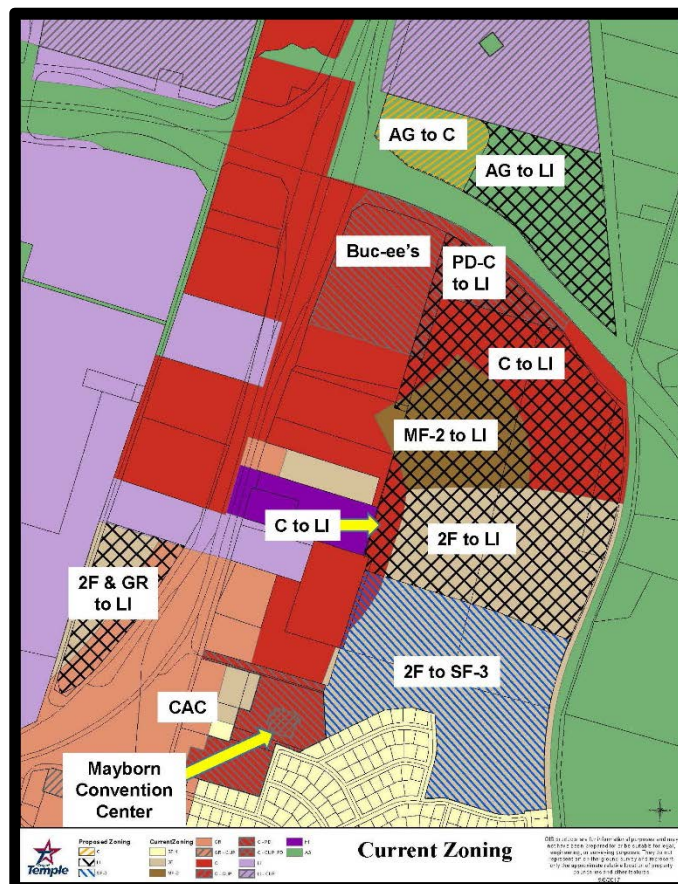
Aerial Map



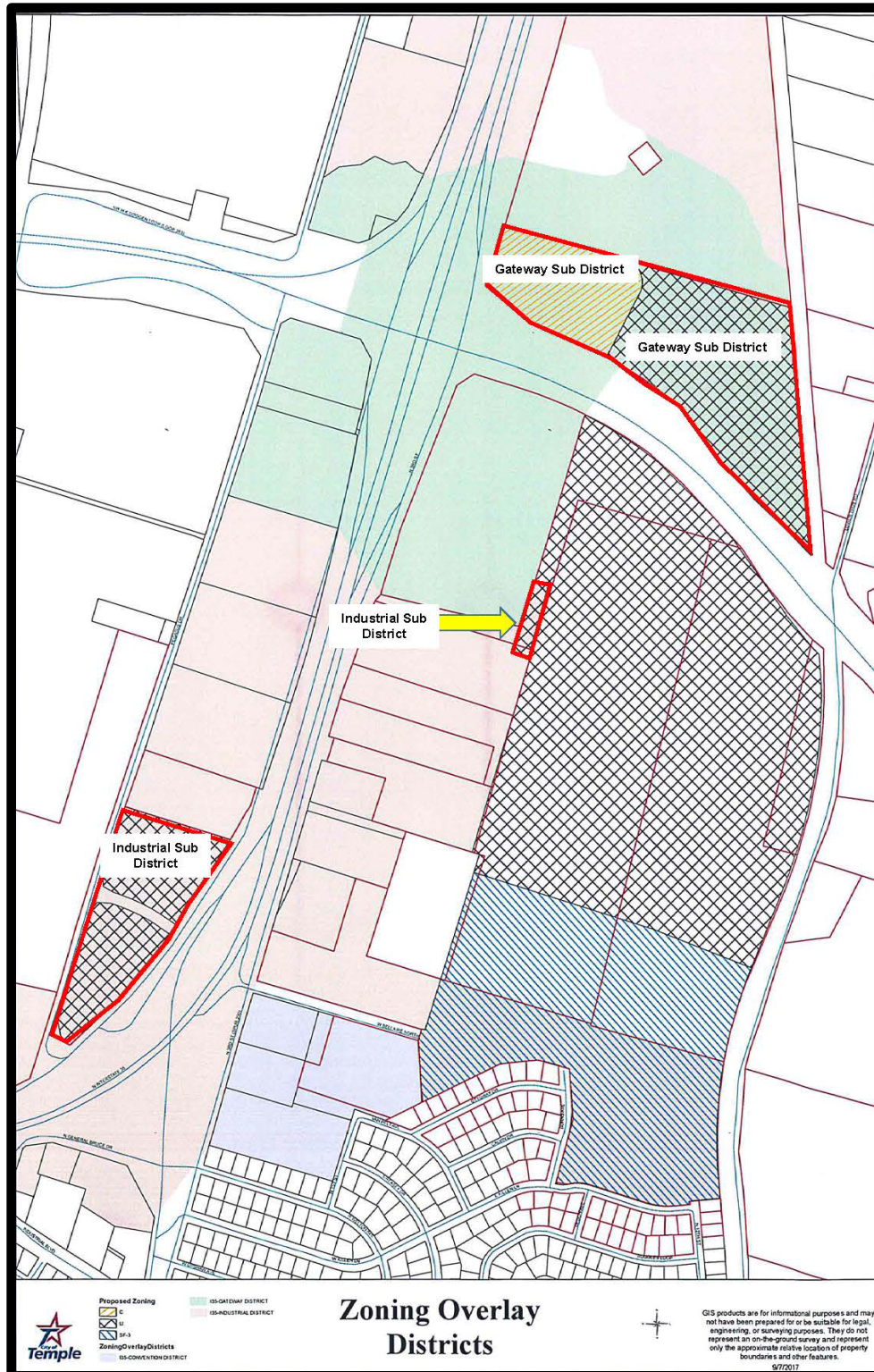
Location Map



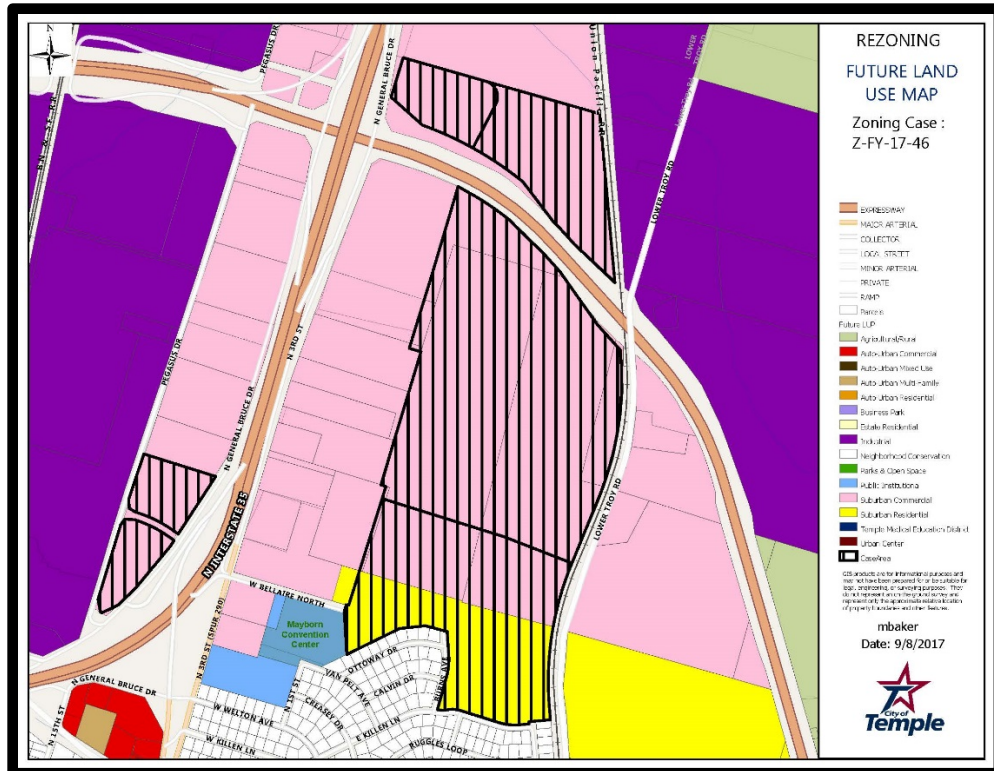
Vicinity Zoning Map



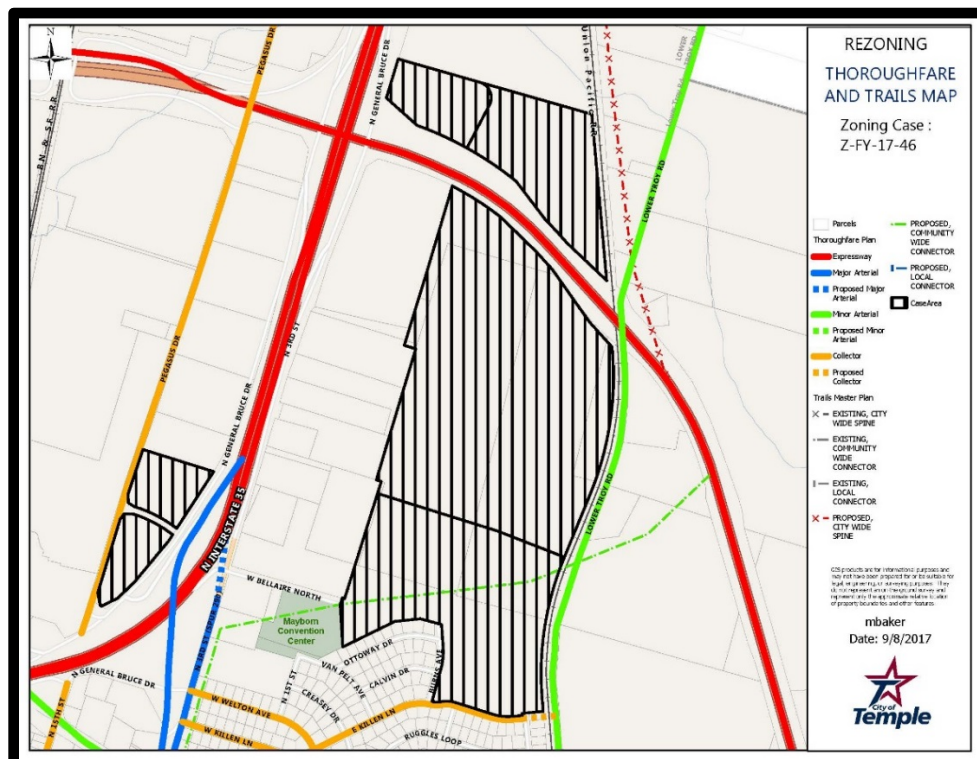
Zoning Map (Current & Proposed for Requested Properties)



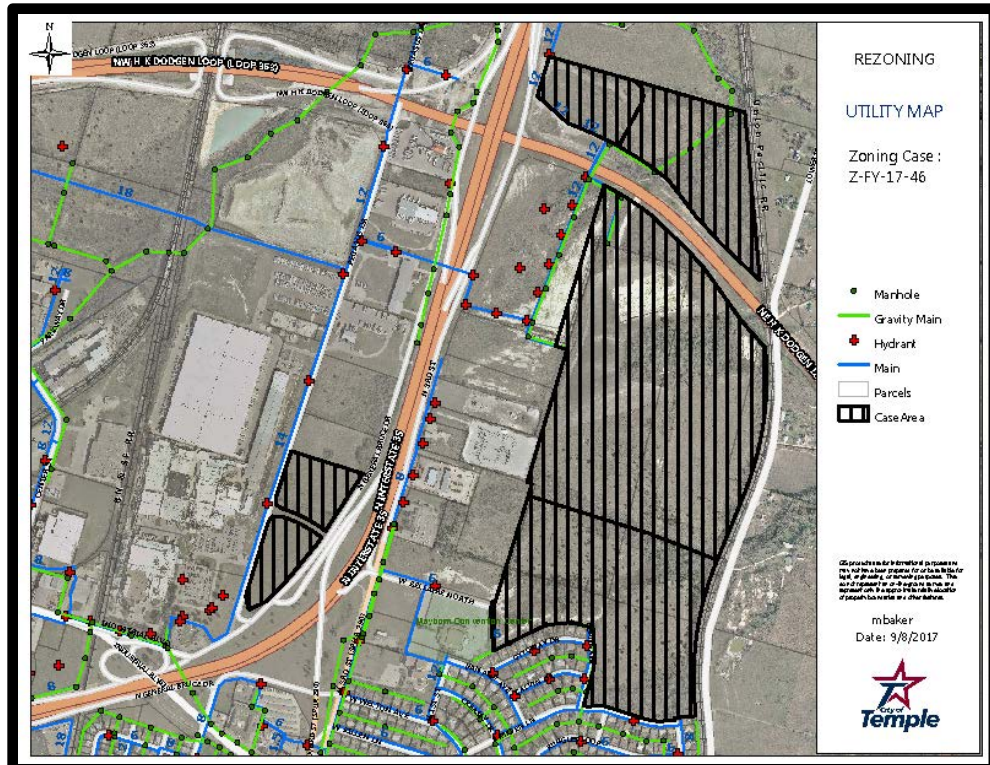
I-35 Corridor Overlay Map (Showing Applicable Sub-districts)



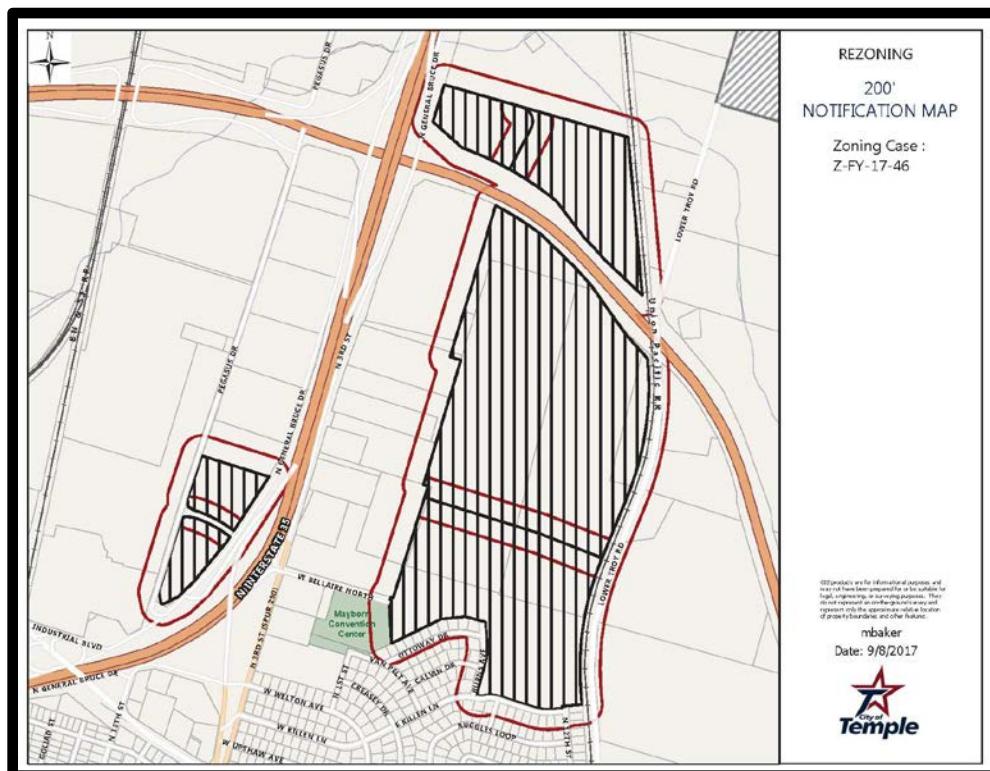
Future Land Use Map



Thoroughfare & Trails Map

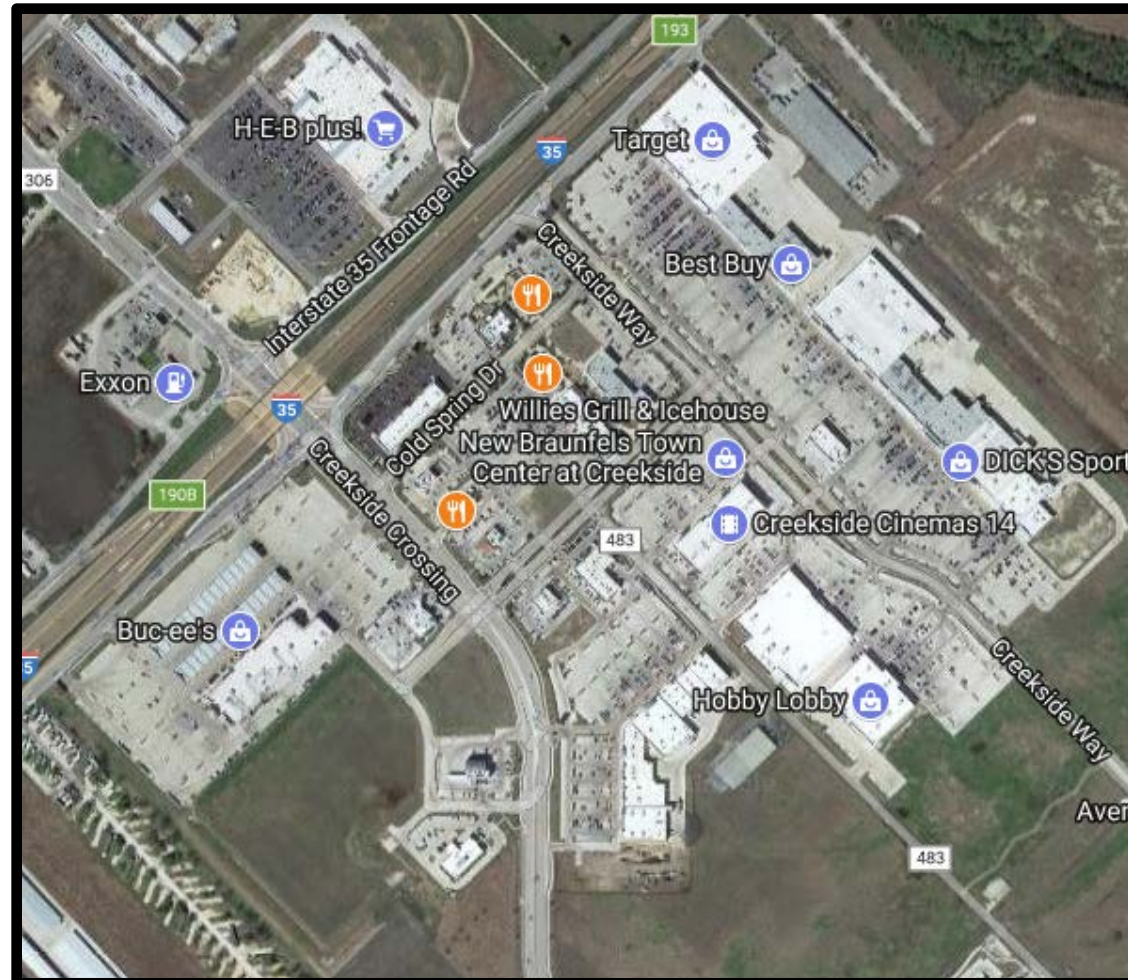


Utility Map



Notification Map

Buc-ee's & Vicinity New Braunfels Aerial Map



Aerial Map (Google Maps)



RESPONSE TO PROPOSED
REZONING REQUEST
CITY OF TEMPLE

BLACKWELL, PEGGY LANDERS
109 OTTOWAY DR
TEMPLE, TX 76501-1433

Zoning Application Number: Z-FY-17-46

Case Manager: Mark Baker

Location: See previous page with legal description

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 () agree

(☒) disagree with this request

Comments: *If our comments value, consider:
looking at smaller homes which w/devalue our homes, more traffic,
more noise, more crime, more noise, more families living
in single family homes, more trash
take these types of homes on other side of town where all
the progress is taking place in Temple
Peggy Landers Blackwell*
Signature **Print Name**

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, mbaker@templetx.gov or mail or hand-deliver this comment form to the address below, no later than **October 2, 2017**.

City of Temple
Planning Department
2 North Main Street, Suite 102
Temple, Texas 76501

Number of Notices Mailed: 80

Date Mailed: September 21, 2017

OPTIONAL: Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.

RECEIVED

SEP 27 2017

City of Temple
Planning & Development



RESPONSE TO PROPOSED
REZONING REQUEST
CITY OF TEMPLE

ROLSTON, LOIS RUTH
106 OTTOWAY DR
TEMPLE, TX 76501-1434

Zoning Application Number: Z-FY-17-46

Case Manager: Mark Baker

Location: See previous page with legal description

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 () agree

☒ disagree with this request

Comments:

This property is not a good location for single family homes of the size explained to me. It will devalue my property to have so many built. The possibility of increase in noise levels, lack of privacy and increase in crime due to more people bothers me a great deal with opening of new streets the traffic level will increase. I can only see negative results of such rezoning.

Lois Ruth Rolston

Signature

Lois Ruth Rolston

Print Name

(Thomas N. Rolston - Will inherit the property)

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, mbaker@templetx.gov or mail or hand-deliver this comment form to the address below, no later than **October 2, 2017**.

City of Temple
Planning Department
2 North Main Street, Suite 102
Temple, Texas 76501

Number of Notices Mailed: 80

Date Mailed: September 21, 2017

OPTIONAL: Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.

RECEIVED

SEP 27 2017

City of Temple
Planning & Development



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

HATTEMER, JOHN D ETUX ROBERTA A
126 OTTOWAY DR
TEMPLE, TX 76501-1434

Zoning Application Number: Z-FY-17-46

Case Manager: Mark Baker

Location: See previous page with legal description


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 () agree

☒ disagree with this request

Comments:

*would like to see parcel F (61.015 acres)
noted on separately. How many lots
will be in this parcel?*



Signature

JOHN D. HATTEMER

Print Name

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, mbaker@templetx.gov or mail or hand-deliver this comment form to the address below, no later than **October 2, 2017**.

City of Temple
Planning Department
2 North Main Street, Suite 102
Temple, Texas 76501

Number of Notices Mailed: 80

Date Mailed: September 21, 2017

OPTIONAL: *Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.*

RECEIVED

SEP 27 2017

City of Temple
Planning & Development



RESPONSE TO PROPOSED
REZONING REQUEST
CITY OF TEMPLE

TREVINO, ELEAZAR JR ETUX MARIA MARTA
205 E KILLEN LN
TEMPLE, TX 76501-1422

Zoning Application Number: Z-FY-17-46

Case Manager: Mark Baker

Location: See previous page with legal description

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 () agree

(☒) disagree with this request

Comments:

Unacceptable! Property value
would be decreased with low income housing
in our beautiful neighborhood.

Maria M Trevino
Signature

Maria M Trevino
Print Name

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, mbaker@templetx.gov or mail or hand-deliver this comment form to the address below, no later than **October 2, 2017**.

City of Temple
Planning Department
2 North Main Street, Suite 102
Temple, Texas 76501

RECEIVED

SEP 27 2017

City of Temple
Planning & Development

Number of Notices Mailed: 80

Date Mailed: September 21, 2017

OPTIONAL: Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.



RESPONSE TO PROPOSED
REZONING REQUEST
CITY OF TEMPLE

FRANK MAYBORN ENTERPRISES
10 S 3RD ST
TEMPLE, TX 76501-7619

Zoning Application Number: Z-FY-17-46

Case Manager: Mark Baker

Location: See previous page with legal description

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 ☒ agree

() disagree with this request

Comments:

Anyse Sue Mayborn
Signature

Anyse Sue Mayborn, President
Print Name

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, mbaker@templetx.gov or mail or hand-deliver this comment form to the address below, no later than **October 2, 2017**.

City of Temple
Planning Department
2 North Main Street, Suite 102
Temple, Texas 76501

RECEIVED

SEP 28 2017

City of Temple
Planning & Development

Number of Notices Mailed: 80

Date Mailed: September 21, 2017

OPTIONAL: Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.



RESPONSE TO PROPOSED
REZONING REQUEST
CITY OF TEMPLE

BRIDGES, PAUL RODNEY
209 E KILLEN LN
TEMPLE, TX 76501-1422

Zoning Application Number: Z-FY-17-46

Case Manager: Mark Baker

Location: See previous page with legal description

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 () agree

☒ disagree with this request

Comments:

BAD IDEA! WHY RUIN A QUIET
NEIGHBORHOOD FULL OF WILDLIFE FOR
THE SAKE OF GREEDY DEVELOPERS?
I REALIZE THE CITY OF TEMPLE WANTS "MORE
MONEY IN PROPERTY TAXES, BUT I HATE THIS REQUEST
Y'ALL ARE GOING TO APPROVE THIS ANYWAY! WHY ASK ME

Rodney Bridges
Signature

RODNEY BRIDGES
Print Name

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, mbaker@templetx.gov or mail or hand-deliver this comment form to the address below, no later than **October 2, 2017**.

City of Temple
Planning Department
2 North Main Street, Suite 102
Temple, Texas 76501

RECEIVED

SEP 28 2017

City of Temple
Planning & Development

Number of Notices Mailed: 80

Date Mailed: September 21, 2017

OPTIONAL: Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.



RESPONSE TO PROPOSED
REZONING REQUEST
CITY OF TEMPLE

WILSON, JUDY KAY
309 E KILLEN LN
TEMPLE, TX 76501-1423

Zoning Application Number: Z-FY-17-46

Case Manager: Mark Baker

Location: See previous page with legal description

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 ☐ agree

☒ disagree with this request

Comments:

This would bring down our property value and make the crime rate go up even more on the North side. Since the houses & duplexes that have been built by the railroad tracks on Zenith our crime and property destruction has gone up. More people are wondering up & down our streets late at night & things are going missing.

Signature

Print Name

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, mbaker@templetx.gov or mail or hand-deliver this comment form to the address below, no later than **October 2, 2017**.

RECEIVED

City of Temple
Planning Department
2 North Main Street, Suite 102
Temple, Texas 76501

SEP 28 2017

City of Temple
Planning & Development

Number of Notices Mailed: 80

Date Mailed: September 21, 2017

OPTIONAL: Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.



RESPONSE TO PROPOSED
REZONING REQUEST
CITY OF TEMPLE

STREHLER, SAM
110 OTTOWAY DR
TEMPLE, TX 76501-1434

Zoning Application Number: Z-FY-17-46

Case Manager: Mark Baker

Location: See previous page with legal description

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 () agree

~~X~~ **VEHEMENTLY**
disagree with this request

Comments:

Sam Strehler
Melva Lou Strehler
Signature

SAM STREHLER
MELVA LOU STREHLER
Print Name

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, mbaker@templetx.gov or mail or hand-deliver this comment form to the address below, no later than **October 2, 2017**.

RECEIVED

City of Temple
Planning Department
2 North Main Street, Suite 102
Temple, Texas 76501

SEP 28 2017

City of Temple
Planning & Development

Number of Notices Mailed: 80

Date Mailed: September 21, 2017

OPTIONAL: Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.



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

ELWELL, STEPHANIE D ET VIR JEFF J
125 OTTOWAY DR
TEMPLE, TX 76501-1433

Zoning Application Number: Z-FY-17-46

Case Manager: Mark Baker

Location: See previous page with legal description

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 ☐ agree

☒ disagree with this request

Comments:

Developer wants to build low income housing. This will change the character of our neighborhood, lead to more people, traffic, noise and safety issues. This will cause our property values to decrease. I request that if you must build, bring houses comparable to the neighborhood only newer. Not more low income like what is on Lower Troy Rd.

Stephanie Elwell
Signature

Stephanie Elwell Jeff Elwell
Print Name

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, mbaker@templetx.gov or mail or hand-deliver this comment form to the address below, no later than **October 2, 2017**.

City of Temple
Planning Department
2 North Main Street, Suite 102
Temple, Texas 76501

RECEIVED

SEP 28 2017

City of Temple
Planning & Development

Number of Notices Mailed: 80

Date Mailed: September 21, 2017

OPTIONAL: Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.



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

BRAVENEC, LYDIA
122 OTTOWAY DR
TEMPLE, TX 76501-1434

Zoning Application Number: Z-FY-17-46

Case Manager: Mark Baker

Location: See previous page with legal description

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 () agree

(X) disagree with this request

Comments:

Please do not put this kind of trash in our neighborhood. This is so far below the kind of homes on our street it would really lower the value of my home.

Lydia Bravenec
Signature

Lydia Bravenec
Print Name

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, mbaker@templetx.gov or mail or hand-deliver this comment form to the address below, no later than **October 2, 2017**.

RECEIVED

City of Temple
Planning Department
2 North Main Street, Suite 102
Temple, Texas 76501

SEP 28 2017

City of Temple
Planning & Development

Number of Notices Mailed: 80

Date Mailed: September 21, 2017

OPTIONAL: Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.



RESPONSE TO PROPOSED
REZONING REQUEST
CITY OF TEMPLE

GALLOWAY, RICHARD SEAN
130 OTTOWAY DR
TEMPLE, TX 76501-1434

Zoning Application Number: Z-FY-17-46

Case Manager: Mark Baker

Location: See previous page with legal description

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 () agree

☒ disagree with this request

Comments:

RS Galloway
Signature

Richard Sean Galloway
Print Name

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, mbaker@templetx.gov or mail or hand-deliver this comment form to the address below, no later than **October 2, 2017**.

RECEIVED

City of Temple
Planning Department
2 North Main Street, Suite 102
Temple, Texas 76501

SEP 28 2017
City of Temple
Planning & Development

Number of Notices Mailed: 80

Date Mailed: September 21, 2017

OPTIONAL: Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.



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

BENDURE, DALE ALLEN ETUX EDINA RUTH
134 OTTOWAY DR
TEMPLE, TX 76501-1434

Zoning Application Number: Z-FY-17-46

Case Manager: Mark Baker

Location: See previous page with legal description

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 () agree

☒ disagree with this request

Comments:

*We need housing like the ones in our neighbor FS1
my wife and I moved in to our house in 1978. ITS QUIET, LOW VOLUME
OF TRAFFIC, LOW CRIME RATE, ITS CLEAN, YOU CAN WORK OUTSIDE
WALK THE STREETS, RIDE A BICYCLE AND FEEL SAFE. BUILDING DUPLEXS OR
APARTMENTS WILL CHANGE ALL THAT TRAFFIC WILL DOUBLE, CRIME RATE WILL GO U
VALUE OF OUR PROPERTY + HOUSE WILL DROP WE ARE AGAINST REZONING*

Edina Bendure

EDINA BENDURE

Dale A. Bendure

DALE A. BENDURE

Signature

Print Name

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, mbaker@templetx.gov or mail or hand-deliver this comment form to the address below, no later than **October 2, 2017**.

RECEIVED

City of Temple
Planning Department
2 North Main Street, Suite 102
Temple, Texas 76501

SEP 28 2017

City of Temple
Planning & Development

Number of Notices Mailed: 80

Date Mailed: September 21, 2017

OPTIONAL: Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.

WE HAVE WILDLIFE AND ^{BIRDS} ~~BEES~~ THAT WE ENJOY
WE HAVE NO AMENITIES ON THIS SIDE
OF TOWN, NO RESTURATS, NO GROCERY STORE
NO SERVICE STATION, NO PHARMACY
THIS NEEDS TO BE LOOKED AT.

Sign was placed on a dead end
street (Burns) where nobody could see
it -



RESPONSE TO PROPOSED
REZONING REQUEST
CITY OF TEMPLE

RUBINO, ALLAN P
301 E KILLEN LN
TEMPLE, TX 76501-1423

Zoning Application Number: Z-FY-17-46

Case Manager: Mark Baker

Location: See previous page with legal description

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 () agree

(i/) disagree with this request

Comments:

Allan P Rubino
Signature

ALLAN P. Rubino
Print Name

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, mbaker@templetx.gov or mail or hand-deliver this comment form to the address below, no later than **October 2, 2017**.

RECEIVED

City of Temple
Planning Department
2 North Main Street, Suite 102
Temple, Texas 76501

SEP 28 2017
City of Temple
Planning & Development

Number of Notices Mailed: 80

Date Mailed: September 21, 2017

OPTIONAL: Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.



RESPONSE TO PROPOSED
REZONING REQUEST
CITY OF TEMPLE

PACHA, DON R ETUX MELINDA L
113 E KILLEN LN
TEMPLE, TX 76501-1420

Zoning Application Number: Z-FY-17-46

Case Manager: Mark Baker

Location: See previous page with legal description

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 () agree

☒ disagree with this request

Comments:

Lots would be too small to match existing lots
increased traffic on a busy street already
Building smaller homes would decrease property value

Signature

DON PACHA

Print Name

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, mbaker@templetx.gov or mail or hand-deliver this comment form to the address below, no later than **October 2, 2017**.

City of Temple
Planning Department
2 North Main Street, Suite 102
Temple, Texas 76501

Number of Notices Mailed: 80

Date Mailed: September 21, 2017

OPTIONAL: Please feel free to email questions or comments directly to the Case Manager or call at 254.298.5668.



RESPONSE TO PROPOSED
REZONING REQUEST
CITY OF TEMPLE

BURKEY, CECIL A SR ETUX ROSE M FERGUSON BURKEY
117 OTTOWAY DR
TEMPLE, TX 76501

Zoning Application Number: Z-FY-17-46

Case Manager: Mark Baker

Location: See previous page with legal description

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 () agree

(☒) disagree with this request

Comments:

Low income housing and apartments will decrease the value of the homes, increase traffic and invite more crime. We would like our homes to increase in value. What is light industry? What type of apartments or housing are proposed? Need high end units, not low income.

Cecil Burkey
Signature

Rose Burkey

Cecil Burkey / Rose Burkey
Print Name

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, mbaker@templetx.gov or mail or hand-deliver this comment form to the address below, no later than **October 2, 2017**.

City of Temple
Planning Department
2 North Main Street, Suite 102
Temple, Texas 76501

RECEIVED

SEP 29 2017

City of Temple
Planning & Development

Number of Notices Mailed: 80

Date Mailed: September 21, 2017

OPTIONAL: Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.



RESPONSE TO PROPOSED
REZONING REQUEST
CITY OF TEMPLE

HOLKINS, WALTER A
3010 RUGGLES LOOP
TEMPLE, TX 76501-1452

Zoning Application Number: Z-FY-17-46

Case Manager: Mark Baker

Location: See previous page with legal description

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 ☐ agree

☒ disagree with this request

Comments:

SF 3 TO SMALL OR LOTS III
DO SF1 LIKE WE HAVE NOW
TAX

WA Holkins

Signature

WA HOLKINS

Print Name

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, mbaker@templetx.gov or mail or hand-deliver this comment form to the address below, no later than **October 2, 2017**.

RECEIVED

City of Temple
Planning Department
2 North Main Street, Suite 102
Temple, Texas 76501

SEP 29 2017

City of Temple
Planning & Development

Number of Notices Mailed: 80

Date Mailed: September 21, 2017

OPTIONAL: Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.



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

PARKS, CLEVE ETUX TOMMIANN
114 OTTOWAY DR
TEMPLE, TX 76501-1434

Zoning Application Number: Z-FY-17-46 **Case Manager:** Mark Baker

Location: See previous page with legal description

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 () agree

☒ disagree with this request

Comments:

Tommiann Parks
Signature

TOMMIANN PARKS
Print Name

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, mbaker@templetx.gov or mail or hand-deliver this comment form to the address below, no later than **October 2, 2017**.

**City of Temple
Planning Department
2 North Main Street, Suite 102
Temple, Texas 76501**

RECEIVED

SEP 29 2017

City of Temple
Planning & Development

Number of Notices Mailed: 80

Date Mailed: September 21, 2017

OPTIONAL: Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.



RESPONSE TO PROPOSED
REZONING REQUEST
CITY OF TEMPLE

PARKS, CLEVE ETUX TOMMIANN
114 OTTOWAY DR
TEMPLE, TX 76501-1434

Zoning Application Number: Z-FY-17-46 **Case Manager:** Mark Baker

Location: See previous page with legal description

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 () agree

☒ disagree with this request

Comments:

Tommiann Parks
Signature

TOMMIANN PARKS
Print Name

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, mbaker@templetx.gov or mail or hand-deliver this comment form to the address below, no later than **October 2, 2017**.

City of Temple
Planning Department
2 North Main Street, Suite 102
Temple, Texas 76501

RECEIVED

SEP 29 2017

City of Temple
Planning & Development

Number of Notices Mailed: 80

Date Mailed: September 21, 2017

OPTIONAL: Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.



RESPONSE TO PROPOSED
REZONING REQUEST
CITY OF TEMPLE

CHILDRES, JAMES HOYT
314 RUGGLES LOOP
TEMPLE, TX 76501-1439

Zoning Application Number: Z-FY-17-46

Case Manager: Mark Baker

Location: See previous page with legal description

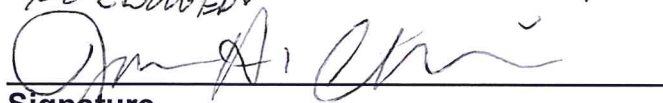
The proposed rezoning is the area shown in hatched marking on the attached map. Because you own property within 200 feet of the requested change, your opinions are welcomed. Please use this form to indicate whether you are in favor of the possible rezoning of the property described on the attached notice,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

I () agree

☒ disagree with this request

Comments:

I DISAGREE WITH HAVING DUPLEXES OR
MOBILE HOMES THIS CLOSE TO MY PROPERTY.
THERE IS PLENTY OF OTHER PROPERTIES AVAILABLE. ZONING
OF THIS AREA SHOULD BE EQUAL TO NORTH BLAIRE. THERE MAY HAVE BEEN
A LANDFILL ON THIS PROPERTY. CURRENT RULES & REGULATIONS SHOULD BE
FOLLOWED.


Signature

JAMES HOYT CHILDRES
Print Name

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, mbaker@templetx.gov or mail or hand-deliver this comment form to the address below, no later than **October 2, 2017**.

City of Temple
Planning Department
2 North Main Street, Suite 102
Temple, Texas 76501

RECEIVED

OCT - 2 2017

City of Temple
Planning & Development

Number of Notices Mailed: 80

Date Mailed: September 21, 2017

OPTIONAL: Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.



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

FIELDS, RICHARD DALE
306 RUGGLES LP
TEMPLE, TX 76501

Zoning Application Number: Z-FY-17-46

Case Manager: Mark Baker

Location: See previous page with legal description

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 () agree

☒ disagree with this request

Comments:

I do not want to see mobile homes
or duplexes near Killen Street. An extension of North
Belvair should be equal to existing North Belvair.
We have heard there may have been an old landfill on
this property. If so current rules & regulations should be followed

RLZ

Signature

Rick Fields

Print Name

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, mbaker@templetx.gov or mail or hand-deliver this comment form to the address below, no later than **October 2, 2017**.

City of Temple
Planning Department
2 North Main Street, Suite 102
Temple, Texas 76501

RECEIVED
OCT - 2 2017
City of Temple
Planning & Development

Number of Notices Mailed: 80

Date Mailed: September 21, 2017

OPTIONAL: Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.



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

SCHOPPE, AL & DIANNE MCCLURE
PO BOX 593
TEMPLE, TX 76503-0593

Zoning Application Number: Z-FY-17-46

Case Manager: Mark Baker

Location: See previous page with legal description

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 () agree

☒ ^{Strongly} disagree with this request

Comments:

Zoning for this area needs to match the adjoining residential area. As proof, drive down Young Ave and view the Lantana addition with its overcrowded parking and other undesirable neighborhood issues. None of the proposed rezoning area should be used for industrial purposes. The area is already periodically subjected to unpleasant odors from the current Industrial Park and the city sewer system which may or may not be hazardous to health. There is no doubt that rezoning will degrade the character and value of this neighborhood.

Dianne McClure Al Schoppe
Signature

Dianne McClure AL SCHOPPE
Print Name

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, mbaker@templetx.gov or mail or hand-deliver this comment form to the address below, no later than **October 2, 2017**.

City of Temple
Planning Department
2 North Main Street, Suite 102
Temple, Texas 76501

RECEIVED

OCT - 2 2017

City of Temple
Planning & Development

Number of Notices Mailed: 80

Date Mailed: September 21, 2017

OPTIONAL: Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.



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

WIGGINS, CLAIBORNE M JR
104 OTTOWAY DR
TEMPLE, TX 76501-1434

Zoning Application Number: Z-FY-17-46

Case Manager: Mark Baker

Location: See previous page with legal description

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 ☐ agree

☒ disagree with this request

Comments:

We do not want the traffic, crime, or noise

Claiborne Wiggins / Karen Evans
Signature Print Name

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, mbaker@templetx.gov or mail or hand-deliver this comment form to the address below, no later than **October 2, 2017**.

RECEIVED

City of Temple
Planning Department
2 North Main Street, Suite 102
Temple, Texas 76501

OCT - 2 2017
City of Temple
Planning & Development

Number of Notices Mailed: 80

Date Mailed: September 21, 2017

OPTIONAL: Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.

EXCERPTS FROM THE
PLANNING & ZONING COMMISSION MEETING
MONDAY, OCTOBER 2, 2017

ACTION ITEMS

Item 3: Item 3: Z-FY-17-46 – Hold a public hearing to discuss and recommend action on rezoning of six tracts of land totaling approximately 229.056 acres:

1. 61.015 ± acres located west of MKT railroad and north of Ottoway Drive and Killen Lane (Bellaire North)—from C & 2F zoning district to SF-3 zoning district;
2. The following properties within the Industrial sub-district of the I-35 Corridor Overlay:
 - a. 7.797 ± acres located west of I 35, east of Pegasus Drive, and north of Industrial Boulevard—from 2F and GR zoning districts to LI zoning district;
 - b. 7.035 ± acres located west of I 35, east of Pegasus Drive, and north of Industrial Boulevard—from 2F and GR zoning districts to LI zoning district;
 - c. 114.537 ± acres located at the southwest corner of NE H.K. Dodgen Loop and MKT railroad—from PD C, MF-2, and 2F zoning districts to LI zoning district;
3. The following properties within the Gateway sub-district of the I-35 Corridor Overlay:
 - a. 11.332 ± acres located at the northeast corner of NE H.K. Dodgen Loop and North 3rd Street—from AG zoning district to C zoning district; and
 - b. 27.158 ± acres located at the northwest corner of NE H.K. Dodgen Loop and MKT railroad—from AG zoning district to C zoning district.

Mr. Mark Baker, Senior Planner, stated this item is scheduled to go to City Council for first reading on October 19, 2017 and second reading on November 2, 2017.

Mr. Baker explains the item description above is for the entire 229 acres and that has been has been reduced to the 168 acres and the applicant has formerly withdrawn the SF-3 portion (61 +/- acres). The remaining portions are still included in the request.

Of the 168.041 +/- acres, approximately 11.332 +/- acres are being requested for Commercial (C) and 156.709 +/- acres are being requested for Light Industrial (LI). No specific use(s) or development(s) have been identified.

On the north side of the Loop, one tract (LI) for 27.158 +/- acres and the other parcel is 11.332 +/- acres is proposed for C. The largest piece on the south side of the Loop, bordered by the Railroad, and bordered by Buc-ee's on the back side (along the Convention Center) is the largest portion of approximately 114.537 +/- acres of proposed LI. Approximately 14-15 +/- acres are located the east side of Pegasus Drive, north of Industrial Boulevard, and west of I-35.

Approximately 54 of the 168 +/- acres are within the I-35 Corridor Overlay. Within the Gateway Sub-District approximately 11.3 +/- acres is proposed from AG to C and approximately 27 +/- acres proposed from AG to LI.

Within the Industrial Sub-District, approximately 7 +/- acres are proposed from 2F and GR to LI, approximately 7.9 +/- acres proposed from 2F and GR to LI, and approximately 1.080 +/- acres from C to LI which is a sliver out of the 114 +/- acres portion.

Per the Unified Development Code (UDC) Sec. 4.3.28:

Overlay Zoning district is limited to specific areas encompassing land that has already been assigned conventional base zoning district classifications. Supplements the standards of the base zoning districts with new or different standards that are more restrictive

Both Industrial and Gateway sub-districts place additional restrictions on land use and design for new and existing uses. The Industrial sub-district either prohibits industrial uses or requires a conditional use permit (CUP).

Despite a number of existing industrial uses, the intent of the Overlay encourages retail/service and commercial uses rather than industrial including those within the Industrial sub-district.

Commercial zoning outside of the I-35 Corridor allows a number of industrial uses by-right and without a CUP.

Pegasus Drive is typically recognized as the eastern boundary of the Northwest Industrial Park.

A significant percentage of the approximately 670 +/- acres is either owned by the TEDC or the City of Temple and largely undeveloped and this provides availability of industrially-zoned land without having to provide additional land industrially-zoned to the east.

Table of I-35 uses are compared in the LI zoning, C zoning, Industrial Sub-District, and Gateway Sub-District.

Overall C versus LI uses comparison table shown.

The existing Buc-ee's (not part of this request) does provide a presence for future growth of both retail and service uses as well as commercial development. It does support the existing Bellaire North subdivision and any future proposed residential development.

As a similar situation, the Buc-ee's in New Braunfels provided opportunity for commercial and retail development. Aerial shown.

Current and proposed zoning map shown.

Non-residential (commercial and industrial) presents challenges posed by I-35 Corridor restrictions and C is the recommended substitute for the Industrial zoning and compliance would be met.

The Future Land Use and Character Map designates the subject property as Suburban Commercial which is intended for retail/ service uses and supports office (O-1, O-2) and Neighborhood Service (NS) zoning. GR and C zoning is considered on a case by case basis and does not support Industrial zoning.

The Industrial designation is intended for the community's manufacturing, warehousing/distribution, and light industrial uses and supports LI and HI zoning. Even with C zoning the request would only be in partial compliance.

Both water and sewer are available to serve the property. The sewer lines are older clay pipe and would need to be upgraded which is addressed during the development stage.

The Thoroughfare Plan designates Loop 363 and I-35 as Expressways, Lower Troy Road as an Arterial, and Pegasus Drive as a Collector. Any future right-of-way and required sidewalks would be discussed during the platting stage.

Surrounding properties and on-site photos shown.

Surrounding properties include Buc-ee's Travel Center and Northwest Industrial Park to the west, undeveloped property and Loop 363 to the north, and a quarry to the south.

Eighty notices were mailed in accordance with all state and local regulations with one notice returned in agreement and 22 notices returned in disagreement.

This request is in compliance with the Thoroughfare Plan, is compatible with I-35 Corridor overlay and surrounding uses and zoning, and public facilities are available to serve the property.

The request is in partial compliance with the Future Land Use and Character Map.

Staff recommends approval of the rezoning from PD-C, C, 2F, MF-2, GR and AG districts to C district for 168.041 +/- acres. The 61.015 +/- acres from C and 2F zoning to SF-3 zoning has been withdrawn.

Chair Fettig explains the hearing process and three minute rule then confirms that the 61.015 +/- acres has been withdrawn and will remain as 2F. Chair Fettig then opened the public hearing.

Ms. Lois Rolston, 106 Ottoway Drive, Temple, Texas, stated she understood the 61 +/- acres for SF-3 zoning had been withdrawn; however, she was concerned that with the withdrawal of the SF-3 portion, would duplexes, triplexes, and mobile homes be placed in that 61 +/- acre portion.

Mr. Baker could not confirm when the 2F zoning of the 61 +/- acre portion was put in place, but did clarify that mobile homes are prohibited in 2F zoning.

Ms. Rolston stated the Bellaire residents was never made aware of this information.

Mr. Lloyd Thomas, Aldrich-Thomas Group Realtors, 18 North 3rd Street, Temple, Texas, explains he represents the owner of the property which developed the Bellaire North area down to Zenith.

Mr. Thomas stated the zoning of the 61 +/- acre portion for 2F was done back in the early 1970s. The applicant is trying to clean up the zoning and put it into zoning classifications that work for the type of property located there.

The idea of SF-3 zoning for the 61 +/- acre portion was to make it more restrictive than 2F; however, with the opposition to SF-3 zoning expressed from the returned notices, the applicant has chosen to withdraw the 61 +/- acres from being rezoned and it will remain as 2F.

Mr. Baker clarified that triplexes were permitted through a Conditional Use Permit (CUP) process which is a separate application and goes through P&Z and City Council.

Mr. Thomas stated the Staff recommendation of substituting C for LI is not something that fits for the property. There is no connectivity with the current zoning request and the Buc-ee's property/development. A drainage ditch surrounds Buc-ee's and no right of ingress/egress with Buc-ee's exists.

The two smaller tracts on the east side of Pegasus and west of I-35 has had more activity for the industrial use as well as the larger tract of 114 +/- acres. It is not well suited for C uses. The only portion suitable for C is the 11 +/- acres that fronts I-35 and Loop 363 at the northeast corner.

Mr. Thomas does not see the subject area being developed as a retail type of development since the land is not well suited for C. There are not enough rooftops to support retail/commercial development at this intersection other than the 11 +/- acres.

The 114 +/- acres is best suited for LI and distribution.

Mr. Thomas stated the property owner wishes to maintain his position for industrial zoning request for the 114 +/- acres as well as the 27 +/- acres and the two smaller tracts between I-35 and Pegasus.

Chair Fettig asked Mr. Thomas if there was a specific use in mind for the property and Mr. Thomas responded the owner's intent for the zoning request was to clean up the area/zoning and get a zoning classification that would work.

As far as a difference in utilities between C and LI, LI would have a lighter use and not as much demand as a C development. However, water and sewer are now available on the east side of the interstate.

Mr. Thomas explained the two parcels on the east side of I-35 are only visible from the frontage road, not the interstate, which hinders C viability.

Mr. Thomas commented that distribution centers are currently the primary request for this property which also provides accessibility to railroad and I-35.

Mr. Brian Chandler, Planning Director, followed up with clarification on uses. Buc-ee's reference, allowed under C and LI, was not to suggest that is what the area would be. If additional manufacturing were located there it may limit the possibility of having additional retail if the market allows for it.

The additional uses that are not traditional retail that are allowed in C, essentially everything other than light manufacturing, includes office warehouse; a distribution center does require LI. But office warehouse, storage, heavy machinery sales, etc., are appropriate for those locations and would be allowed there as C.

Light industrial also allows barbed wire, razor wire and is not allowed in C.

If the market allowed and supported duplexes or additional residential on the larger tract (114 +/- acres) except right along the Loop, LI would not allow that use.

Mr. Chandler explained some of the subject property lies within the Overlay and is protected by additional standards and some does not.

Mr. Thomas stated he has been doing real estate for 40 years and has been involved with several large development projects located in Temple and Waco and knows retail and how to do a retail development. This property does not fit the criteria for C even if more homes were added on the 61 +/- acres.

Mr. Allan Rubino, 301 East Killen, Temple, Texas, asked about possible development of the 61 +/- acres and if proper infrastructure would be put in, where would the traffic go?

Chair Fettig explained the buildings need to be in place first before addressing streets. Planning and Zoning is unable to address this question and deferred Mr. Rubino to Staff for a possible response.

Mr. Chandler explained the interior roads within a subdivision are built prior to the housing; it is the perimeter streets surrounding the area that are more challenging and often require a Capital Improvement Program (CIP) and takes more time. Some of the developments Mr. Rubino is referring to may predate the current standards for the City.

Mr. Rubino stated all improvements seem to be going west and/or north

Ms. Marie Pavelka, 115 Ottoway Drive, Temple, Texas, asked when the ditch would be cleaned out and what is being done about the Zika virus.

Commissioner Ward suggested Ms. Pavelka contact Code Enforcement about these issues.

Mr. Chandler asked Ms. Pavelka to give Staff her contact information so he can research and confirm the information with Public Works and attempt to provide answers for her.

Mr. Chandler explained which properties were located in the I-35 Overlay and the standards that would apply.

Unless the applicant came forward with a Planned Development District for a distribution center use, they could come in and request that zoning and bring in a site plan and then everyone would know exactly what it would look like. For a base zoning request, it is wide open and the standards related to that zoning district are the only limitations and no conditions could be added. Thus, the Staff recommendation for C.

Buc-ee's was a PD since it required several exceptions to the overlay.

Brief discussion regarding possible PD and options available.

Mr. Lloyd Thomas returned and responded that the reason for the zoning request is to clean up the existing zoning and simplify the zoning. There is a need for office warehouse but not a 114 +/- acre warehouse.

The site is best suited for a distribution facility which requires LI classification. The property is outside of the Gateway Sub-District so the overlay would not apply.

Mr. Thomas would like to get the zoning in place so they do not have to come back and would like to have the site zoned and ready to go. This has been the biggest hindrance in bringing businesses into town; Temple is not prepared. Not every industrial business wants to be located in the Industrial Parks.

Mr. Chandler suggested if the use is for a distribution center, with the 114 +/- acres perhaps P&Z could add a PD to that portion only with future site plan approval just for that use, pulling that use down from LI. Anything else under C can move forward by right. Ultimately the applicant gets what they need to market the property.

Mr. Thomas responded if they go with a PD it will involve more time to go through Staff, P&Z and City Council all over again and the zoning might as well stay the same. Mr. Thomas will like to make it where the applicant does not have to come back multiple times for a lengthy process.

If the conditions suggested by Mr. Chandler were put on it, then the applicant is back to square one; they could need to come back through the process. All the applicant is asking for is the zoning to be in place and LI is not an unreasonable request.

Mr. Chandler explained the P&Z Commission have no authority to make conditions unless it is tied to a CUP, which it is not. A PD-C may be added with conditions which is Staff's amended recommendation for a distribution center and a site plan for that use.

Ms. Marie Pavelka returned and asked why the Commission why they worried about industrial uses when the streets were more important and needed to be fixed.

Mr. Allan Rubino returned and asked if the 114 +/- acres was sold to a distribution center, would there be 1,000 trucks parked there within walking distance from residential areas.

There being no further speakers, the public hearing was closed.

Vice-Chair Langley made a motion to remove/withdraw No. 1. for 61.015 +/- acres, recommended Light Industrial (LI) zoning district on No. 2.c. for 114.537 +/- acres, and recommended Commercial (C) zoning on the remainder of Nos. 2. a. and b. and 3. a. and b. (listed in the item description) for **Item 3, Z-FY-17-46**, and Commissioner Armstrong made a second.

Motion passed: (9:0)

ORDINANCE NO. _____
(Z-FY-17-46)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE,
TEXAS, AUTHORIZING A REZONING OF FIVE TRACTS OF LAND
TOTALING APPROXIMATELY 168 ACRES LOCATED WITHIN THE
CITY OF TEMPLE, TEXAS; PROVIDING A SEVERABILITY CLAUSE;
PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN
MEETINGS CLAUSE.

Whereas, Aldrich-Thomas Group, on behalf of the property owner, Frank Mayborn Enterprises, is requesting a rezoning of approximately 168.041 acres which is comprised of the following five separately zoned tracts:

1. Approximately 114.5 acres located generally at the southeast corner of Northeast H.K. Dodgen Loop and MKT railroad from Planned Development-Commercial, Commercial, Multi-Family Two, and Two-Family zoning districts to Light Industrial zoning district;
2. Approximately 11.3 acres located north of Northeast H.K. Dodgen Loop and east of North General Bruce Drive from Agricultural zoning district to Commercial zoning district;
3. Approximately 27.1 acres located north of Northeast H.K. Dodgen Loop and west of the MKT railroad from Agricultural zoning district to Light Industrial district; and
4. Approximately 7.9 acres and 7.0 acres respectively, located west of I-35, east of Pegasus Drive and generally north of Industrial Boulevard from Two-Family and General Retail zoning districts to Light Industrial zoning district;

Whereas, the Planning and Zoning Commission of the City of Temple, Texas, after due consideration of the conditions, recommends approval of the rezoning of five tracts of land totaling approximately 168 acres, as outlined above and further shown by the Surveyor Sketch and field notes attached as Exhibit A, located within the City of Temple, Texas; and

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

Part 1: Findings. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Temple, Texas, and they are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

Part 2: The City Council approves the rezoning of the following five tracts of land totaling approximately 168 acres, and located within the City of Temple, Texas, as outlined in the Surveyor Sketch and Field Notes attached hereto as Exhibit 'A,' and made a part hereof for all purposes.

Part 3: The City Council approves the Surveyor Sketch and field notes attached hereto as Exhibit 'A,' and made a part hereof for all purposes.

Part 4: The City Council directs the Director of Planning to make the necessary changes to the City Zoning Map.

Part 5: 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 6: This Ordinance shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Temple, Texas, and it is accordingly so ordained.

Part 7: 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 **19th** day of **October**, 2017.

PASSED AND APPROVED on Second Reading on the **2nd** day of **November**, 2017.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Charla Thomas
Deputy City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

10/19/17
Item #13
Regular Agenda
Page 1 of 3

DEPT. / DIVISION SUBMISSION & REVIEW:

Lynn Barrett, Assistant Planning

ITEM DESCRIPTION: FIRST READING – PUBLIC HEARING Z-FY-17-47: Consider adopting an ordinance authorizing an amendment to Ordinance No. 2016-4812 to allow utility trailer sales/rentals on Lot 2, Block 1, Trantum Subdivision Phase VIII, addressed as 5806 South General Bruce Drive and zoned I-35-Retail-PD-C.

STAFF RECOMMENDATION: Staff recommends approval with conditions for amending the current PD for the following reasons:

1. That the amendment adds an additional similar use for utility trailer sales/rental to the current PD on the property permitting RV rentals and sales, and which continues to demonstrate compliance with the provisions of the Planned Development Criteria as required by UDC Section 3.4.5;
2. The Planned Development-Commercial (PD-C) zoning remains compatible with the Future Land Use Map;
3. The PD-C zoning remains compatible with surrounding zoning, and existing and anticipated uses;
4. The zoning complies with the Thoroughfare Plan;
5. Public and on-site facilities are available to serve the subject property; and
6. The required previous condition of a decorative metal fence has been installed on site.

PD Conditions:

1. A binding site development plan, attached as Exhibit A will govern the amendment
2. Previous PD condition requiring inventory vehicles to be stored only on a paved surface behind the landscape and fence will be followed with no storage outside of the project area
3. The utility trailer rentals and/or sales use is planned and will be in addition to the RV rentals/sales allowed under the current zoning PD district
4. Drought tolerant shrubs will be planted in front of the decorative metal fence. Installation of drought tolerant red yucca, agave, fountain grass, rosemary or similar species is required prior to display of trailers on site
5. The current sign columns will be re-rocked to a professional appearance in matching stone as per the previous PD requirement prior to occupancy, with an approved sign permit
6. Portable buildings or HUD-Code manufactured home sales or rentals shall continue to be prohibited on this site due to its location within the I-35 Overlay
7. In the event of a conflict between the site development plan and the text of the Planned Development ordinance, the stricter, more specific standard applies

PLANNING & ZONING COMMISSION RECOMMENDATION: At their October 2, 2017 meeting, the Planning & Zoning Commission voted nine to zero to recommend approval of PD Amendment allowing utility trailer sales with conditions at the subject property.

ITEM SUMMARY: This request is to amend an existing PD which was approved last year for RV sales and rentals at an existing business in the overlay district. That tenant only partially complied with the PD conditions before vacating the property. Mr. Muehler is seeking to sell and possibly rent utility trailers at the subject property. He has already installed the decorative metal fence in the front required of the current PD in place of the dilapidated chain link that was previously on-site.

Per UDC, Section 3.4.3 & 3.4.4, a Planned Development requires approval of a Development/Site plan that is binding. On September 18, 2017, the DRC discussed the proposal and conditions.

SURROUNDING PROPERTY AND USES: The following table provides the direction from the property, Future Land Use Plan (FLUP) designation, existing zoning and current land uses:

Surrounding Property & Uses			
<u>Direction</u>	<u>FLUP</u>	<u>Zoning</u>	<u>Current Land Use</u>
Site	Auto-Urban Commercial	C	Commercial
North	Auto-Urban Commercial	C	Commercial
South	Auto-Urban Commercial	C	Commercial
East	Auto-Urban Commercial	LI and GR	Commercial
West	Auto-Urban Commercial	C	Vacant

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

<u>Document</u>	<u>Policy, Goal, Objective or Map</u>	<u>Compliant?</u>
CP	Map 3.1 - Future Land Use and Character (FLUP)	Yes
CP	Map 5.2 - Thoroughfare Plan	Yes
CP	Goal 4.1 - Growth and development patterns should be consistent with the City's infrastructure and public service capacities	Yes
STP	Temple Trails Master Plan Map and Sidewalks Ordinance	Yes

CP = Comprehensive Plan STP = Sidewalk and Trails Plan

Future Land Use Map (CP Map 3.1)

The entire area is shown as Auto-Urban Commercial. According to the Comprehensive Plan, Auto-Urban Commercial is for the majority of the areas identified for commercial use, generally concentrated at intersections versus strip development along the major roads.

Thoroughfare and Trails Master Plan (CP Map 5.2)

The site is located along an Expressway (IH-35) and does not front any trails.

Availability of Public Facilities (CP Goal 4.1)

An 8" water line and 8" sewer line are available at the front of the property along the Access Road and along Profit Place at the rear of the property.

UDC, Section 3.4 Planned Development

A Planned Development is defined as:

"A flexible overlay zoning district designed to respond to unique development proposals, special design considerations and land use transitions by allowing evaluation of land use relationships to surrounding areas through development plan approval."

PUBLIC NOTICE: Nine notices of the public hearing were sent out to property owners within 200-feet of the subject property. As of Thursday October 6, 2017, two notices had been returned, in favor of the proposal, both from the property owner. Zero notices had been returned in opposition. The newspaper printed notice of the Planning and Zoning Commission public hearing on September 21, 2017, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

[Site Development Plan](#)
[Location Map](#)
[Zoning Map](#)
[Future Land Use Map](#)
[Thoroughfare and Trails Map](#)
[Site and Surrounding Property Photos](#)
[Examples of Utility Trailers](#)
[Utility Map](#)
[Notification Map](#)
[Returned Notices](#)
[Ordinance](#)

Development Plan

Paved area (chip seal asphalt is acceptable per staff analysis) **required** for any unit display or storage. All inventory **MUST** be on paved area within the fence.

Project limit for PD

Decorative metal fence

Sales/Rental Sign

Parking Spaces

Landscape bed with drought tolerant plants

Parking space for Tint business

5806 South General Bruce Avenue
Temple, TX 76502

1. Decorative metal fence with gate across front of inventory storage area
2. Drought tolerant landscape bed in front of fence
3. Inventory placed only on paved surface behind fence (paved area determines number)
4. Sign with masonry columns along fence after permitting

Paved area (chip seal asphalt is acceptable per staff analysis) **required** for any unit display or storage. All inventory **MUST** be on paved area within the fence.

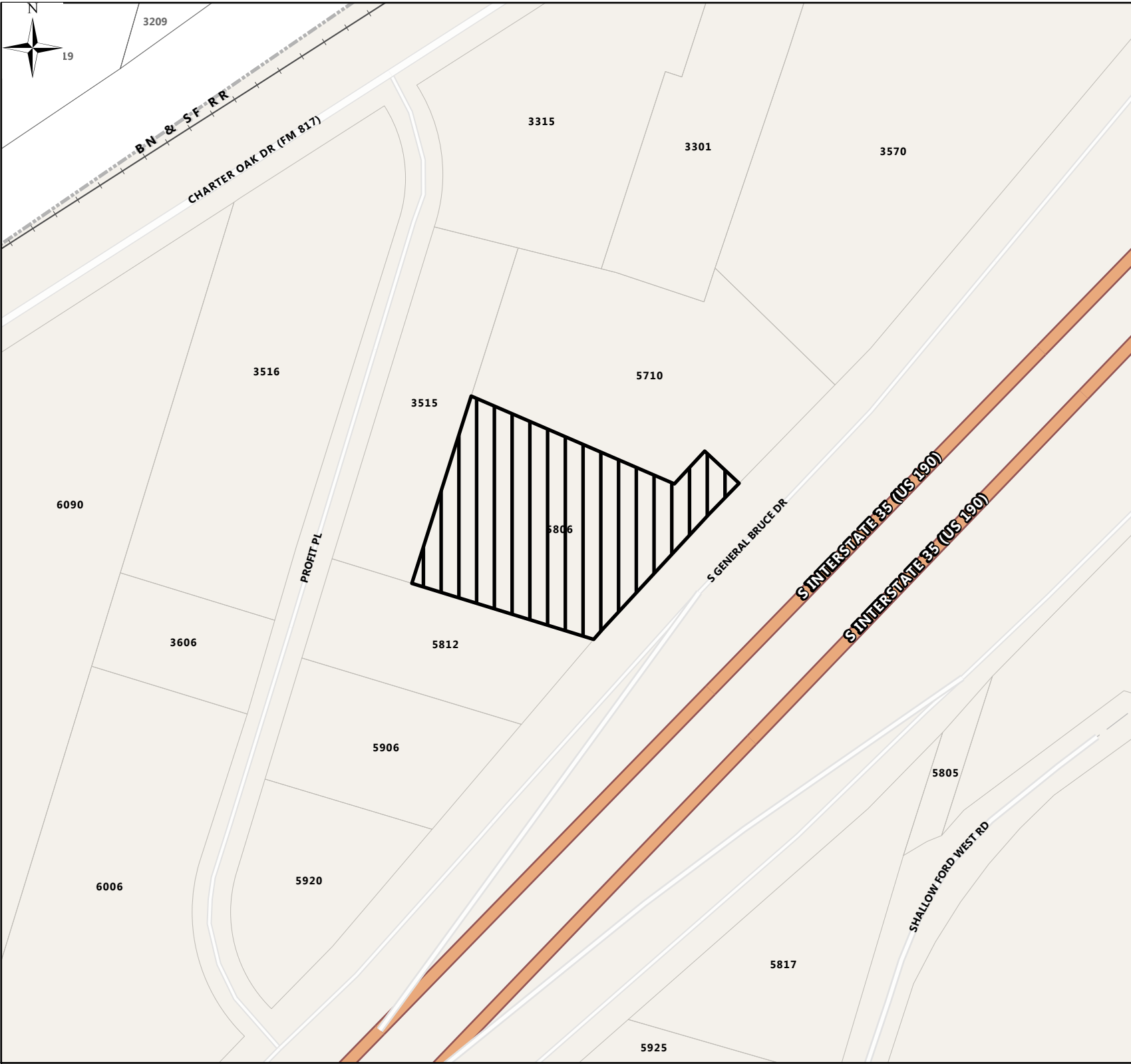
Project limit for PD

Decorative metal fence

Parking
space
for Tint
business

Landscape bed
with drought
tolerant plants

5806 South General Bruce Drive
Temple, TX 76502



AMEND PD-C

LOCATION MAP

Zoning Case :
Z-FY-17-47

Address :
5806 S General Bruce

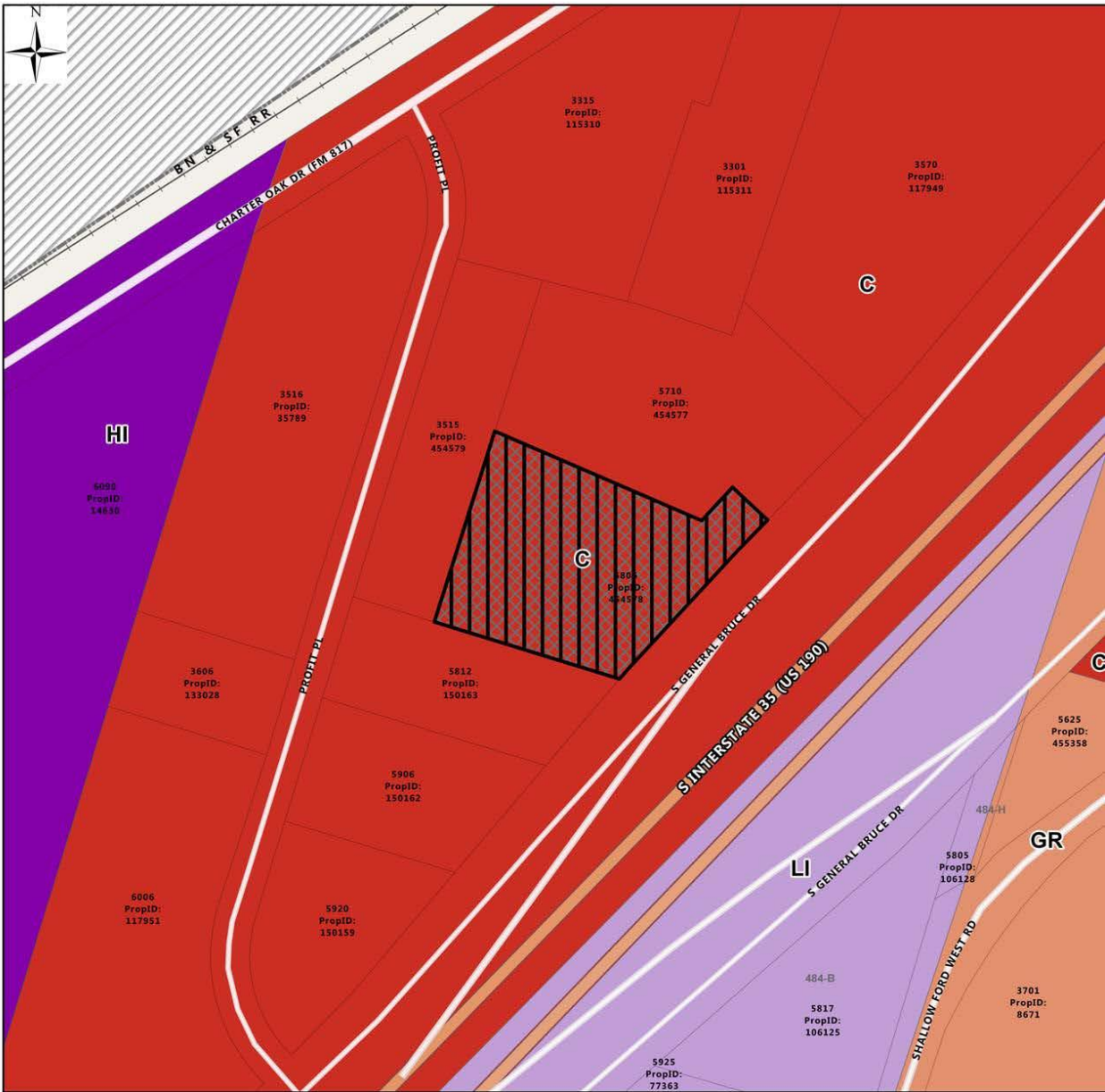
- Streets
- EXPRESSWAY
 - MAJOR ARTERIAL
 - COLLECTOR
 - LOCAL STREET
 - MINOR ARTERIAL
 - PRIVATE
 - RAMP
 - Railroad
- Temple Municipal Boundary
- Parcels
- ETJ Parcels
- CaseArea

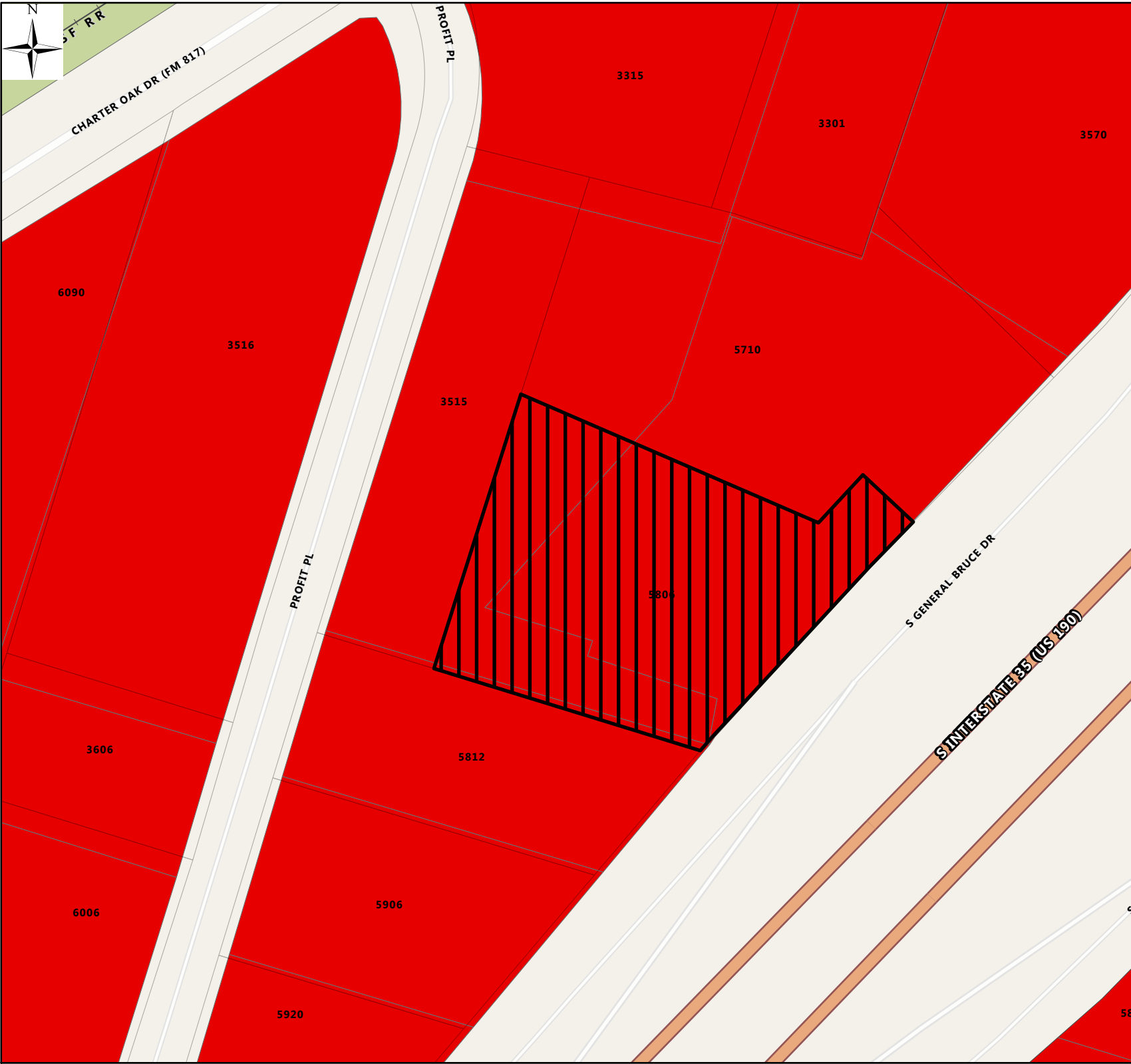
GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.

Irbarrett
Date: 9/15/2017



ZONING MAP





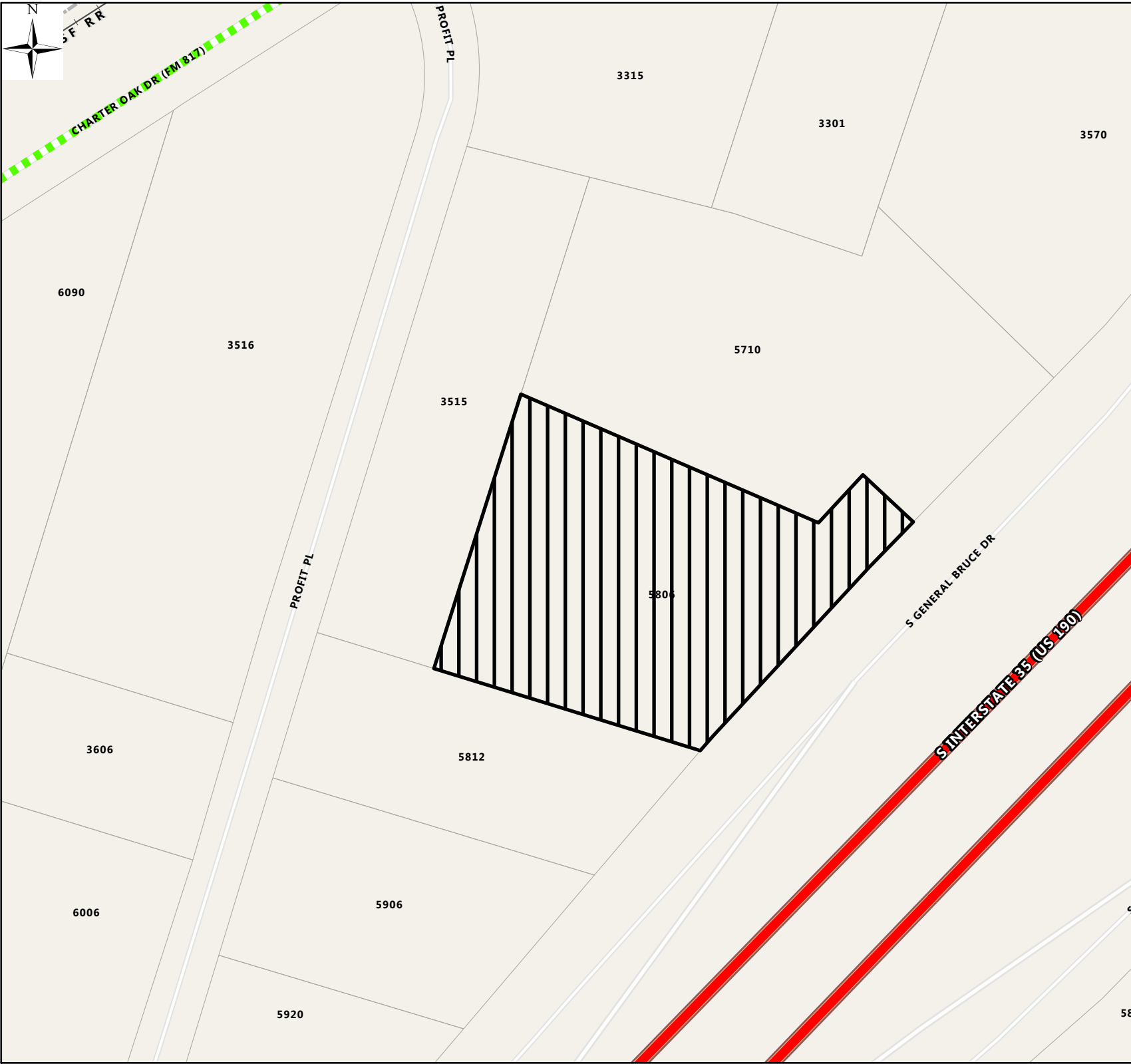
AMEND PD-C
FUTURE LAND
USE MAP
Zoning Case :
Z-FY-17-47
Address :
5806 S General Bruce Dr

- EXPRESSWAY
- MAJOR ARTERIAL
- COLLECTOR
- LOCAL STREET
- MINOR ARTERIAL
- PRIVATE
- RAMP
- Parcels
- Future LUP
 - Agricultural/Rural
 - Auto-Urban Commercial
 - Auto-Urban Mixed Use
 - Auto-Urban Multi-Family
 - Auto-Urban Residential
 - Business Park
 - Estate Residential
 - Industrial
 - Neighborhood Conservation
 - Parks & Open Space
 - Public Institutional
 - Suburban Commercial
 - Suburban Residential
 - Temple Medical Education District
 - Urban Center
 - CaseArea

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.

Irbarrett
Date: 9/15/2017





AMEND PD-C
THOROUGHFARE
AND TRAILS MAP

Zoning Case :
Z-FY-17-47

Address :
5806 S General Bruce Dr

- Parcels
- Thoroughfare Plan
 - Expressway
 - Major Arterial
 - Proposed Major Arterial
 - Minor Arterial
 - Proposed Minor Arterial
 - Collector
 - Proposed Collector
- Trails Master Plan
 - EXISTING, CITY WIDE SPINE
 - EXISTING, COMMUNITY WIDE CONNECTOR
 - EXISTING, LOCAL CONNECTOR
 - PROPOSED, CITY WIDE SPINE
- PROPOSED, COMMUNITY WIDE CONNECTOR
- PROPOSED, LOCAL CONNECTOR
- CaseArea

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.

Irbarrett
Date: 9/15/2017



Site Photos



View to South



View to East

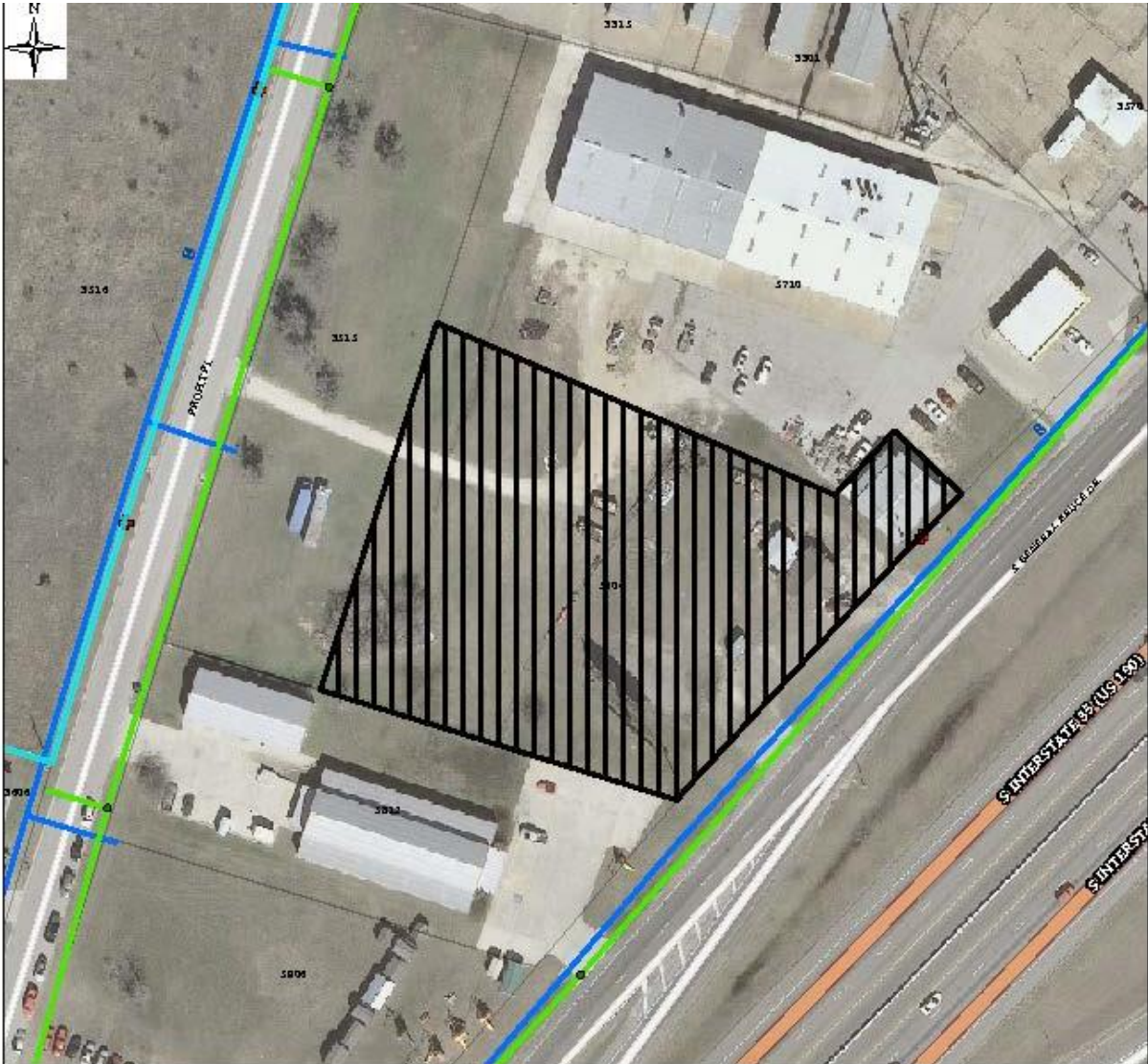


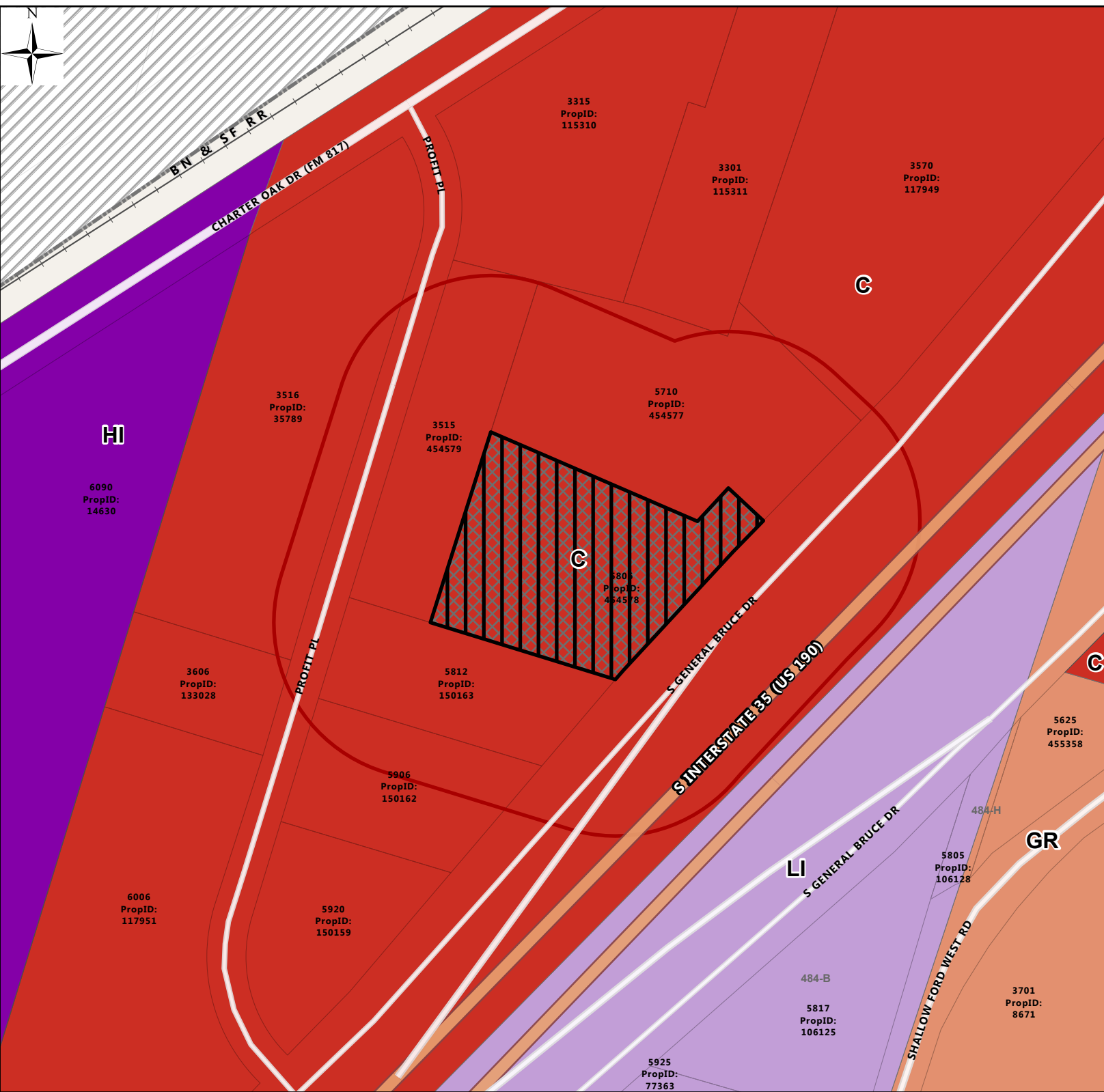
View to North



Utility Trailer Examples







AMEND PD-C

200' NOTIFICATION MAP

Zoning Case :
Z-FY-17-47

Address :
5806 S General Bruce

CurrentZoning		
HI - CUP	O-1	AG - CUP
UE	O-1 - CUP	MH
UE - PD	O-1 - PD	MH - CUP
SF-1	O-2	MH - PD
SF-1 - CUP	O-2 - CUP	MU
SF-1 - PD	O-2 - PD	MU - CUP
SF-2	NS	SD-C
SF-2 - PD	NS - CUP	SD-C - CUP
SF-3	NS - PD	SD-H
SF-3 - PD	GR	SD-H - CUP
SF-3 - CUP, PD	GR - CUP	SD-T
SFA	GR - PD	SD-V
SFA-2	GR - CUP, PD	T4
SFA-2 - PD	CA	T4 - PD
SFA-3	CA - CUP	T4 - CUP
SFA-3 - PD	CA - PD	T5-C
2F	C	T5-C - CUP
2F - CUP	C - CUP	T5-C - PD
2F - PD	C - PD	T5-E
MF-1	C - CUP, PD	T5-E - CUP
MF-1 - CUP	LI	T5-E - PD
MF-1 - PD	LI - CUP	NO BASE
MF-2	LI - PD	CUP
MF-2 - CUP	LI - CUP, PD	PD
MF-2 - PD	HI	CaseArea
MF-3 - PD	HI - PD	Buffer
	AG	

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.

Irbarrett

Date: 9/15/2017





RESPONSE TO PROPOSED
REZONING REQUEST
CITY OF TEMPLE

MCGREGOR, CHRIS A ETUX KAREN L
2806 WICKERSHAM DR
TEMPLE, TX 76502-3064

Zoning Application Number: Z-FY-17-47

Case Manager: Lynn Barrett

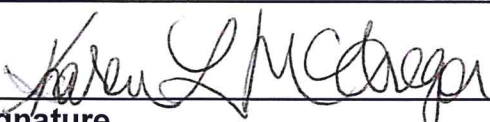
Location: 5806 South General Bruce Drive


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 ☒ agree

() disagree with this request

Comments:


Signature


Print Name

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, lrbarratt@templetx.gov or mail or hand-deliver this comment form to the address below, no later than **October 2, 2017**.

City of Temple
Planning Department
2 North Main Street, Suite 102
Temple, Texas 76501

RECEIVED

SEP 27 2017

City of Temple
Planning & Development

Number of Notices Mailed: 9

Date Mailed: September 21, 2017

OPTIONAL: Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.



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

MCGREGOR, CHRIS A ETUX KAREN L
2806 WICKERSHAM DR
TEMPLE, TX 76502-3064

Zoning Application Number: Z-FY-17-47

Case Manager: Lynn Barrett

Location: 5806 South General Bruce 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 ☒ agree

() disagree with this request

Comments:



Signature

Chris McGregor

Print Name

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, lrbarrrett@templetx.gov or mail or hand-deliver this comment form to the address below, no later than **October 2, 2017**.

City of Temple
Planning Department
2 North Main Street, Suite 102
Temple, Texas 76501

RECEIVED

SEP 27 2017

City of Temple
Planning & Development

Number of Notices Mailed: 9

Date Mailed: September 21, 2017

OPTIONAL: Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.

ORDINANCE NO. _____
(Z-FY-17-47)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING AN AMENDMENT TO ORDINANCE NO. 2016-4812 TO ALLOW UTILITY TRAILER SALES/RENTALS ON LOT 2, BLOCK 1, TRANUM SUBDIVISION PHASE VIII, ADDRESSED AS 5806 SOUTH GENERAL BRUCE DRIVE AND ZONED I-35 RETAIL PLANNED DEVELOPMENT COMMERCIAL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, an existing planned development for this site was approved last year for RV sales and rentals at an existing business in the overlay district - the tenant at that time, only partially complied with the required conditions before vacating the property;

Whereas, the current lessee, Mr. Muehler, would like to sell and possibly rent utility trailers at the subject property and has already installed a decorative metal fence in the front required of the current Planned Development zoning;

Whereas, the Planning and Zoning Commission of the City of Temple, Texas, after due consideration of the conditions, recommends approval of the requested amendment to Ordinance No. 2016-4812, to allow utility trailer sales/rentals on lot 2, block 1, Trnum Subdivision Phase VIII, addressed as 5806 South General Bruce Drive and currently zoned as I-35-Retail-Planned Development-Commercial; and

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

Part 1: Findings. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Temple, Texas, and they are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

Part 2: The City Council amends Ordinance No. 2016-4812, to allow utility trailer sales/rentals on lot 2, block 1, Trnum Subdivision Phase VIII, addressed as 5806 South General Bruce Drive and currently zoned as I-35-Retail-Planned Development-Commercial, depicted by the site plan attached hereto as Exhibit 'A,' and made a part hereof for all purposes along with the following conditions:

1. A binding site development plan (Exhibit A) will govern the amendment;
2. Previous PD conditions requiring inventory vehicles to be stored only on a paved surface behind the landscape and fence will be followed with no storage outside of the project area;
3. The utility trailer rentals and/or sales use will be in addition to the RV rentals/sales allowed under the current zoning PD district;

4. Drought tolerant shrubs will be planted in front of the decorative metal fence. Installation of drought tolerant red yucca, agave, fountain grass, rosemary or similar species is required prior to display of trailers on site;
5. The current sign columns will be re-rocked to a professional appearance in matching stone as per the previous PD requirement prior to occupancy, with an approved sign permit;
6. Portable buildings or HUD-Code manufactured home sales or rentals shall continue to be prohibited on this site due to its location within the I-35 Overlay;
7. In the event of a conflict between the site development plan and the text of the Planned Development ordinance, the stricter, more specific standard applies.

Part 3: The City Council approves the Site Development Plan attached hereto as Exhibit ‘A,’ and made a part hereof for all purposes.

Part 4: The City Council directs the Director of Planning to make the necessary changes to the City Zoning Map.

Part 5: 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 6: This Ordinance shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Temple, Texas, and it is accordingly so ordained.

Part 7: 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 **19th** day of **October, 2017.**

PASSED AND APPROVED on Second Reading on the **2nd** day of **November, 2017.**

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Charla Thomas
Deputy City Attorney