



**MEETING OF THE  
TEMPLE CITY COUNCIL  
MUNICIPAL BUILDING  
2 NORTH MAIN STREET  
3<sup>rd</sup> FLOOR – CONFERENCE ROOM  
THURSDAY, FEBRUARY 1, 2018  
4:00 P.M.  
AGENDA**

1. Discuss, as may be needed, Regular Meeting agenda items for the meeting posted for Thursday, February 1, 2018.
2. Discuss various upcoming board appointments.
3. Discuss the proposed amendments to the Unified Development Code related to Temple Medical Educational zoning district.



**5:00 P.M.**

**MUNICIPAL BUILDING  
2 NORTH MAIN STREET  
CITY COUNCIL CHAMBERS – 2<sup>ND</sup> 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. PUBLIC APPEARANCE**

3. Receive comments from Mr. Richard Hooverson regarding the possible need for a city ordinance for dogs in restaurants, and interference with customers.

**IV. REPORTS**

4. Receive the City of Temple Comprehensive Annual Financial Report for fiscal year ended September 30, 2017.
5. Receive the City of Temple Annual Report for fiscal year 2017.
6. Receive the Temple Economic Development Corporation Annual Report.

**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.

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



## **Minutes**

### **(A) [January 18, 2017 Special and Regular Meeting](#)**

## **Contracts, Leases, & Bids**

- (B) [2018-9022-R](#): Consider adopting a resolution authorizing the purchase of a Storage Area Network as part of our body worn camera project for the Police Department from GOV Connection, Inc. of Merrimack, NH, in the amount of \$73,209.47.
- (C) [2018-9023-R](#): Consider adopting a resolution authorizing the purchase of right of way necessary for the expansion of Hogan Road and authorizing closing costs associated with the purchase in an estimated amount of \$55,000.
- (D) [2018-9024-R](#): Consider adopting a resolution authorizing a contract with Lloyd D. Nabors Demolition, LLC of Hutchins, in the amount of \$40,700 for the asbestos abatement and demolition of 210 South Main Street and 220 South 2<sup>nd</sup> Street.
- (E) [2018-9025-R](#): Consider adopting a resolution authorizing the renewal of an Interlocal Agreement with Bell County for the Bell County Crime Coalition project that is administered by the Bell County Juvenile Probation Department.
- (F) [2018-9026-R](#): Consider adopting a resolution authorizing a Mutual Aid Agreement between Belton, Central Bell, Copperas Cove, Killeen, Morgan's Point Fire Departments and the Temple Fire Department for mutual aid by the respective fire departments at various locations.
- (G) [2018-9027-R](#): Consider adopting a resolution amending Resolution Number 2017-8944-R which authorized an agreement with the Texas Lobby Group for legislative lobbying services to amend the name of the contracting entity from Texas Lobby Group to Bill Messer PC.
- (H) [2018-9028-R](#): Consider ratifying a lease agreement with Stephanie Lalouette, for lease of space in the E. Rhodes and Leona B. Carpenter Foundation Building (the Temple Public Library).

## **Ordinances – Second & Final Reading**

- (I) [2018-4892](#): SECOND READING: Consider adopting an ordinance authorizing the Temple Youths' Program Standards of Care.
- (J) [2018-4893](#): SECOND READING: Consider adopting an ordinance amending the number of positions in the Police Department Deputy Chief classification and the Police Officer Classification.
- (K) [2018-4894](#): SECOND READING – Z-FY-18-01: Consider adopting an ordinance authorizing a Conditional Use Permit for a proposed wireless telecommunications facility, including a new 100-foot monopole tower, being a part of a 3.103 +/- acre tract of land out of the McKinney and Williams Survey, Abstract No. 609, Bell County, Texas, located at 1402A Commerce Street.



- (L) [2018-4895](#): SECOND READING – A-FY-18-01: Consider adopting an ordinance authorizing an abandonment and conveyance of approximately .08 acres of the 35 foot wide ROW along the last 99 feet of Katy Street south of Downs Avenue where it dead-ends into the Hilliard Distributing property in the Moore's Park Addition, City of Temple, Bell County, Texas.

**Misc.**

- (M) [2018-9029-R](#): Consider adopting resolutions:

- (1) Ordering the General election for Mayor at-Large; and a Special Election to fill the vacancy for Councilmember District 1, for May 5, 2018.  
*(Ordenar las elecciones generales para el alcalde en general; y una Elección Especial para cubrir la vacante de Miembro del Concejo Distrito 1, para el 5 de Mayo de 2018.)*
- (2) Authorizing joint election agreements with the Temple Health & Bioscience Economic Development District; Temple College, and Temple Independent School District for the May 5, 2018 election.  
*(Autorizar acuerdos de elección conjunta con Temple Health & Bioscience Economic Development District; Temple College y Temple Independent School District para las elecciones del 5 de Mayo de 2018.)*

- (N) [2018-9030-R](#): Consider adopting a resolution authorizing budget amendments for fiscal year 2017-2018.

**VII. REGULAR AGENDA**

**ORDINANCES – SECOND READING/PUBLIC HEARING**

8. [2018-4887](#): SECOND READING – PUBLIC HEARING - Z-FY-18-03: Consider adopting an ordinance authorizing the rezoning of a 1.49 +/- acre tract of land from Planned Development Multiple-Family Dwelling 1 to Neighborhood Service, located at the northeast corner of South Martin Luther King Jr. Drive and Case Road, addressed as 2945 South Martin Luther King Jr. Drive.
9. [2018-4888](#): SECOND READING – PUBLIC HEARING – Z-FY-18-04: Consider adopting an ordinance authorizing a rezoning from Planned Development Single Family Dwelling 3 and Agricultural zoning districts to Planned Development-Single Family Attached 3 with a site development plan on 2.50 +/- acres, situated in the Maximo Moreno, Abstract No. 14, Bell County, Texas, located on East Avenue N, west of 38th Street and Hope Street, and addressed as 1880 East Avenue N and 1921 Hope Street.
10. Consider adopting ordinances:
  - (A) [2018-4889](#): SECOND READING – PUBLIC HEARING – Z-FY-18-05: Consider adopting an ordinance rezoning from Commercial to Multi-Family Two on 16.127 +/- acres, situated in the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas, located South of Loop 363, West of South 5th Street, and East of Lowe's Drive.



- (B) [2018-4890](#): SECOND READING – PUBLIC HEARING – Z-FY-18-06: Consider adopting an ordinance rezoning from Commercial to Multi-Family Two on 15.931 +/- acres, situated in the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas, located South of Loop 363, West of South 5th Street, and East of Lowe's Drive.
- (C) [2018-4891](#): SECOND READING – PUBLIC HEARING – Z-FY-18-07: Consider adopting an ordinance rezoning from Commercial to Multi-Family Two on 3.00 +/- acres, situated in the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas, located South of Loop 363, West of South 5th Street, and East of Lowe's Drive.

## **ORDINANCES – FIRST READING/PUBLIC HEARING**

11. [2018-4896](#): FIRST READING – PUBLIC HEARING: Consider adopting an ordinance authorizing amendments to the Unified Development Code: Article 2 (Sections 2.5.2, 2.5.4, 2.6 and 2.7), Article 3 (Section 3.11) and Article 6 (Sec. 6.3), related to the Temple Medical and Educational zoning district, to establish the TMED South transect zone, and to amend TMED applicability, uses allowed, review process and development standards such as landscaping, architecture, signage and public frontage improvements.
12. [2018-4897](#): FIRST READING – PUBLIC HEARING – Z-FY-18-02: Consider adopting an ordinance authorizing a rezoning of property bounded by Georgetown Railroad right-of-way and Sarah's Glen subdivision (south), South 5th Street (west), Loop 363 (north), and Union Pacific Railroad right-of-way (east)—from Planned Development-General Retail zoning district on ± 27.876 acres, Single Family One zoning district on ± 211.56 acres, and Agricultural zoning district on ± 115.53 acres, to Temple Medical and Educational zoning district, South TMED transect.

## **RESOLUTIONS**

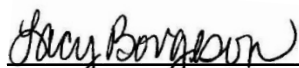
13. [2018-9031-R](#): Consider adopting a resolution authorizing a Chapter 380 Development Agreement with Investors Lane Inc., in an amount not to exceed \$26,000 for improvements to property located at 12 South Main Street within the Downtown Strategic Investment Zone corridor.
14. [2018-9032-R](#): Consider adopting a resolution granting a petition to institute voluntary annexation proceedings of 18.589 acres of land out of the Sarah Fitzhenry Survey, Abstract 312, directing Staff to develop a municipal services plan, and calling public hearings to consider the petition.

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

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I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at 3:00 pm, on Friday, January 26, 2018.



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 \_\_\_\_\_ 2018.

\_\_\_\_\_ Title \_\_\_\_\_





## COUNCIL AGENDA ITEM MEMORANDUM

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02/01/18  
Item #3  
Regular Agenda  
Page 1 of 1

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

Daniel A. Dunn, Mayor

**ITEM DESCRIPTION:** Receive comments from Mr. Richard Hooverson regarding the possible need for a city ordinance for dogs in restaurants, and interference with customers.

**STAFF RECOMMENDATION:** Receive comments as presented in item description.

**ITEM SUMMARY:** Mr. Hooverson submitted a Request for Placement on the City Council Agenda, please see attached the forms.

**FISCAL IMPACT:** None

**ATTACHMENTS:**

[Request for placement on agenda](#)



For Office Use:





## COUNCIL AGENDA ITEM MEMORANDUM

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02/01/18  
Item #4  
Regular Agenda  
Page 1 of 1

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

Traci L. Barnard, Director of Finance

**ITEM DESCRIPTION:** Receive the City of Temple Comprehensive Annual Financial Report for fiscal year ended September 30, 2017.

**STAFF RECOMMENDATION:** Receive the audit report as presented in item description.

**BACKGROUND:** According to the City Charter of the City of Temple, an annual independent audit is required to be made of the financial records of the City by a Certified Public Accountant selected by the City Council. The City of Temple engaged the firm of Brockway, Gersbach, Franklin & Niemeier, P.C.

The City of Temple Comprehensive Annual Financial Report (CAFR) for fiscal year ending September 30, 2017, will be presented by Steve Niemeier, CPA. Mr. Niemeier is a partner with the accounting firm of Brockway, Gersbach, Franklin and Niemeier, P.C. and will be available to address the Council members' questions.

In the previous year's financial statements, the City implemented a dramatic change in governmental financial reporting. We believe this new presentation provides better information to users of the comprehensive annual financial report. The new reporting model issued by the Governmental Accounting Standards Board requires that the management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). The City's MD&A can be found immediately following the independent auditors' report.

The comprehensive annual financial report is presented in four sections: introductory, financial, statistical and compliance. The introductory section includes this transmittal letter, the City's organizational chart and a list of principal officials. The financial section includes the MD&A, Government-wide and Major Fund presentations, notes to the financial statements, Required Supplementary Information, Combining Individual Fund Statements, as well as the independent auditors' report on the financial statements and schedules. The statistical section includes selected financial and demographic information, generally presented on a multiyear basis.

**FISCAL IMPACT:** The fee for the FY 2017 annual audit is \$ 74,900. The audit fee is proportionally allocated to each fund.

### **ATTACHMENTS:**

[Audit](#)



# **Comprehensive Annual Financial Report**



## **City of Temple, Texas**

**For the year ended  
September 30, 2017**

**Prepared by:  
Finance Department**

**Traci L. Barnard, CPA  
Director of Finance**

**Melissa Przybylski, CPA  
Assistant Director of Finance**

**Stacey Reisner, CPA  
Treasury/Grants Manager**

**Jennifer Emerson  
Budget Manager**







**CITY OF TEMPLE, TEXAS**  
**COMPREHENSIVE ANNUAL FINANCIAL REPORT**  
**Year Ended September 30, 2017**

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COMPREHENSIVE ANNUAL FINANCIAL REPORT  
Year Ended September 30, 2017**

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**CITY OF TEMPLE, TEXAS**  
**COMPREHENSIVE ANNUAL FINANCIAL REPORT**  
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**CITY OF TEMPLE, TEXAS**  
**COMPREHENSIVE ANNUAL FINANCIAL REPORT**  
**Year Ended September 30, 2017**

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**Sources:** Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial reports for the relevant year.

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# **Introductory Section**









February 1, 2018

Honorable Mayor and City Council  
City of Temple  
Temple, Texas

Dear Council Members:

The Comprehensive Annual Financial Report (CAFR) of the City of Temple, Texas (the City) for the fiscal year ended September 30, 2017, is submitted herewith. Responsibility for both the accuracy of the data and the completeness and fairness of the presentation, including all disclosures, rests with the City. To the best of our knowledge and belief, the enclosed data is accurate in all material respects and is reported in a manner designed to present fairly the financial position and results of operations of the City, on a Government-wide and Fund basis. All disclosures necessary to enable the reader to gain an understanding of the City's financial activities have been included.

Management assumes full responsibility for the completeness and reliability of the information contained in this report, based upon a comprehensive framework of internal control that it has established for this purpose. Because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements.

Brockway, Gersbach, Franklin & Niemeier, P.C., Certified Public Accountants, have issued an unmodified ("clean") opinion on the City of Temple financial statements for the year ended September 30, 2017. The independent auditors' report is located at the front of the financial section of this report.

Management's discussion and analysis (MD&A) immediately follows the independent auditors' report and provides a narrative introduction, overview, and analysis of the basic financial statements. MD&A compliments this letter of transmittal and should be read in conjunction with it.

#### GENERAL INFORMATION – CITY OF TEMPLE

Temple is located near the geographic and population center of the State of Texas, 67 miles north of Austin, 130 miles north of San Antonio, 160 miles northwest of Houston, and 120 miles south of the Dallas-Fort Worth Metroplex. There are approximately 75 square miles in the City's corporate boundary.



The City was founded on June 20, 1881, when the original town lots were sold by the Gulf, Colorado and Santa Fe Railway. It was subsequently chartered on March 27, 1907, and operates under a Council-Manager form of government. The City Council is comprised of a Mayor and four members and is responsible for enacting ordinances, resolutions, and regulations governing the City, as well as appointing members of various statutory and advisory boards, the City Manager, City Attorney, Director of Finance, City Secretary, and a Municipal Judge. The City Manager is the chief administrative officer of the government and is responsible for the enforcement of laws and ordinances, the appointment and supervision of the executive directors and heads of departments, and the performance of functions within the municipal organization.

The financial reporting entity (the government) includes all the funds of the primary government (i.e., the City of Temple as legally defined), as well as all of its component units. Component units are legally separate entities for which the primary government is financially accountable. The government provides a full range of services including police and fire protection; economic development; sanitation services; community development; building inspection; parks and recreation; the construction and operation of water, sewer, drainage, solid waste services, streets and infrastructure; convention and tourism activities and a civic center, library and airport facilities.

Discretely presented component units are legally separate entities and not part of the primary government's operations. Accordingly, the Temple Economic Development Corporation and the Tax Increment Financing District (Reinvestment Zone No. 1) are reported in separate columns in the government-wide financial statements to emphasize that they are legally separate from the primary government and to differentiate their financial position and results of operations from those of the primary government. The Temple Housing Authority, a related organization, is not a part of this report, as the City's accountability does not extend beyond appointing some members of the Board.

## ECONOMIC CONDITIONS AND OUTLOOK

Temple's location, which is close to the geographic center of the State of Texas, provides a strategic location in the State and has been important for economic development. Temple continues to be a regional center for manufacturers, distribution centers and medical facilities in the Central Texas area. Temple's location is enhanced being located at the intersection of Interstate Highway 35 (NAFTA link with Mexico and the U.S.), Interstate 14, State Highways 36, 53, 93 and 95. Additionally, major rail services intersect within Temple's city limits. During the past year, the City has experienced a steady increase in economic development. Significant new construction permits of \$ 119,383,154 for FY 2017 underscore the continued steady expansion of our residential base. Sales tax receipts of \$ 21,652,524 show an increase of 3.80% over fiscal year 2016. Local unemployment is currently 3.69%, representing one of the lowest rates in the State of Texas.



In FY 2017, the City experienced a 3.37% increase in taxable assessed property value to bring the current value to \$ 3,970,340,738. The census figures for 2010 of 66,102 residents show an average growth of over 2% per year over the past ten years.

Given Temple's continued pro-business attitude and enthusiastic accommodation of industry, the City continues to prosper economically. Highlights include:

- The District located at the northwest corner of Scott and South 31<sup>st</sup> Street consisting of commercial pad sites, as well as, approximately 200 apartments. The District offers high quality buildings, tenants and restaurants connected by public sidewalks. Restaurants already opened include Rosa's Cafe, Mama Fu's Asian House, Jersey Mike's Subs, Lily's Cakes, Freddy's Frozen Custard and Steakburgers, and MOD Pizza.
- PDI, a leading provider of enterprise-class software to convenience retailers and wholesale petroleum marketers has relocated its new office headquarter at the Lakes of Central Pointe. A significant investment was made in the design and renovation of the 33,000 square foot building.
- MS Temple, LLC plans to construct a senior housing facility to be located on land consisting of approximately 5.184 acres and located on Marlandwood Road between South 5<sup>th</sup> Street and Lowes Drive. It is estimated that this capital investment will be approximately \$ 16,000,000 and create 90 jobs. The City has entered into a tax abatement agreement with MS Temple, LL that would have the potential of abating approximately \$ 262,480 in property taxes over the life of the agreement (50% for five year period).
- In August 2017, Bitmova, LLC announced it would expand its data management capacity to Temple with a new datacenter. The datacenter will occupy an 11 acre tract of land in the Temple Industrial Park located near the intersection of IH-35 and Loop 363. Bitmova, LLC will invest just under \$ 8,000,000 in capital investment over five years and create 56 jobs. The TEDC Board of Directors approved an economic development agreement that includes a land grant.
- Cargill, Inc. which currently operates a facility in Temple, manufactures and sells turkey feed in bulk loads. The company is in the planning stages of an expansion project located on Berger Road to produce various additional types of animal feed in both bulk and packaged form. The expansion would 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 packages raw warehouse. Cargill will invest approximately \$ 33,500,000 and create 23 additional jobs. The City has entered into a tax abatement agreement with Cargill, Inc. that will have the potential of abating approximately \$ 330,135 in property taxes over the life of the agreement. In addition, the City authorized an Economic Development Agreement with Cargill, Inc. to contribute \$ 500,000 towards the construction of public improvements to Berger Road.



- Palladio Industries, Inc. plans to construct a new chemical manufacturing facility and associate offices for the production of products utilized in water intensive applications on approximately 21.193 acre tract of land located at 2114 Trino Road. It is estimated that the investment will be approximately \$ 3,000,000 in real property improvements and house approximately 30 employees. The City has entered into a tax abatement agreement with Palladio Industries, Inc. that would have the potential of abating approximately \$ 50,790 in property taxes over the life of the agreement (50% for five year period).
- Southwest Contract, which currently operates in Temple, plans to build a new 40,000 square foot, \$ 2,500,000 warehouse on 6.9 acres on the corner of Industrial Boulevard and Eberhardt Road in Enterprise Park. In July 2016, TEDC Board of Directors approved an economic development agreement based on the capital investment of the project. The agreement includes land and cash grant.
- R+L Carriers, Inc. plans to add its 113<sup>th</sup> location in the U.S. on a 14.8-acre tract of land in the Temple Industrial Park, located on Lucius McCelvey Drive in Northwest Temple. The new \$ 5,000,000 freight terminal will include a 70 door terminal, office space, a fueling station, and create 30 new jobs. Construction on the project is scheduled to be complete in December 2017.
- Everest Rehabilitation Hospitals plans to construct a new 36-bed inpatient rehabilitation hospital located on Canyon Creek Drive within proximity to the Temple Medical & Education District (TMED) and the Veterans Administration complex. The 38,000 square foot hospital will provide comprehensive inpatient physical rehabilitation to patients who have experienced stroke, trauma, brain injury, complex orthopedic conditions, as well as, other major illnesses or injuries. The facility will initially create 57 jobs that will eventually increase to 120. Construction on the rehabilitation hospital began in the summer of 2017.
- Wilsonart Engineered Surfaces and Hanwha L&C Corporation announced in July 2017 a joint-venture agreement to build a manufacturing facility to support the expansion and growth of Wilsonart® Solid Surface and Hanex Solid Surfaces product lines. The 125,000 plus square foot, state-of-the-art facility will provide both companies the added capacity and onsite product development capabilities to service their solid surface customers within North America.
- In September 2017, KEG 1 O'Neal, LLC announced that it will soon begin a \$ 10,000,000 expansion project on 23 acres at the corner of Lucius McCelvey Drive and Enterprise Road. The expansion will include construction of an 80,000 square foot new office and commercial distribution warehouse. The expansion project is expected to create 50 additional jobs. The TEDC Board of Directors approved an economic development agreement that includes a land grant.

The City of Temple is recognized by the medical community in the United States as a leading medical provider with two major hospitals located within Temple. Baylor Scott & White Health



(BS&W) and the Olin E. Teague Veterans Hospital, combined, employ approximately 10,000 full time positions. The hospitals provide medical care to the surrounding local, state, and international community. Texas A&M University College of Medicine, in conjunction with BS&W and Veterans Hospital, provide the four years of medical school as well as research and development.

Baylor Scott & White Health includes 43 hospitals, more than 500 patient care sites, more than 6,000 active physicians, 34,000 employees and the Scott & White Health Plan. It is guided by a combined team of leaders from both Baylor and Scott & White. It is the largest not-for-profit health system in Texas and one of the largest in the United States.

Baylor Scott & White Health has constructed a new distribution facility in Temple. This new center will be utilized to distribute medical and other supplies to several hospitals and clinics in the Temple area. The \$ 20,000,000 investment in the approximate 100,000 square foot facility will result in the creation and/or retention of forty jobs.

In addition, the Temple Health and Bioscience District was created as a result of legislation passed by the State of Texas in 2003 and approved by Temple voters, to establish the district in that same year. The first such district created in Texas, Temple's Health and Bioscience District is devoted to the development and creation of health and bioscience/biotechnology opportunities within the City of Temple.

Serving the Temple area are seventeen major schools and universities, detailed in the statistical section of this document, which offer one of the highest levels of educational opportunities available in the nation.

The City of Temple also operates the Frank Mayborn Civic and Convention Center which can accommodate both small activities and major conventions. There is over 775 miles of developed park acreage which includes public parks and special use areas, ranging from small neighborhood parks to major sport activity facilities; such as Lions Park which hosts major intra-mural softball events for teams throughout the State of Texas. The City has five swimming pools/water parks. The Hardin Swim Center, owned and operated by the Temple Independent School District, is a heated indoor junior Olympic size pool that hosts statewide high school and intra-mural competitions. The City has several neighborhood and recreational centers which provide day-time activities for the youth of Temple. There are two golf facilities; the City owned Sammons Park (18 holes), and the private Wildflower Country Club (18 holes).

Many new jobs continue to be created with the opening, expansion and relocation of the businesses to the City.

### LONG-TERM FINANCIAL PLANNING

The City of Temple is currently managing the largest capital improvement program in the history of the community. As of September 30, 2017, a total of \$ 203,394,949 has been allocated for various capital projects including such improvements as water and sewer infrastructure,



transportation infrastructure, parks improvements and public safety infrastructure. Funding sources for these projects can be identified in eight major areas:

- ▶ Utility Revenue Bonds
- ▶ General Obligation Bonds
- ▶ Certificates of Obligation
- ▶ General Operating Budget Funding
- ▶ Limited Tax Notes
- ▶ TxDOT Pass-Through Financing Agreement & Other TxDOT Agreements
- ▶ Grants
- ▶ Reinvestment Zone No. 1

During FY 2017, several major capital projects were underway or have been completed such as the Prairie View Roadway Improvements – Phase I, Legacy Pavement Preservation Program, Temple-Belton Wastewater Treatment Plant design, Lions Junction Water Park Improvements, Tarver Road Extension, purchase of land for the new Southwest Community Park, various waterline and sewer line replacements, improvements to Wilson Football Field, improvements to Optimist Park, and improvements to the Water Treatment Plant.

During FY 2013, the City of Temple began construction on the single largest capital improvement project ever undertaken by the community which is the expansion of the Northwest Loop 363. This is a significant project for the City and one that has been a desire of the community for many decades. The project includes upgrading approximately four miles of the existing two lane Northwest Loop from just west of the BNSF railroad crossing to FM 2305. This will create a continuous four lane highway from the Northwest Loop at I-35 to the Southwest Loop at I-35. The project includes grade separated interchanges at both State Highway 36/Airport Road and Wendland Road.

Current project costs are \$ 51,109,580 with approximately \$ 36,555,000 funded through TxDOT (Category 12 and Pass-Through Financing funds) and approximately \$ 14,500,000 funded through the City of Temple. The project is substantially complete and was turned over to the State of Texas in December 2016.

The FY 2017 Budget includes \$ 18,557,928 for routine capital for the general operating budget which includes equipment and public infrastructure projects that are underway and/or planned for this fiscal year. Included in this amount is \$ 13,790,000 of Reinvestment Zone infrastructure improvements. In accordance with current fiscal and financial policies, \$ 2,370,818 of the routine capital is funded with fund balance. The breakdown of this amount is as follows:

- ▶ \$ 2,359,218 – General Fund
- ▶ \$ 11,600 – Hotel/Motel Fund



## FINANCIAL INFORMATION

### Accounting Procedures and Budgetary Controls

The City's accounting records for general governmental activities are maintained on a modified accrual basis, with revenues being recorded when available and measurable, and expenditures being recorded when the services or goods are received and the liabilities are incurred. Accounting records for the City's water and sewer utility fund are maintained on the accrual basis.

Budgetary control is maintained at the department level, and encumbrances are entered at the time a purchase order is issued. Open encumbrances are recorded as reservations of fund balance as of September 30 of each year, and the subsequent year's budget is increased to reflect these carried-forward encumbrances. Unspent and unencumbered appropriations lapse at the end of the fiscal year.

The budgetary process begins each year with the preparation of both current and proposed year revenue estimates by the City's financial management staff, and expenditure estimates by each City department. Budgets are reviewed by the Director of Finance. The City Manager makes final decisions and submits a recommended budget to the City Council. The proposed budget is reviewed extensively by the City Council, a process which includes a Charter-mandated public hearing, in addition to work sessions, which are open to the public. The City Charter requires adoption of the City budget by no later than September 15.

While the budget is developed and controlled at the departmental level, appropriations are made at the account level. An ordinance establishes the budget for operating expenditures, debt service payments and interfund transfers while a separate ordinance establishes the property tax rate.

During the course of the fiscal year, expenditure controls are maintained by each department head with overall review exercised by the Director of Finance and the City Manager. Monthly departmental expenditure reports are generated by an automated management accounting system and provide expenditure totals and encumbrances at the line-item level for the most recently completed month, as well as a year-to-date total, and an actual versus planned rate of expenditure.

Constant review of revenue and expenditure trends is maintained with specific responsibility assigned to the Director of Finance. Recommendations for corrective action are made to the City Manager (and to the City Council, if appropriate) as needed to ensure compliance with the adopted budget.

The City's Finance Department publishes a Quarterly Financial Report directed at providing internal and external users with the general awareness of the City's financial positions and economic activity. The report includes a Financial Summary section reporting the performances of the major operating funds and a status report of the City's capital projects; a section summarizing key economic indicators and an in-depth review with graphic illustrations; and a



section describing investment activity, interest earnings and the City's investment portfolio. The highlights of each quarter's report are presented to the City Council.

## GENERAL GOVERNMENTAL FUNCTIONS

### Tax Rates

All eligible property within the City is subject to assessment, levy, and collection by the City of a continuing, direct ad valorem tax sufficient to provide for the payment of principal and interest on outstanding bonds within the limits prescribed by law, and the payment of operation and maintenance costs as approved by the City Council. Under State law and provisions of the City Charter, the City is limited to a maximum tax rate of \$ 1.20 per \$ 100 assessed valuation. As shown below, the tax rate adopted by the City Council has historically been substantially lower than the maximum allowed by law.

The allocation of the property tax rate by purpose (General Fund operations and Debt Service) for FY 2016-17 and the preceding four fiscal years is reflected in the following table:

Purpose	Fiscal Year				
	2017	2016	2015	2014	2013
General Fund	\$ 0.3142	\$ 0.3234	\$ 0.3300	\$ 0.3324	\$ 0.3300
Debt Service	0.3430	0.3064	0.2564	0.2540	0.2564
Total Tax Rate	<u>\$ 0.6572</u>	<u>\$ 0.6298</u>	<u>\$ 0.5864</u>	<u>\$ 0.5864</u>	<u>\$ 0.5864</u>

### Tax Appraisal/Collection Responsibilities

Under Texas law enacted in 1979, and subsequent revisions to the State Property Tax Code, the appraised value of taxable property in Temple is established by the Tax Appraisal District of Bell County. The City of Temple and other taxing jurisdictions in Bell County pay a pro rata share of the budgeted expenditures incurred by the Appraisal District, based upon individual levy. In fiscal year 2016-17, the City's payment to the Appraisal District for tax collection and appraisal services was \$ 314,554, an increase of \$ 4,808 from the amount paid by the City in FY 2015-16.

### Debt Administration

Two ratios traditionally used to analyze the debt structure of municipalities are presented below. Revenue debt has been excluded since service and user charges made by utility system customers are used to retire such debt and no ad valorem tax proceeds are used for utility revenue bond debt service.

Outstanding General Bonded Debt at 9-30-17 (Net of Debt Service)	\$ 178,950,871
Estimated Population	76,864
Net Bonded Debt per Capita	\$ 2,328
Net Bonded Debt per Assessed Value	4.51%



The City's latest bond issues received the rating of "AA" from Standard & Poor's.

### Cash Management

According to the City of Temple's Investment Policy, the Investment Officer has three main objectives in managing the portfolio, in order of priority: safety, liquidity and yield.

#### **Safety**

Safety is insured in several ways: investing only in securities allowed by state statute and the City's investment policy; using delivery versus payment for all security transactions; requiring all cash in the bank be collateralized with government securities pledged to the City and safe kept at a third party institution; and diversifying investment purchases to minimize individual security market risk. In addition, the City uses an approved list of security brokers when making investment transactions.

The City's bank deposits are secured with the following collateral:

\$ 30,000,000 letter of credit from the Federal Home Loan Bank of Atlanta

\$ 66,365,000 in letters of credit from the Federal Home Loan Bank of Dallas

\$ 15,633,397 in government securities at market value held at the Federal Home Loan Bank of Dallas

\$ 1,142,599 in government securities at market value held at TIB Bank

#### **Liquidity**

Liquidity is the second objective of the Investment Officer's management of the portfolio. To ensure sufficient funds to meet scheduled obligations, investment maturities are matched to projected expenditures. In addition, a portion of the portfolio is invested in liquid assets, such as pools and short-term securities, to cover unforeseen expenditures and day-to-day fluctuations. By using the matching strategy, a portion of the portfolio can be extended out longer, thus increasing yield and stabilizing interest earnings.

At September 30, 2017, the weighted average maturity of the City's investment portfolio was 137.69 days.

#### **Yield**

Maximizing yield is the third objective of the Investment Officer. Although maintaining safety and liquidity are always more important than increasing yield, the Investment Officer should be able to maintain a reasonable rate of return and at the same time avoid taking on unnecessary risks.

The City of Temple uses the 91-day T-bill rate as a yield benchmark. The City's portfolio average yield was 1.10% in 2017, which was above the T-bill yield of 1.05%.



As of September 30, 2017, the City's cash and investment resources were divided between cash on hand of \$ 13,449, deposits of \$ 81,581,349, and investments of \$ 59,699,893.

## MAJOR INITIATIVES

### Budget Development & Background

**Budget Process**—The City's budget is a complex document representing the culmination of months of preparation and discussion. Developing a budget is a year round process and the framework for the development of this budget began in late 2016 with the City Manager working on timelines and issue identification. Through late 2016 and early 2017, the City Manager's Office and the Finance Department worked to develop the budget calendar and process for the FY 2018 Budget.

In January, we held a planning retreat with department and division heads to identify and discuss issues for the upcoming budget.

In February, the City Council held a budget retreat to discuss various strategic issues. During the retreat, Council received information regarding potential budget issues identified by staff.

From February through the delivery of the FY 2018 Budget, staff has worked on preparing, reviewing, researching, and responding to questions relating to the programs and services this Proposed Budget recommends.

**Budget Approach**—This year's budget has been developed within the framework of the strategic plan priorities adopted by the City Council and the budget parameters that I briefed the Council on at the May 18, 2017 budget work session. Those parameters are:

- maintain fiscal soundness;
- focus on core mission and activities;
- maintain or improve services and service levels;
- continue to improve infrastructure;
- continue to support and develop our workforce; and
- align strategic, financial, and staff work plan.

### Financial Highlights

The FY 2018 Budget appropriates a total of \$ 146,359,516 for the upcoming fiscal year. Of this amount, \$ 138,602,358 is allocated for the operations and maintenance budget which includes debt service and transfers and \$ 7,757,158 is allocated for routine capital for the general operating budget which includes equipment and public infrastructure projects. Included in this amount is \$ 3,850,000 of Reinvestment Zone infrastructure improvements. In accordance with current fiscal and financial policies, \$ 1,529,182 of General Fund routine capital is funded with fund balance.



As in previous years, the FY 2018 Budget is a balanced budget under the policies and parameters discussed in earlier planning sessions with the City Council.

In addition, \$ 33,243,000 is included for capital improvements programs (CIP), of which \$ 29,243,000 is related to the City's Transportation Capital Improvement Program and \$ 4,000,000 is for Drainage Capital Improvement Projects.

### City Manager's Highlights

With the above in mind, I will highlight a few areas of general priority and significance in the FY 2018 Budget.

#### ***Serving Our Community***

***Parks & Recreation-*** In May of 2015, voters approved a \$ 27,675,000 Parks bond package that includes 24 projects ranging from neighborhood park improvements, new community parks, new and upgraded athletic facilities, facility upgrades, water recreation projects, and linkage trails.

The FY 2018 Budget includes operating and maintenance expenses associated with bond improvements anticipated to come online during FY 2018. The additional operations and maintenance expenses associated with newly completed bond projects total \$ 46,159 for FY 2018.

The FY 2018 Budget also includes an allocation of funding to continue our preliminary planning efforts associated with the Bend of the River project and \$ 344,000 in funding for replacement of capital equipment to allow us to continue to maintain our existing Parks and Recreational facilities.

***Public Safety-*** The FY 2018 Budget includes funding for the replacement of 12 marked and 2 unmarked police vehicles, as well as the replacement of a van with equipment to be utilized for crash reconstruction sites. In addition, vehicles in Police support service and Fire administration functions are also recommended for replacement.

The FY 2018 Budget also includes a \$ 1,200,000 allocation to purchase new public safety radios that will allow the City to transition 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. P25 digital standards help ensure compatible and interoperable radio communication systems within our own organization and also among other departments and agencies in order to preserve and enhance our ability to effectively and safely respond to emergency events.

The Budget also includes an allocation to fund additional positions within the Police and Fire Department. The FY 2018 Budget includes funding for an additional Deputy Police Chief, an additional Customer Service Supervisor position, and a Media Relations Specialist position in the Police Department. Additionally, the Budget allocates funding for the first staffing phase for a new Proactive Enforcement/Violent Crime Squad in the Police Department. This new squad



will allow a dedicated unit to routinely perform proactive strategies that are designed to reduce violent crime and apprehend criminal offenders. The first staffing phase consists of 2 police officers (1 addition and 1 reassignment) to establish the squad. Future staffing phases will include the addition of a sergeant and 4 additional officers to bring the unit to full staffing.

The FY 2018 Budget also converts 3 existing firefighter overhire positions to permanent firefighter positions, as well as adding 1 overhire position.

***Neighborhood Revitalization-*** The FY 2018 Budget continues to leverage our Community Development Block Grant (CDBG) funds to assist with the implementation of our Neighborhood Revitalization initiative. Programs proposed for funding include the housing improvement program, neighborhood revitalization program, infrastructure improvements, main street program, and the demolition program. The FY 2018 Budget also includes an additional part-time Recreational Specialist position to help coordinate efforts in enhancing access to youth recreational opportunities in East Temple.

***Responding to Growth-*** Many of the new staffing and operating costs proposed in the FY 2018 Budget are intended to maintain service levels in the midst of the growth of our community. The FY 2018 Budget includes the following additional positions:

- a Technology Support Specialist I in Information Technology department;
- a part-time Collection Development Librarian for the Library division;
- an additional Traffic Signal Maintenance Technician for the Traffic Signal division;
- an additional Connect & Disconnect Technician for the Metering division;
- a Management Specialist in the Public Works Administration; and
- a part-time Customer Service Representative I to the Utility Business Office division.

***Outside Service Agencies-*** The FY 2018 Budget continues to provide funding to outside service agencies or organizations that help the City leverage service delivery and funding levels in areas such as transportation, social services, recreation, tourism, and cultural services. In alignment with the Council's Outside Service Agency Funding Policy, the FY 2018 Budget allocates funding in the following categories:

- Strategic Partner;
- Tourism & Arts Grant (Hotel-Motel Tax Fund);
- Public Service Agency Grant (Community Development Block Grant Fund); and
- Community Enhancement Grant (General Fund).

The FY 2018 Budget includes a total of \$ 520,111 in funding for outside service agencies.

***Other Highlights***—In addition to the programs and positions detailed above, the FY 2018 Budget also includes an allocation to continue our performance pay program for general



government employees, as well as a full year implementation of General Government pay plan adjustments that went into effect on July 14, 2017.

The Budget includes a 2.00% salary increase for all Civil Service employees at the beginning of the fiscal year, as well as an additional 3.00% increase for police officers and corporals and an additional 4.00% increase for firefighters effective July 13, 2018. Adjustments and additions to our Police and Fire certification pay program are also included.

The FY 2018 Budget also includes continued funding for a group health insurance plan with an estimated premium increase of 19.10%, employee retirement plan, and employee longevity program.

Also in the FY 2018 Budget is the replacement of 6 sanitation vehicles in the amount of \$ 1,532,376.

### ***Improving Our Infrastructure***

***Transportation Infrastructure***—The FY 2018 Budget includes the sixth year of a multi-year transportation capital improvement program and recommends expansion of the program in order to fund several additional projects that have been identified as high priority needs since the original program began as a result of changes within the community such as new developments, new school campus activities, changing traffic patterns, and condition of existing pavements.

The Transportation CIP (TCIP) is a ten-year, effort to expand and maintain our major transportation infrastructure. The TCIP is a result of our recent assessments and reports on both the condition of our transportation infrastructure and the need to improve our mobility.

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. The TCIP is a dynamic program that has, and will continue to, evolve and change in response to community needs.

A key element in the TCIP is a recognition that, in addition to building new roads to increase capacity and connectivity, we also need to take care of the streets and roads that we have built. We refer to this as the “Legacy Pavement Preservation Program.” Taking care of existing infrastructure is the most cost effective way to manage and maintain the system, as the more infrastructure deteriorates, the more costly it is to restore serviceability. The Legacy Pavement Preservation Program enhances pavement performance, extends pavement life, decreases lifetime roadway costs, reduces user delays, and provides improved safety and mobility.

The implementation and financing plan recommended for the TCIP is a phased approach which groups projects in packages with design and right-of-way acquisition funded first and, in most cases, construction funded in the following package. Each package also includes \$ 9,000,000 for the Legacy Pavement Preservation Program – an average of \$ 3,000,000 each year.



This phased approach allows us to allocate construction funds only when projects are ready, minimize and stabilize the tax rate impact, maximizes opportunity for tax base growth; and allows us to balance debt amortization.

The funding for implementation of the TCIP program was also established as a phased plan with an initial tax rate adjustment of 1.25 cents in FY 2013 and 3.50 cents in FY 2017. The FY 2018 Budget includes an additional tax rate adjustment of 2.00 cents in order to expand the existing program to include:

- construction of Outer Loop Phase 4;
- preliminary engineering of Outer Loop Phase 5;
- matching funds to support sidewalk & trail grant opportunities;
- a placeholder for potential additional signals in future years; and
- design, right-of-way, and construction of Hartrick Bluff (Waters Dairy to FM 93).

These additions will expand the TCIP from the existing \$ 126,700,000 effort to a \$ 140,258,343 program.

Additional recommended adjustments to the program include:

- aligning funding with project readiness for construction of Prairie View Phase 2 and Outer Loop Phase 3B in fall 2017;
- accelerating the timing of Outer Loop Phase 4 (design & ROW), Poison Oak (design, ROW, & construction), Westfield Phase 2 (construction), and Kegley Phase 2, 3, & 4 (design, ROW, & construction);
- addressing improvements to South Pea Ridge later in the program;
- completing improvement to North 8<sup>th</sup> Street through overlay; and
- removing North Pea Ridge Phase 2 and East-West local collector from the program.

**Utility Infrastructure**—The City has invested almost \$ 142,716,000 over the past 10 years in improving and extending our water and sewer infrastructure. Our utility infrastructure, no less so than our transportation infrastructure, is extremely important to our ability to deliver services in one of our core mission areas. We will be completing the Water/Wastewater Master Plan update in FY 2018. The Master Plan will evaluate system demands and improvements through 2070. The scope includes assessment of current infrastructure, water and wastewater system analysis, and development of a plan for implementing future improvements.

**Drainage Infrastructure**—The FY 2018 Budget includes an allocation of \$ 4,000,000 for Drainage Capital Improvement Projects. Projects to be funded in FY 2018 include:

- Conner Park/Meadowbrook
- Azalea Drive



- 57<sup>th</sup> Street & Avenue T
- 49<sup>th</sup> / Avenue R / 43<sup>rd</sup> Street
- Avenue D & 14<sup>th</sup> Street
- Comprehensive Modeling Assessment

### ***Expanding Our Tax Base and Growing Health and Bioscience***

One of the strategic focus areas identified in our Strategic Plan is to “expand the tax base.” In order for us to continue to meet the demands for current service, and in order for us to meet the needs of projected growth and development, it is critical that this objective be met. As Council will recall, the FY 2008 Budget included a commitment to fund a “matrix incentive pool” through the Temple Economic Development Corporation (TEDC). This “matrix incentive pool” was intended to provide funding for economic development incentives relating to economic development agreements with new and/or expanding businesses. The FY 2018 Budget continues that commitment and includes a \$ 221,146 “placeholder” investment to maintain and replenish the matrix funding level, as well as \$ 1,269,547 for the operations and maintenance component of TEDC.

#### **Financial Highlights by Fund**

**General Fund Revenues**—Total revenues for the FY 2018 General Fund Budget are presented at \$ 70,460,686, an increase of 4.40% compared to the FY 2017 Adopted Budget. The three largest sources of revenue for the General Fund are sales tax, property tax, and solid waste charges.

**Property Tax**—In the FY 2018 Budget, property tax accounts for 19.32% of the General Fund budgeted revenues and is the second largest revenue source of the General Fund. The tax rate for FY 2018 is at 67.72 cents per \$100 valuation, which includes the recommended 2.00 cents tax rate adjustment for the Transportation Capital Improvement Program.

This rate is based on a certified appraised value of \$ 4,148,669,011 (net taxable value not adjusted for frozen values). The tax rate is comprised of two components, the Maintenance and Operations rate (M&O) and the Interest Sinking rate (I&S). This year’s tax rate is 31.42 cents for the M&O rate and 36.30 cents for the I&S rate.

**Sales Tax**—While much attention is focused on the property tax rate number, our single largest source of revenue for the General Fund continues to be sales tax revenue. In the FY 2018 Budget, sales tax is projected to account for 30.40% of the General Fund budgeted revenues.

The FY 2018 Budget estimates \$ 21,420,000 in sales tax revenue, a 2.64% increase in sales tax revenue over budgeted FY 2017 sales tax revenue.

**Solid Waste**—Charges associated with solid waste services represent the third largest source of revenue for the General Fund and are projected to account for 15.71% of total General Fund revenues. \$ 11,072,295 in solid waste revenue is projected for FY 2018, representing an 11.64% increase from the FY 2017 solid waste revenue adopted budget of \$ 9,918,339. The increase is



attributed to the growth in the customer base, commercial roll-off services, and the addition of gross revenues associated with the Recycling Processing Center. These revenues are based on rates that remain unchanged from current year.

**General Fund Expenditures**—Total expenditures for the FY 2018 General Fund Budget are presented at \$ 73,281,539, an increase of 3.99% compared to the FY 2017 Adopted Budget.

**Water and Wastewater Fund**—Total revenues for the FY 2018 Water and Wastewater Fund Budget are presented at \$ 34,428,191, an increase of 1.17% compared to the FY 2017 Adopted Budget. These revenues are based on rates that remain unchanged from current year.

Expenses, capital improvements, and debt service for the FY 2018 Water and Wastewater Fund Budget are presented at \$ 34,428,191, an increase of 1.17% compared with prior year.

**Hotel/Motel Tax Fund**—Total revenues for the Hotel/Motel Fund Budget are presented at \$ 1,903,300, an increase of 0.13% compared to the FY 2017 Adopted Budget. 20.02% of the Hotel/Motel revenues are from the operations of the Frank Mayborn Center. Expenditures for the Hotel/Motel Fund Budget are presented at \$ 1,924,000, an increase of 0.61% compared to the FY 2017 Adopted Budget.

**Federal and State Grant Fund**—Total revenues and expenditures for Federal and State Grant Fund Budget are presented at \$ 431,615, an increase of 5.02% compared to the FY 2017 Adopted Budget. Total revenues include the award of the Community Development Block Grant (CDBG) at \$ 431,615. The proposed allocation of CDBG funds are as follows:

- Public service agencies - \$ 60,000
- Demolition - \$ 37,656
- Housing improvement program - \$ 166,934
- Main street program - \$ 20,000
- Neighborhood revitalization program - \$ 60,000
- Infrastructure improvements - \$ 20,000
- General administration - \$ 67,025

**Drainage Fund**—Total revenues are presented at \$ 2,300,050, a 95.63% increase from prior year. Expenditures are presented at \$ 2,300,050, an increase of 95.63% compared to the FY 2017 Adopted Budget. The significant increase in both revenues and expenditures is related to the establishment of the Drainage Capital Improvement Program and associated increase in drainage fees for residential and commercial drainage services effective January 1, 2017. Council authorized the rate adjustment on December 15, 2016 to support major capital improvement projects.



## OTHER INFORMATION

Independent Audit According to the City Charter of the City of Temple, an annual independent audit is required to be made of the financial records of the City by a Certified Public Accountant selected by the City Council. The City of Temple engaged the firm of Brockway, Gersbach, Franklin & Niemeier, P.C., and the opinion has been included in this report.

It should be noted that the auditors included all funds in their audit, performed their audit in accordance with auditing standards generally accepted in the United States of America and stated that, in their opinion, the statements herein present fairly, in all material respects, the financial position of the City at September 30, 2016, and the results of its operations and the cash flows of its proprietary fund types for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Certificate of Achievement The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Temple for its Comprehensive Annual Financial Report for the Fiscal Year ended September 30, 2016. The Certificate of Achievement is a prestigious national award recognizing conformance with the highest standards for preparation of state and local government financial reports.

In order to be awarded a Certificate of Achievement, a governmental unit must publish an easily readable and efficiently organized Comprehensive Annual Financial Report whose contents conform to program standards. Such reports must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. The City of Temple has received a Certificate of Achievement for the last thirty-six consecutive years (Fiscal Years ended 1981-2016). We believe our current report continues to conform to the Certificate of Achievement Program requirements, and we are submitting it to the GFOA to determine its eligibility for another certificate.

Distinguished Budget Presentation Award For the fiscal year 2016-17 Budget document, the City received, for the twenty-second consecutive year, the distinguished Budget Presentation Award from the Governmental Finance Officers Association (GFOA).

## **Acknowledgments**

The preparation of this report on a timely basis could not have been accomplished without the dedicated services of a highly qualified staff in the Finance Department. We would like to express our appreciation to all the staff of the Finance Department who assisted and contributed to the preparation of this report. In particular, we would like to thank Assistant Director of Finance, Melissa Przybylski, CPA, Treasury/Grants Manager, Stacey Reisner, CPA, and Budget Manager, Jennifer Emerson for their exemplary efforts in assuming primary responsibility for producing this document.



Other departments and offices of the City have also contributed directly or indirectly to the preparation of this report. We acknowledge the efforts of the departments in following good financial management practices and in providing information and assistance during the preparation of this report.

We acknowledge the thorough, professional, and timely manner in which the audit was conducted by our independent auditors, Brockway, Gersbach, Franklin & Niemeier, P.C.

Finally, we acknowledge the Mayor and Council Members who have consistently supported the City's goal of excellence in all aspects of financial management. Their support is greatly appreciated.

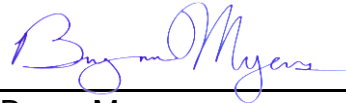
In conclusion, this report reflects the overall financial condition of the City as the City continues to provide the necessary services to the citizens of Temple.

Respectfully submitted,



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Traci L. Barnard, CPA  
Director of Finance



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Brynn Meyers  
City Manager





Government Finance Officers Association

**Certificate of  
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for Excellence  
in Financial  
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Presented to

**City of Temple  
Texas**

For its Comprehensive Annual  
Financial Report  
for the Fiscal Year Ended

**September 30, 2016**

*Christopher P. Morrell*

Executive Director/CEO



# ORGANIZATIONAL STRUCTURE

## Citizens of Temple

### Mayor and City Council

City  
Attorney

City  
Secretary

City  
Manager

City  
Judge

Director of  
Finance

Assistant  
City Manager

Animal Services

Planning

Code Compliance

Human Resources

General Services

Parks & Recreation

Library

Golf Course

Mayborn Center

Permits /  
Inspections

Parks

Railroad Museum

Recreation

Visitors Center

Airport

Information  
Technology

Fire

Police

Public Works

Drainage

Engineering

Environmental  
Programs

Fleet Services

Solid Waste

Street

Traffic Signals

Utility Services

Finance /  
Accounting

Metering

Municipal Court

Purchasing

Utility Business  
Office

#### Legend:

Council Appointed  
Position

Department

Division





**CITY OF TEMPLE  
PRINCIPAL OFFICIALS**

---

*MAYOR*  
**DANIEL A. DUNN**

*MAYOR PRO-TEMPORE*  
**TIM DAVIS**

*COUNCILMEMBER*  
**JUDY MORALES**

*COUNCILMEMBER*  
**SUSAN LONG**

*COUNCILMEMBER*  
**MIKE PILKINGTON**

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**BRYNN MEYERS, CITY MANAGER**

**TRACI L. BARNARD, C.P.A., DIRECTOR OF FINANCE**

**KAYLA LANDEROS, CITY ATTORNEY**

**LACY BORGESON, CITY SECRETARY**







## **Financial Section**









## INDEPENDENT AUDITORS' REPORT

The Honorable Mayor and  
Members of the City Council  
City of Temple, Texas

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Temple, Texas (the City), as of and for the year ended September 30, 2017, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

### ***Management's Responsibility for the Financial Statements***

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### ***Auditors' Responsibility***

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.



## **INDEPENDENT AUDITORS' REPORT (CONTINUED)**

### ***Opinions***

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Temple, Texas, as of September 30, 2017, and the respective changes in financial position, and, where applicable, cash flows thereof and respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### ***Other Matters***

#### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages 39-52, the Schedules of Changes in Net Pension Liability and Related Ratios for Texas Municipal Retirement System (TMRS) and the Temple Firefighters' Relief and Retirement Fund (TFRRF), the Schedules of Contributions for TMRS, TFRRF and Other Post-Employment Benefits and the Schedule of Funding Progress for Other Post-Employment Benefits be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

#### ***Other Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The introductory section, combining and individual fund financial statements and schedules, and statistical section, are presented for purposes of additional analysis and are not a required part of the basic financial statements. The schedule of expenditures of federal and state awards is presented for purposes of additional analysis as required by Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, and is also not a required part of the basic financial statements.



## INDEPENDENT AUDITORS' REPORT (CONTINUED)

The combining and individual fund financial statements and schedules and the schedule of expenditures of federal and state awards are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements and the schedule of expenditures of federal awards are fairly stated in all material respects in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated January 25, 2018, on our consideration of the City of Temple, Texas' internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of Temple, Texas' internal control over financial reporting and compliance.

*Brockway, Dinsbach, Franklin & Nimsin, P.C.*

Temple, Texas  
January 25, 2018







## **Management's Discussion and Analysis**







**CITY OF TEMPLE, TEXAS**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**September 30, 2017**

Our discussion and analysis of the City of Temple's financial performance provides an overview and analysis of the City's financial activities for the fiscal year ended September 30, 2017. Please read it in conjunction with the accompanying transmittal letter and the accompanying basic financial statements.

**FINANCIAL HIGHLIGHTS**

- The City's net position of the primary government was \$ 159,897,398 at September 30, 2017. Of this amount, \$ 35,201,481 is unrestricted and may be used to meet the City's future obligations. Of the \$ 35.2 million net unrestricted net position, \$ 256,137 is related to governmental activities, which includes the General Fund. The \$ 34,945,344 net balance of unrestricted net position is related to business-type activities, which is the City's enterprise fund (water and sewer).
- The City of Temple's total net position increased by \$ 6,313,556 during the current fiscal year. Net position of governmental activities increased \$ 1,319,439 from \$ 47,691,144. Net position of business-type activities increased \$ 4,994,117 from \$ 105,892,698. The increase in governmental activities and in the business-type activities is attributable to an increase in the City's investment in capital assets.
- As of September 30, 2017, the City of Temple's governmental funds reported combined ending fund balances of \$ 56,448,291, a decrease of \$ 16,387,984 in comparison with the prior fiscal year. The capital projects fund had a decrease of \$ 16,768,202 due to the expenditure of bond proceeds from Transportation Capital Improvement Program and the expenditure of bond proceeds from the Parks General Obligation bonds. In addition, the net decrease was also attributable to a decrease in the debt service fund of \$ 172,256 due to the use of fund balance for debt service. There was an increase in fund balance in the general fund of \$ 930,341 and a decrease in the fund balance in the nonmajor governmental funds of \$ 377,867.
- At the end of the current fiscal year, assigned/unassigned fund balance for the general fund was \$ 27,052,964 or approximately 38.36% of total general fund expenditures.
- The City's total net bonded debt decreased by \$ 11,027,078 during the current fiscal year. This decrease was due to debt service payments during the year.



**CITY OF TEMPLE, TEXAS**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
**September 30, 2017**

**OVERVIEW OF THE FINANCIAL STATEMENTS**

Management's discussion and analysis is intended to serve as an introduction to the City of Temple's basic financial statements. The City of Temple's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

**Government-Wide Financial Statements** - The government-wide financial statements are designed to provide readers with a broad overview of the City of Temple's finances, in a manner similar to private-sector business. The statement of net position presents information on all of the City of Temple's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City of Temple is improving or deteriorating. The statement of net position combines and consolidates governmental funds current financial resources (short-term spendable resources) with capital assets and long-term obligations. Other non-financial factors should also be taken into consideration, such as changes in the City's property tax base and the condition of the City's infrastructure (i.e. roads, drainage improvements, storm and sewer lines, etc.), to assess the overall health or financial condition of the City.

The statement of activities presents information showing how the City's net position changed during the most recent fiscal year. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g. uncollected taxes and earned but not used vacation leave). Both the statement of net position and the statement of activities are prepared utilizing the accrual basis of accounting.

In the Statement of Net Position and the Statement of Activities, the City is divided into three kinds of activities:

- **Governmental activities** – Most of the City's basic services are reported here, including the police, fire, library, airport, streets, sanitation, culture and recreation, and general government. Property taxes, sales taxes and franchise fees finance most of these activities.
- **Business-type activities** – The City charges a fee to customers to help it cover all or most of the cost of certain services it provides. The City's water and sewer system activity are reported here.
- **Component units** – The City includes two separate legal entities in its report – the Temple Economic Development Corporation and the Reinvestment Zone No. 1 (a tax incremental financing unit). Although legally separate, these "component units" are important because the City is financially accountable for them.



**CITY OF TEMPLE, TEXAS**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
**September 30, 2017**

**Reporting the City's Most Significant Funds**

**Fund Financial Statements** - The fund financial statements provide detailed information about the most significant funds – not the City as a whole. Some funds are required to be established by the City's charter and by bond covenants. However, the City Council establishes many other funds to help it control and manage money for particular purposes or to show that it is meeting legal responsibilities for using certain taxes, grants and other money. The City's three kinds of funds – governmental, proprietary and fiduciary – utilize different accounting approaches.

- Governmental funds – The majority of the City's basic services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year end that are available for spending. These funds are reported using an accounting method identified as the modified accrual basis of accounting, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund statements provide a detailed short-term view of the City's general government operations and the basic services it provides. Governmental fund information helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs. By comparing information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements, readers may better understand the long-term impact of the government's near-term financing decisions. The relationships or differences between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds are detailed in a reconciliation following the fund financial statements.

The City of Temple maintains seven individual governmental funds. Information is presented separately in the governmental funds balance sheet and in the governmental funds statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund, capital projects fund and the pass-through financing project fund, all of which are considered to be major funds. Data from the other three governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of combining statements elsewhere in this report.

- Proprietary funds – The City of Temple maintains one type of proprietary fund. Enterprise funds are used to report the same functions presented as business-type activities in the government wide financial statements. The City uses an enterprise fund to account for its water and sewer utility.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the water and sewer utility. The water and sewer utility is considered a major fund of the City.



**CITY OF TEMPLE, TEXAS**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
**September 30, 2017**

- Fiduciary funds – fiduciary funds are used to account for resources held for the benefit of parties outside of the government. Fiduciary funds are not reflected in the government-wide financial statement because the resources of those funds are not available to support the City's own programs. The accounting for fiduciary funds is much like that used for proprietary funds.

The City's fiduciary fund consists of the City of Temple Employee Benefits Trust which accounts for the activities of the trust to provide City officers, employees, qualified retirees, and their dependents with life, disability, dental, accident and other health related benefits through the purchase of insurance.

**Notes to the financial statements**

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 71 through 127 of this report.

**Other Information**

In addition to the basic financial statements and accompanying notes, this report presents certain required supplementary information concerning the City's progress in funding its obligation to provide pension benefits to the employees and the City's contributions related to the Temple Firefighters' Relief and Retirement Fund. Required supplementary information can be found on page 130 through 134 of this report.

**THE CITY AS A WHOLE – Government-Wide Financial Analysis**

The City's combined net position (assets exceeding liabilities) was \$ 159,897,398 as of September 30, 2017. The following tables focus on the net position (Table I) and general revenues and significant expenses of the City's governmental and business-type activities (Table II).

By far the largest portion of the City's net position (77.38%) reflects its investment in capital assets (e.g., land, buildings, infrastructure, machinery and equipment); less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.



**CITY OF TEMPLE, TEXAS**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
**September 30, 2017**

**Table I**  
**Summary of Statement of Net Position**

	Governmental Activities		Business-type Activities		Total Primary Government	
	2017	2016	2017	2016	2017	2016
Current and other assets	\$ 76,704,211	\$ 94,743,103	\$ 83,334,933	\$ 54,377,870	\$ 160,039,144	\$ 149,120,973
Capital assets	177,683,494	164,595,010	155,203,690	148,144,431	332,887,184	312,739,441
Total assets	<u>254,387,705</u>	<u>259,338,113</u>	<u>238,538,623</u>	<u>202,522,301</u>	<u>492,926,328</u>	<u>461,860,414</u>
Deferred outflows of resources	<u>17,671,438</u>	<u>19,667,977</u>	<u>3,651,771</u>	<u>4,194,797</u>	<u>21,323,209</u>	<u>23,862,774</u>
Long-term liabilities outstanding	213,145,653	220,698,727	127,456,575	97,249,149	340,602,228	317,947,876
Other liabilities	9,208,026	10,086,060	3,847,004	3,499,423	13,055,030	13,585,483
Total liabilities	<u>222,353,679</u>	<u>230,784,787</u>	<u>131,303,579</u>	<u>100,748,572</u>	<u>353,657,258</u>	<u>331,533,359</u>
Deferred inflows of resources	<u>694,881</u>	<u>530,159</u>	<u>-</u>	<u>75,828</u>	<u>694,881</u>	<u>605,987</u>
Net Position:						
Net investment in capital assets	48,754,446	43,934,442	74,981,111	71,123,596	123,735,557	115,058,038
Restricted	-	-	960,360	1,069,608	960,360	1,069,608
Unrestricted	256,137	3,756,702	34,945,344	33,699,494	35,201,481	37,456,196
Total net position	<u>\$ 49,010,583</u>	<u>\$ 47,691,144</u>	<u>\$ 110,886,815</u>	<u>\$ 105,892,698</u>	<u>\$ 159,897,398</u>	<u>\$ 153,583,842</u>

An additional portion of the City of Temple's net position (.60%) represents resources that are subject to external restrictions on how they may be used. The balance of *unrestricted net position*, \$ 35,201,481, may be used to meet the government's ongoing obligations to citizens and creditors.

At the end of the current fiscal year, the City of Temple is able to report positive balances in all three categories of net position for the government as a whole.

There was an increase of \$ 4,994,117 in net position reported in connection with the City of Temple's business-type activities. The net increase is the result of an increase in operating revenues for FY 2017.



**CITY OF TEMPLE, TEXAS**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
**September 30, 2017**

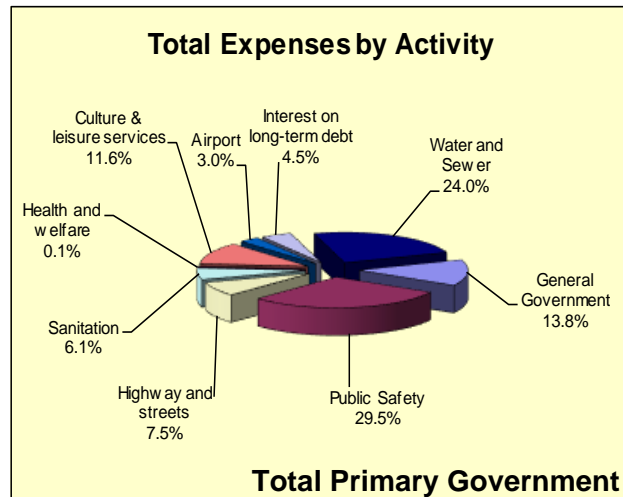
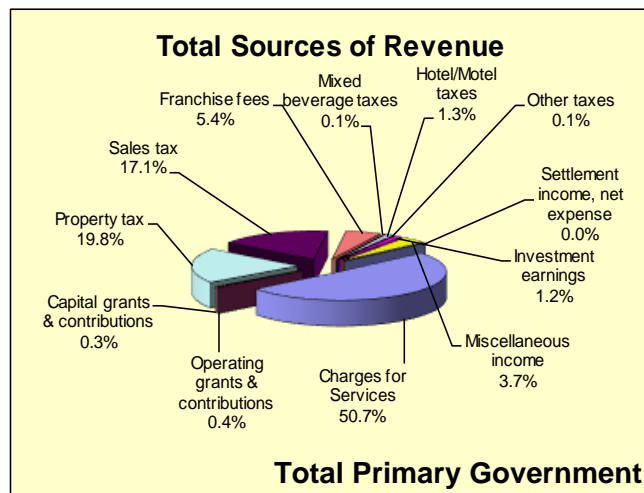
Governmental and business-type activities increased the City's net position by \$ 6,313,556. The key elements of this increase are as follows:

**Table II**  
**Statement of Activities, Changes in Net Position**

	Governmental Activities		Business-type Activities		Total Primary Government	
	2017	2016	2017	2016	2017	2016
Revenues:						
Program revenues:						
Charges for services	\$ 31,206,689	\$ 28,356,759	\$ 32,962,052	\$ 31,720,917	\$ 64,168,741	\$ 60,077,676
Operating grants and contributions	484,715	453,554	-	-	484,715	453,554
Capital grants and contributions	310,655	899,586	41,235	134,570	351,890	1,034,156
General revenues:						
Property tax	24,983,232	23,231,944	-	-	24,983,232	23,231,944
Sales tax	21,652,524	20,859,081	-	-	21,652,524	20,859,081
Franchise fees	6,771,002	6,712,490	-	-	6,771,002	6,712,490
Mixed beverage taxes	162,580	148,247	-	-	162,580	148,247
Hotel/Motel taxes	1,583,762	1,473,592	-	-	1,583,762	1,473,592
Other taxes	63,316	62,915	-	-	63,316	62,915
Investment earnings	674,264	398,306	831,715	689,095	1,505,979	1,087,401
Miscellaneous income	4,742,010	1,598,627	-	-	4,742,010	1,598,627
Total revenues	92,634,749	84,195,101	33,835,002	32,544,582	126,469,751	116,739,683
Expenses:						
General government	16,538,056	15,656,749	-	-	16,538,056	15,656,749
Public safety	35,449,316	33,628,711	-	-	35,449,316	33,628,711
Highway and streets	8,963,462	7,273,731	-	-	8,963,462	7,273,731
Sanitation	7,272,582	6,455,973	-	-	7,272,582	6,455,973
Health and welfare	157,201	149,961	-	-	157,201	149,961
Culture & leisure services	13,916,558	13,589,344	-	-	13,916,558	13,589,344
Airport	3,564,403	3,500,076	-	-	3,564,403	3,500,076
Interest on long-term debt	5,453,732	5,351,692	-	-	5,453,732	5,351,692
Water and sewer	-	-	28,840,885	28,649,118	28,840,885	28,649,118
Total expenses	91,315,310	85,606,237	28,840,885	28,649,118	120,156,195	114,255,355
Increase (decrease) in net position	1,319,439	(1,411,136)	4,994,117	3,895,464	6,313,556	2,484,328
Net position - beginning	47,691,144	49,102,280	105,892,698	101,997,234	153,583,842	151,099,514
Net position - ending	\$ 49,010,583	\$ 47,691,144	\$ 110,886,815	\$ 105,892,698	\$ 159,897,398	\$ 153,583,842



**CITY OF TEMPLE, TEXAS**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
**September 30, 2017**



For FY 2017, revenues from governmental activities totaled \$ 92,634,749. Property taxes and sales tax are the largest components of revenues (50.34%). Charges for services account for 33.69% of total governmental revenue.

For FY 2017, expenses for governmental activities totaled \$ 91,315,310. The City's five largest funded programs are for public safety, general government, highways and streets, sanitation, and culture and leisure services.

For governmental activities, the Statement of Activities on page 55 shows that \$ 31,206,689 was financed by those receiving services, \$ 484,715 from operating grants and contributions, \$ 310,655 from capital grants and contributions, with the City's general revenues financing \$ 59,313,251 of the remaining program expenses.

The debt service fund has a total fund balance of \$ 551,747, all of which is reserved for the payment of debt service. The decrease in fund balance during the current year in the debt service fund was attributable to the use of fund balance for debt service payments.

The capital projects fund has a total fund balance of \$ 24,006,312. The fund balance decreased by \$ 16,768,202 during the current fiscal year. This decrease is due to the expenditure of the prior years' bond proceeds.



**CITY OF TEMPLE, TEXAS**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
**September 30, 2017**

**Business-type Activities**

Revenues of the City's business-type activities were \$ 33,835,002 for the fiscal year ended September 30, 2017. Revenues increased \$ 1,290,420 as compared to the prior fiscal year. Expenses for the City's business-type activities were \$ 28,840,885, an increase of \$ 191,767, or 0.67%, compared to the prior fiscal year. The increase in revenues is the net result of an increase in consumption offset by the decrease in sales of effluent water. Water consumption increased 6.2% in FY 2017 compared to the prior fiscal year. Unrestricted net position of the water and sewer fund was \$ 34,945,344. The water and sewer fund unrestricted net position increased in the current fiscal year by \$ 1,245,850.

**CAPITAL ASSET AND DEBT ADMINISTRATION**

**Capital Assets**

At the end of the FY 2017, the City had \$ 332,887,184 invested in a broad range of capital assets, including police and fire equipment, buildings, park facilities, roads, bridges and water and sewer lines.

**Table III**  
**Capital Assets at Year-End**  
**(Net of Depreciation)**

	Governmental Activities		Business-type Activities		Total Primary Government	
	2017	2016	2017	2016	2017	2016
Land	\$ 26,505,595	\$ 20,308,327	\$ 2,583,946	\$ 2,153,038	\$ 29,089,541	\$ 22,461,365
Construction in progress	15,241,726	19,047,378	19,026,693	15,895,973	34,268,419	34,943,351
Buildings	42,247,899	43,381,654	18,684,696	19,664,609	60,932,595	63,046,263
Infrastructure	74,311,038	62,964,860	111,074,077	107,296,056	185,385,115	170,260,916
Furniture & equipment	6,990,027	7,058,447	572,178	214,165	7,562,205	7,272,612
Machinery & equipment	12,387,209	11,834,344	3,262,100	2,920,590	15,649,309	14,754,934
	<u>\$ 177,683,494</u>	<u>\$ 164,595,010</u>	<u>\$ 155,203,690</u>	<u>\$ 148,144,431</u>	<u>\$ 332,887,184</u>	<u>\$ 312,739,441</u>

Major capital asset additions during the current fiscal year included the following:

- Prairie View Road Improvements, Phase I - \$ 8,418,104
- Legacy Pavement Preservation Overlay - \$ 2,726,114
- Expansion of Lions Junction Family Waterpark - \$ 1,954,986
- Tarver Road Extension - \$ 1,904,254
- Water Line Replacement at 3<sup>rd</sup> Street from Irvin to Nugent - \$ 1,208,429
- 2017 E-One Cyclone Ladder Truck - \$ 1,196,987



**CITY OF TEMPLE, TEXAS**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
**September 30, 2017**

- Property Acquisition for Southwest Community Park - \$ 866,736
- Parcels for Connor Park Drainage Channel - \$ 827,907
- Water Line Replacement along East Adams - \$ 759,650
- Property Acquisition for Prairie View Road Improvements, Phase II - \$ 757,256
- 2017 E-One Cyclone Pumper Truck - \$ 702,730
- Wastewater Line Replacement @ Avenue M to Avenue N & Dunbar Trunk - \$ 658,808
- Wastewater Line Replacement @ South 20<sup>th</sup> Street to Avenue H - \$ 573,452
- Wilson Football Field - \$ 500,348

Additional information on the City of Temple's capital assets can be found in Note III on pages 88 through 90 of this report.

**Debt**

At year-end, the City had \$ 260,403,380 in bonds and notes payable outstanding as shown in Table IV.

**Table IV**  
**Outstanding Debt, at Year-End**

	Governmental Activities		Business-type Activities		Totals	
	2017	2016	2017	2016	2017	2016
General obligation bonds	\$ 66,265,000	\$ 70,300,000	\$ 34,490,000	\$ 36,760,000	\$ 100,755,000	\$107,060,000
Certificate of obligation	50,440,000	53,360,000	-	-	50,440,000	53,360,000
Contractual obligations	4,525,000	5,700,000	-	-	4,525,000	5,700,000
Revenue bonds	-	-	80,755,000	50,380,000	80,755,000	50,380,000
Pass-through revenue & limited tax bonds	23,685,000	24,580,000	-	-	23,685,000	24,580,000
Notes payable	243,380	147,714	-	-	243,380	147,714
Totals	<u>\$ 145,158,380</u>	<u>\$ 154,087,714</u>	<u>\$ 115,245,000</u>	<u>\$ 87,140,000</u>	<u>\$ 260,403,380</u>	<u>\$241,227,714</u>

The City of Temple maintains an "AA" rating from Standard & Poor's for general obligation debt and revenue bonds.

The City is permitted by State law and provisions of the City Charter to levy taxes up to \$ 1.20 per \$ 100 of assessed valuation for general governmental services including the payment of principal and interest on general obligation long-term debt. The current ratio of tax-supported debt to assessed value of all taxable property is 4.51%.

Additional information on the City of Temple's long term debt can be found in Note III on pages 95 through 103 of this report.



**CITY OF TEMPLE, TEXAS**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
**September 30, 2017**

**FINANCIAL ANALYSIS OF THE GOVERNMENT FUNDS**

**Governmental funds** - The focus of the City of Temple's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

At the end of the current fiscal year, the City of Temple's governmental funds reported combined ending fund balances of \$ 56,448,291. Approximately 47.93% of this total amount, \$ 27,052,964, constitutes assigned/unassigned fund balance. The remainder of the fund balance is reserved to indicate that it is not available for new spending because it is nonspendable for inventory and prepaid items \$ 457,481; has already been restricted 1) to pay for debt service, \$ 551,747; 2) to pay for drug enforcement, \$ 173,517; 3) to pay for library collection enhancement and other, \$ 822,992; 4) to pay for bond-funded construction projects, \$ 24,117,550; 5) to pay for museum expenditures \$ 14,108; 6) to pay for promotion of tourism \$ 1,442,633 or 7) committed to drainage in the amount of \$ 1,815,299.

In the general fund, the City budgeted for a decrease in the fund balance of \$ 5,357,674, which was primarily resulting from transfers of \$ 1,814,555 to capital project funds, debt service fund, and the grant fund. An additional \$ 2,918,218 was to fund capital and economic development matrix incentives. This decrease was a reduction of excess fund balance to fund "pay as you go" capital projects and economic development matrix incentives. The actual fund balance increased for fiscal year 2017 by \$ 930,341. This increase was due to a net variance with the final adopted budget of \$ 6,288,015. This net increase was comprised of the following: sales tax for the City came in \$ 782,524 over the budgeted amount, franchise fees were \$ 265,673 over budget, charges for services were \$ 127,957 over budget, licenses and permits were \$ 197,504 over budget, property taxes were \$ 81,796 over budget, interest income was \$ 170,314 over budget, sale of assets were \$ 139,711 over budget, and fines were \$ 182,021 over budget. All other revenues netted together came in over budget in an amount of \$ 83,887. In addition, total expenditures in the General Fund came in \$ 4,178,981 under budget. Expenditures coming in under budget falls in line with our budgetary philosophy of "estimating expenditures high". Hiring lag was one reason that expenditures came in under budget. Other expenditures that came in under budget were electricity, fuel, tipping fees and golf course. Expenditures spread across all departments accounted for \$ 1,660,131 of expenditures that came in under budget.

Debt service fund balance decreased in 2017 by \$ 172,256 for an ending balance of \$ 551,747. The decrease in the debt service fund balance was attributable to the use of fund balance for debt payments. Capital projects fund balance had a net decrease in 2017 of \$ 16,768,202 due to the expenditure of prior bond proceeds.



**CITY OF TEMPLE, TEXAS**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
**September 30, 2017**

**Proprietary funds** – The City's proprietary fund statements provide the same type of information found in the government-wide financial statements, but in more detail. Unrestricted net position of the Water and Sewer fund are \$ 34,945,344, an increase of \$ 1,245,850. The water and sewer fund unrestricted net position increase in the current fiscal year was due to an increase in consumption offset by the decrease in sales of effluent water.

**General Fund Budgetary Highlights** – The City made revisions to the original appropriations approved by the City Council. Overall these changes resulted in an increase in budgeted expenditures from the original budget of 6.12% or \$ 4,310,748. A significant portion of the increase was due to increases in transfers out of \$ 497,489 to the capital projects fund and \$ 32,750 in transfers to the grant fund.

During the year there was a \$ 4,310,748 increase in appropriations between the original operating budget and final amended budget. Following are the main components of the increase:

- \$ 1,599,842 increase in personnel services for various departments. Of this amount,
  - \$ 177,572 was re-appropriated from contingency (compensation) to the individual department personnel accounts to cover the 3.0% and 1.5% Performance Pay for all eligible employees, as well as, implementation of the General Government Compensation Plan that went into effect July 2017.
  - \$ 555,640 was appropriated to the Police department's overtime accounts to fund outside assignments that are reimbursed by various entities.
  - \$ 73,522 was re-appropriated from Police department's operating accounts to cover shortage in overtime accounts.
  - \$ 13,531 was re-appropriated from Solid Waste's department's operating account to cover shortage in overtime account.
  - \$ 112,000 supplemental funding for Fire to cover shortage in personnel services due to additional step-up pay.
  - \$ 294,000 supplemental funding for Fire to cover shortage in personnel services due to an increase in overtime.
  - \$ 148,499 appropriation of anticipated reimbursement related to personnel costs incurred during the Hurricane Harvey weather event.
  - \$ 174,732 supplemental funding in Special Services to cover the additional separation pay for General Fund employees in FY 2017.
- \$ 965,699 supplemental funding in operations to various departments within the General Fund for projects that were not completed in the previous year.
- \$ 669,775 supplemental funding in capital to various departments within the General Fund for projects that were not completed in the previous year.
- \$ 63,767 supplemental funding in economic development to fund additional amount needed for the FY 2017 "Operating Expense Component" and "Incentive Matrix Component" to TEDC.
- \$ 80,000 supplemental appropriation from Reinvestment Zone for the park maintenance.



**CITY OF TEMPLE, TEXAS**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
**September 30, 2017**

- \$ 25,000 appropriation of donation received from the Friends of the Temple Public Library for Library supplies, programs, etc.
- \$ 69,604 appropriation of insurance proceeds received from Texas Municipal League related to fire damages to Jefferson Park playground.
- \$ 30,972 appropriation of insurance proceeds received from Texas Municipal League related to damages to asset # 14491 (Engine 7).
- \$ 58,451 appropriation of insurance proceeds received from Texas Municipal League related to damages to asset # 11887 (Engine 5).
- \$ 135,000 supplemental funding for refurbishment of asset # 1187 (Engine 5) and for the City's portion of the deductible related to damages to asset # 11887 (Engine 5).
- \$ 41,686 supplemental funding for the Chapter 380 Agreement with Buc-ee's.

The increase in expenditure appropriations was partially possible because of additional anticipated revenues. Increases in revenues were from an increase in various charges for services to cover increases in services provided (\$ 1,447,633), increase in insurance proceeds (\$ 242,573), and an increase in other income from various sources (\$ 244,086). The remaining increases in expenditure appropriations were funded with Assigned General Fund Balance.

**ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES**

The City's elected and appointed officials considered many factors when setting the FY 2017 budget, tax rates and fees that will be charged for the business-type activities. One of those factors is the economy. The population growth experienced by the City has stimulated local business and development activity, and the community has placed additional demands on the City to maintain or enhance services provided to our citizens. Temple's greatest economic strength is the diversified employment base. The three largest job sectors are health and medical, distribution and manufacturing. It is anticipated that future growth for the region will focus on healthcare and small businesses. The City has one of the lowest unemployment rates at 3.69% as compared to the State of Texas, which is 4.21%. The reasonable costs of living and homes priced below the national average continue to make Temple an attractive area for new business locations and re-locations. The City continues to attract new and existing companies due to the strategy of working diligently with corporations on relocation incentives.

These indicators are taken into account when adopting the General Fund budget for fiscal year 2018. The total 2017-2018 combined budget appropriation totals \$ 129,105,602 for six operating funds.



**CITY OF TEMPLE, TEXAS**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
**September 30, 2017**

The 2017-2018 General Fund Budget of \$ 73,281,539 represents a 3.99% increase or \$ 2,809,143 from the adopted 2016-2017 budget. With regard to the FY 2017-2018 budget, the general priorities in the O&M area are as follows:

1. Serving our community;
2. Improving our infrastructure;
3. Expanding the tax base; and
4. Growing the health and bioscience industries.

These were the general priorities and parameters used in the development of the FY 2016-2017 budget. As always, the preparation of the budget must also take into consideration our ability to pay for the programs and services that were proposed.

Overall, the City Council has been presented with a budget that requires \$ 2,820,853 from fund balance to assist in the funding of \$ 2,055,307 in capital outlay, \$ 221,146 for TEDC Matrix allocation, \$ 162,000 for Strategic Investment Corridor (SIZ) to be funded with Assigned Fund Balance – Capital Projects and \$ 382,400. The budget assesses a tax rate of \$ 0.6772 per \$ 100 valuation, and increase of \$ 0.02 compared to last year's actual rate of \$ 0.6572 per \$ 100. The budget recognizes increases in sales tax, solid waste charges for services, culture & recreation charges for services, and licenses and permits.

The General Fund's largest revenue source in FY 2016-2017 is charges for services. For the fiscal year ending 2015-2016, the General Fund's largest revenue source was also charges for services.

As a cost of service for the Enterprise Fund, Water & Wastewater rates must be sufficiently set to pay the total operations and maintenance, debt and depreciation, and meet bond covenant coverage requirements. During FY 2012, staff engaged the services of a consultant to develop a five-year cost of service study. One of the key elements of the study was to develop the revenue requirement for a five-year capital improvement program to construction, replace or rehab numerous components in the City of Temple distribution and collection systems, address additional staffing needs for the operations and maintenance of the water treatment plant, and other operations and maintenance cost of the system.

Multiple scenarios were considered. The rate proposal chosen includes all of the rate adjustment in FY 2013 which achieves the lowest rate at the end of the five-year period. The rate schedule adjusts the minimum bill by meter size in proportion to the ability of the meter to demand water from the system. There are no additional rate increases reflected in the FY 2017 and FY 2016 budget.

Over the past years, the City has faced demands from Federal/State regulators to develop a more aggressive schedule of system improvements. Combined with the demands from regulatory agencies and the line relocations associated with TxDOT projects, the City has developed a revised Capital Improvement Program.



**CITY OF TEMPLE, TEXAS**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
**September 30, 2017**

The water and wastewater rate structure implemented in FY 2013 meets the estimated revenue requirement through FY 2018. An updated water and wastewater rate structure is currently underway to set the rates for FY 2019 through FY 2023.

The City is also updating the Water and Wastewater Master Plan that will be completed in the late spring 2018. The rate structure to be set for the next five years will need to take into consideration the projects outlined in the updated Water and Wastewater Master Plan.

The FY 2018 Water and Wastewater operating budget of \$ 34,428,191, an increase of 1.17% compared with the prior year. Cost drivers for this increase include cash capital outlays and debt service associated with the water and sewer capital improvement plan.

**CONTACTING THE CITY'S FINANCIAL MANAGEMENT**

This financial report is designed to provide our citizens, taxpayers, customers, and investors and creditors with general overview of the City's finances and to show the City's accountability for the money it receives. If you have questions about this report or need additional information, contact the Director of Finance, at City of Temple, 2 North Main, Suite 302, Temple, TX 76501.



## **Basic Financial Statements**



**CITY OF TEMPLE, TEXAS**  
**STATEMENT OF NET POSITION**  
**September 30, 2017**

	Primary Government			Component Units	
	Governmental Activities	Business-type Activities	Total	Reinvestment Zone No. 1	Temple Economic Development Corporation
<b>ASSETS</b>					
Cash	\$ 9,700	\$ 3,749	\$ 13,449	\$ -	\$ 2,848,277
Investments	60,272,157	32,591,381	92,863,538	17,749,389	-
Property taxes, net of allowance for uncollectibles	392,667	-	392,667	210,110	-
Receivables, net of allowance for uncollectibles	3,391,153	2,480,265	5,871,418	4,167	117,057
Due from other governments	11,485,356	-	11,485,356	-	-
Inventories	312,003	307,556	619,559	-	-
Prepays	145,478	211,414	356,892	-	14,795
Other assets	18,561	-	18,561	-	-
Restricted assets:					
Cash and investments	677,136	47,740,568	48,417,704	4,274,886	2,743,520
Land held for investment	-	-	-	-	4,549,519
Capital assets not being depreciated:					
Land	26,505,595	2,583,946	29,089,541	14,862,650	-
Construction in progress	15,241,726	19,026,693	34,268,419	21,619,594	463,531
Capital assets, net of accumulated depreciation:					
Buildings	42,247,899	18,684,696	60,932,595	604,140	341,987
Infrastructure	74,311,038	111,074,077	185,385,115	48,130,321	-
Furniture and equipment	6,990,027	572,178	7,562,205	-	25,948
Machinery and equipment	12,387,209	3,262,100	15,649,309	14,661	-
Total assets	<u>254,387,705</u>	<u>238,538,623</u>	<u>492,926,328</u>	<u>107,469,918</u>	<u>11,104,634</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>					
Deferred amounts on refunding	3,089,886	2,419,692	5,509,578	195,091	-
Deferred amounts of contributions	4,799,613	444,307	5,243,920	-	-
Deferred amount of investment experience, net	9,603,238	774,284	10,377,522	-	-
Deferred amounts on expected and actual experience, net	178,701	13,488	192,189	-	-
Total deferred outflows of resources	<u>17,671,438</u>	<u>3,651,771</u>	<u>21,323,209</u>	<u>195,091</u>	<u>-</u>
<b>LIABILITIES</b>					
Vouchers and contracts payable	3,547,282	1,858,349	5,405,631	1,118,085	15,056
Retainage payable	283,579	321,553	605,132	370,463	-
Accrued payroll	1,917,945	197,730	2,115,675	-	121,896
Deposits	103,449	721,922	825,371	-	-
Unearned revenues	2,441,757	70,641	2,512,398	-	-
Accrued interest payable	914,014	676,809	1,590,823	263,535	-
Noncurrent liabilities:					
Due within one year	9,667,956	6,504,634	16,172,590	4,238,555	62,416
Due in more than one year	203,477,697	120,951,941	324,429,638	37,007,055	47,916
Total liabilities	<u>222,353,679</u>	<u>131,303,579</u>	<u>353,657,258</u>	<u>42,997,693</u>	<u>247,284</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Deferred amounts on expected and actual experience, net	694,881	-	694,881	-	-
Total deferred inflows of resources	<u>694,881</u>	<u>-</u>	<u>694,881</u>	<u>-</u>	<u>-</u>
<b>NET POSITION</b>					
Net investment in capital assets	48,754,446	74,981,111	123,735,557	48,554,937	831,466
Restricted for:					
Debt service	-	960,360	960,360	-	-
Economic development incentives	-	-	-	-	2,622,089
Unrestricted	256,137	34,945,344	35,201,481	16,112,379	7,403,795
Total net position	<u>\$ 49,010,583</u>	<u>\$ 110,886,815</u>	<u>\$ 159,897,398</u>	<u>\$ 64,667,316</u>	<u>\$ 10,857,350</u>

The notes to the financial statements are an integral part of this statement.



CITY OF TEMPLE, TEXAS  
STATEMENT OF ACTIVITIES  
For the year ended September 30, 2017

Functions/Programs	Program Revenues			Net (Expense) Revenue and Changes in Net Position				
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government			Component Units
					Governmental Activities	Business-type Activities	Total	
<b>Primary government:</b>								
Governmental activities:								
General government	\$ 16,538,056	\$ 4,415,190	\$ 71,118	\$ -	\$ (12,051,748)	\$ -	\$ (12,051,748)	\$ -
Public safety	35,449,316	4,858,940	226,753	-	(30,363,623)	-	(30,363,623)	-
Highways and streets	8,963,462	2,510,680	8,352	49,799	(6,394,631)	-	(6,394,631)	-
Sanitation	7,272,582	12,897,932	9,425	260,856	5,895,631	-	5,895,631	-
Health and welfare	157,201	-	159,310	-	2,109	-	2,109	-
Culture and leisure services	13,916,558	4,136,650	5,918	-	(9,773,990)	-	(9,773,990)	-
Airport	3,564,403	2,387,297	3,839	-	(1,173,267)	-	(1,173,267)	-
Interest on long-term debt	5,453,732	-	-	-	(5,453,732)	-	(5,453,732)	-
Total governmental activities	91,315,310	31,206,689	484,715	310,655	(59,313,251)	-	(59,313,251)	-
<b>Business-type activities:</b>								
Water and sewer	28,840,885	32,962,052	-	41,235	-	4,162,402	4,162,402	-
Total business-type activities	28,840,885	32,962,052	-	41,235	-	4,162,402	4,162,402	-
Total primary government	\$120,156,195	\$ 64,168,741	\$ 484,715	\$ 351,890	(59,313,251)	4,162,402	(55,150,849)	-
<b>Component units:</b>								
Reinvestment Zone No. 1	\$ 11,158,668	\$ 83,483	\$ -	\$ 50,000	-	-	(11,025,185)	-
Temple Economic Development Corporation	1,833,565	-	2,689,140	-	-	-	-	855,575
Total component units	\$ 12,992,233	\$ 83,483	\$ 2,689,140	\$ 50,000	-	-	(11,025,185)	855,575
<b>General Revenues:</b>								
Property taxes					24,983,232	-	24,983,232	-
Sales taxes					21,652,524	-	21,652,524	-
Franchise fees					6,771,002	-	6,771,002	-
Mixed beverage taxes					162,580	-	162,580	-
Hotel/Motel taxes					1,583,762	-	1,583,762	-
Other taxes					63,316	-	63,316	-
Investment income					674,264	831,715	1,505,979	18,185
Miscellaneous income					4,742,010	-	4,742,010	-
Total general revenues					60,632,690	831,715	61,464,405	18,185
Change in net position					1,319,439	4,994,117	6,313,556	873,760
Net position-beginning					47,691,144	105,892,698	153,583,842	9,983,590
Net position-ending					\$ 49,010,583	\$ 110,886,815	\$ 159,897,398	\$ 10,857,350

The notes to the financial statements are an integral part of this statement.



**CITY OF TEMPLE, TEXAS**  
**BALANCE SHEET**  
**GOVERNMENTAL FUNDS**  
**September 30, 2017**

	<b>General</b>	<b>Debt Service</b>	<b>Capital Projects</b>	<b>Nonmajor Governmental Funds</b>	<b>Total Governmental Funds</b>
<b>ASSETS</b>					
Cash	\$ 5,100	\$ -	\$ -	\$ 4,600	\$ 9,700
Investments	31,344,767	540,547	25,007,131	3,379,712	60,272,157
Property taxes, net	169,287	223,380	-	-	392,667
Other receivables, net	3,113,607	-	-	277,546	3,391,153
Due from other funds	197,854	-	-	-	197,854
Due from other governments	175,732	10,928,788	145,762	235,074	11,485,356
Inventories, at cost	296,717	-	-	15,286	312,003
Prepaid items	135,922	-	-	9,556	145,478
Restricted cash and investments	677,136	-	-	-	677,136
Museum collection	-	-	-	18,561	18,561
Total assets	<u>\$ 36,116,122</u>	<u>\$ 11,692,715</u>	<u>\$ 25,152,893</u>	<u>\$ 3,940,335</u>	<u>\$ 76,902,065</u>
<b>LIABILITIES AND FUND BALANCES</b>					
Vouchers and contracts payable	\$ 2,522,650	\$ -	\$ 856,307	\$ 168,325	\$ 3,547,282
Retainage payable	-	-	283,579	-	283,579
Accrued payroll	1,840,502	-	6,695	70,748	1,917,945
Vacation and sick leave payable	642,300	-	-	36,938	679,238
Deposits and refundable contracts	53,815	-	-	49,634	103,449
Due to other funds	-	-	-	197,854	197,854
Unearned revenues	2,574,743	11,140,968	-	8,716	13,724,427
Total liabilities	<u>7,634,010</u>	<u>11,140,968</u>	<u>1,146,581</u>	<u>532,215</u>	<u>20,453,774</u>
Fund Balances:					
Nonspendable:					
Inventories and prepaid items	432,639	-	-	24,842	457,481
Restricted for:					
Debt service	-	551,747	-	-	551,747
Drug enforcement	173,517	-	-	-	173,517
Library and other	822,992	-	-	-	822,992
Construction	-	-	24,006,312	111,238	24,117,550
Museum	-	-	-	14,108	14,108
Promotion of tourism	-	-	-	1,442,633	1,442,633
Committed to:					
Drainage	-	-	-	1,815,299	1,815,299
Assigned to:					
Capital technology acquisition	405,484	-	-	-	405,484
Capital projects	4,648,577	-	-	-	4,648,577
Purchases on order	1,866,603	-	-	-	1,866,603
Unassigned	20,132,300	-	-	-	20,132,300
Total fund balances	<u>28,482,112</u>	<u>551,747</u>	<u>24,006,312</u>	<u>3,408,120</u>	<u>56,448,291</u>
Total liabilities and fund balances	<u>\$ 36,116,122</u>	<u>\$ 11,692,715</u>	<u>\$ 25,152,893</u>	<u>\$ 3,940,335</u>	<u>\$ 76,902,065</u>

The notes to the financial statements are an integral part of this statement.



**CITY OF TEMPLE, TEXAS**  
**RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS**  
**TO THE STATEMENT OF NET POSITION**  
**September 30, 2017**

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Total fund balances-governmental funds \$ 56,448,291

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds. These assets consist of:

Land	\$ 26,505,595	
Construction in progress	15,241,726	
Buildings	78,933,237	
Infrastructure	168,054,988	
Furniture and equipment	25,745,496	
Machinery and equipment	36,032,024	
Accumulated depreciation	(172,829,572)	
Total capital assets	<u>\$ 177,683,494</u>	177,683,494

Deferred outflows of resources represent the consumption of net position that applies to future periods and will not be recognized as an expense until then:

Deferred amounts on refunding	3,089,886
Deferred amounts of contributions	4,799,613
Deferred amounts of investment experience	9,603,238
Deferred amounts on expected and actual experience	178,701

Some revenues in the governmental funds are deferred because they are not collected within the prescribed time period after year end. On the accrual basis, however, those revenues would be recognized of when they are collected.

Maintenance & operations taxes not collected	\$ 141,702	
Interest & sinking fund taxes not collected	212,180	
Pass-through toll agreement	10,928,788	
Total deferred revenue reclassified	<u>\$ 11,282,670</u>	11,282,670

Interest payable on long-term debt does not require current financial resources. Therefore, interest payable is not reported as a liability in the governmental funds balance sheet.

(914,014)

Some long-term liabilities are not due and payable in the current period and therefore are not reported in the funds. Those liabilities consist of:

Due within one year	\$ 8,988,718	
Long-term debt, including premium/discount	203,477,697	
Total long-term liabilities	<u>\$ 212,466,415</u>	(212,466,415)

Deferred inflow of resources represent an acquisition of net position that applies to future periods and so will not be recognized as revenue until then:

Deferred amounts on expected and actual experience	<u>(694,881)</u>
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Net position of governmental activities	<u>\$ 49,010,583</u>
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The notes to the financial statements are an integral part of this statement.



**CITY OF TEMPLE, TEXAS**  
**STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**  
**For the year ended September 30, 2017**

	<b>General</b>	<b>Debt Service</b>	<b>Capital Projects</b>	<b>Nonmajor Governmental Funds</b>	<b>Total Governmental Funds</b>
<b>Revenues:</b>					
Taxes	\$ 34,982,637	\$ 11,918,256	\$ -	\$ 1,583,762	\$ 48,484,655
Franchise fees	6,771,002	-	-	-	6,771,002
Licenses and permits	905,004	-	-	-	905,004
Intergovernmental	197,099	1,462,140	-	577,382	2,236,621
Drainage fees	-	-	-	2,283,793	2,283,793
Charges for services	24,995,905	-	-	504,684	25,500,589
Fines	2,206,811	-	-	-	2,206,811
Interest and other	1,398,399	57,978	389,881	66,415	1,912,673
Total revenues	<u>71,456,857</u>	<u>13,438,374</u>	<u>389,881</u>	<u>5,016,036</u>	<u>90,301,148</u>
<b>Expenditures:</b>					
<b>Current:</b>					
General government	15,017,031	-	811,807	71,118	15,899,956
Public safety	31,291,141	-	22,044	54,087	31,367,272
Highways and streets	3,088,538	-	8,065,691	2,932,120	14,086,349
Sanitation	6,551,250	-	30,000	9,425	6,590,675
Health and welfare	-	-	42,500	159,310	201,810
Culture and leisure services	10,416,089	-	8,766,634	2,183,643	21,366,366
Airport	2,370,389	-	-	3,839	2,374,228
<b>Debt service:</b>					
Principal retirement	50,096	9,025,000	-	-	9,075,096
Interest and fiscal charges	5,074	5,868,068	-	-	5,873,142
Total expenditures	<u>68,789,608</u>	<u>14,893,068</u>	<u>17,738,676</u>	<u>5,413,542</u>	<u>106,834,894</u>
Excess (deficiency) of revenues over expenditures	<u>2,667,249</u>	<u>(1,454,694)</u>	<u>(17,348,795)</u>	<u>(397,506)</u>	<u>(16,533,746)</u>
<b>Other financing sources (uses):</b>					
Transfers in	-	1,282,438	437,000	19,639	1,739,077
Transfers out	(1,736,908)	-	(2,169)	-	(1,739,077)
Issuance of loans and bonds	-	-	145,762	-	145,762
Total other financing sources (uses)	<u>(1,736,908)</u>	<u>1,282,438</u>	<u>580,593</u>	<u>19,639</u>	<u>145,762</u>
Net change in fund balances	930,341	(172,256)	(16,768,202)	(377,867)	(16,387,984)
Fund balances, beginning of year	27,551,771	724,003	40,774,514	3,785,987	72,836,275
Fund balances, end of year	<u>\$ 28,482,112</u>	<u>\$ 551,747</u>	<u>\$ 24,006,312</u>	<u>\$ 3,408,120</u>	<u>\$ 56,448,291</u>

The notes to the financial statements are an integral part of this statement.



**CITY OF TEMPLE, TEXAS**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES**  
**For the year ended September 30, 2017**

---

Net change in fund balances-total governmental funds \$ (16,387,984)

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount by which capital outlays exceeded depreciation in the current period.

Capital outlay expenditures	\$ 24,998,876	
Depreciation expense	(11,483,142)	
Net adjustment	<u>\$ 13,515,734</u>	13,515,734

The net effect of various miscellaneous transactions involving capital assets (i.e. sales, disposals and donations) is to decrease net position. (427,250)

Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds. This adjustment is to recognize the net change in "unavailable" revenues. Under the modified accrual basis of accounting, revenues are not recognized unless they are deemed "available" to finance the expenditures of the current period; accrual- basis recognition is not limited to availability, so certain revenues need to be reduced by the amounts that were unavailable at the beginning of the year and increased by the amounts that were unavailable at the end of the year. (842,622)

The issuance of long-term debt (e.g., bonds) provides current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net position. Repayment of long-term debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position. Also, governmental funds report the effect of issuance costs, premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.

Issuance of note payable	\$ (145,762)	
To bondholders	9,075,096	
Amortization of bond premiums/discounts	719,334	
Amortization of bond refunding amounts	<u>(336,690)</u>	
Net adjustment	\$ 9,311,978	9,311,978

Some expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds.

Increase in compensated absences liability	\$ (342,792)	
Increase in other post-employment benefits liability	(156,807)	
Total adjustment	<u>\$ (499,599)</u>	(499,599)

Governmental funds report contributions to the pension plan as expenditures. However, in the Statement of Activities, pension expense is determined by an actuary as of the measurement period.

Increase in net pension liability	\$ (1,563,013)	
Deferred experience losses, net	(2,127,525)	
Decrease in deferred assumption gains	13,979	
Increase in deferred pension contributions	288,975	
	<u>\$ (3,387,584)</u>	(3,387,584)

Accrued interest expense on long-term debt is reported in the government-wide statement of activities and changes in net position, but does not require the use of current financial resources; therefore, accrued interest expense is not reported as expenditures in governmental funds. This amount is the change in accrued interest. 36,766

Change in net position of governmental activities \$ 1,319,439

The notes to the financial statements are an integral part of this statement.







**CITY OF TEMPLE, TEXAS**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCE - BUDGET AND ACTUAL**  
**GENERAL FUND**  
**For the year ended September 30, 2017**

	<b>Budgeted Amounts</b>			<b>Variance with</b>
	<b>Original</b>	<b>Final</b>	<b>Actual</b>	<b>Final Budget</b>
<b>Revenues:</b>				
Taxes	\$ 34,106,421	\$ 34,106,421	\$ 34,982,637	\$ 876,216
Franchise fees	6,505,329	6,505,329	6,771,002	265,673
Licenses and permits	707,500	707,500	905,004	197,504
Intergovernmental	108,340	198,841	197,099	(1,742)
Charges for services	23,420,315	24,867,948	24,995,905	127,957
Fines	1,923,366	2,024,790	2,206,811	182,021
Interest and other	719,907	1,014,641	1,398,399	383,758
Total revenues	67,491,178	69,425,470	71,456,857	2,031,387
<b>Expenditures:</b>				
<b>Current:</b>				
General government:				
City council	185,693	234,074	201,015	33,059
City manager	1,182,685	1,457,963	1,058,637	399,326
General services	220,490	405,180	358,694	46,486
Finance	1,508,083	1,534,473	1,464,493	69,980
Purchasing	367,802	374,716	368,679	6,037
City secretary	422,155	472,586	433,556	39,030
Special services	1,481,119	1,341,453	1,173,682	167,771
Legal	847,596	866,503	831,604	34,899
City planning	633,781	639,334	624,464	14,870
Information technology services	2,688,087	2,869,927	2,597,181	272,746
Human resources	774,455	809,489	783,981	25,508
Economic development	2,187,072	2,292,525	2,288,041	4,484
Fleet services	1,069,155	1,131,209	984,999	146,210
Inspections	578,876	581,268	493,623	87,645
Facility services	1,562,099	1,609,668	1,354,382	255,286
Total general government	15,709,148	16,620,368	15,017,031	1,603,337
Public safety:				
Municipal court	740,631	792,569	739,607	52,962
Police	15,974,088	16,843,982	16,600,884	243,098
Animal control	465,776	500,989	478,163	22,826
Fire	11,606,431	12,358,233	12,123,276	234,957
Communications	987,796	987,796	987,795	1
Code Enforcement	561,823	440,823	361,416	79,407
Total public safety	30,336,545	31,924,392	31,291,141	633,251
Highways and streets:				
Street	2,423,632	2,426,667	2,250,360	176,307
Traffic signals	345,536	370,679	328,380	42,299
Engineering	564,021	566,879	509,798	57,081
Totals highways and streets	3,333,189	3,364,225	3,088,538	275,687
Sanitation:	6,578,671	7,012,129	6,551,250	460,879
Parks & Recreation:				
Parks	3,754,642	4,104,731	3,405,106	699,625
Recreation	3,664,317	3,795,509	3,624,577	170,932
Administration	543,521	547,407	518,668	28,739
Golf course	1,179,603	1,365,990	1,250,600	115,390
Education	1,709,041	1,800,396	1,617,138	183,258
Total parks & recreation	10,851,124	11,614,033	10,416,089	1,197,944
Airport:	2,324,232	2,378,271	2,370,389	7,882
Debt service:				
Principal	50,097	50,097	50,096	1
Interest	5,074	5,074	5,074	-
Total debt service	55,171	55,171	55,170	1
Total expenditures	69,188,080	72,968,589	68,789,608	4,178,981
Excess (deficiency) of revenues over expenditures	(1,696,902)	(3,543,119)	2,667,249	6,210,368
<b>Other financing sources (uses):</b>				
Transfers out	(1,284,316)	(1,814,555)	(1,736,908)	77,647
Total other financing sources (uses)	(1,284,316)	(1,814,555)	(1,736,908)	77,647
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	(2,981,218)	(5,357,674)	930,341	6,288,015
Fund balance, beginning of period	27,551,771	27,551,771	27,551,771	-
Fund balance, end of period	\$ 24,570,553	\$ 22,194,097	\$ 28,482,112	\$ 6,288,015

The notes to the financial statements are an integral part of this statement.



**CITY OF TEMPLE, TEXAS**  
**STATEMENT OF FUND NET POSITION**  
**PROPRIETARY FUND**  
**September 30, 2017**  
**(With comparative amounts for September 30, 2016)**

<b>Business-type Activities-Enterprise Fund</b>		
	<b>Water and Wastewater</b>	
	<b>2017</b>	<b>2016</b>
<b>ASSETS</b>		
Current assets:		
Cash	\$ 3,749	\$ 4,687
Investments	32,591,381	31,261,359
Restricted cash and investments:		
Revenue bond debt service	1,637,169	1,639,298
Customer deposits	721,922	711,585
Construction account	45,381,477	18,437,331
Customer receivables	1,984,443	1,406,210
Accounts receivable	495,822	356,677
Inventories	307,556	352,634
Prepaid items	211,414	208,089
Total current assets	<u>83,334,933</u>	<u>54,377,870</u>
Noncurrent assets:		
Capital assets:		
Land	2,583,946	2,153,038
Buildings	47,931,635	47,926,285
Improvements other than buildings	188,575,591	180,023,798
Machinery, furniture and equipment	11,134,762	9,662,695
	<u>250,225,934</u>	<u>239,765,816</u>
Less accumulated depreciation	(114,048,937)	(107,517,358)
Construction in progress	19,026,693	15,895,973
Total capital assets (net of accumulated depreciation)	<u>155,203,690</u>	<u>148,144,431</u>
Total noncurrent assets	<u>155,203,690</u>	<u>148,144,431</u>
Total assets	<u>238,538,623</u>	<u>202,522,301</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>		
Deferred amounts on refunding	2,419,692	2,740,548
Deferred amounts of contributions	444,307	422,517
Deferred amounts of investment experience, net	774,284	1,031,732
Deferred amounts on expected and actual experience, net	13,488	-
Total outflows of resources	<u>3,651,771</u>	<u>4,194,797</u>



**Business-type Activities-Enterprise Fund**

	<b>Water and Wastewater</b>	
	<b>2017</b>	<b>2016</b>
<b>LIABILITIES</b>		
Current liabilities:		
Vouchers and contracts payable	\$ 1,858,349	\$ 1,658,920
Retainage payables	321,553	366,163
Accrued payroll	197,730	122,424
Unearned revenues	70,641	70,641
Customer deposits	721,922	711,585
Accrued interest - revenue bonds	676,809	569,690
Current maturities of long-term liabilities	6,504,634	5,157,224
Total current liabilities	<u>10,351,638</u>	<u>8,656,647</u>
Noncurrent liabilities:		
Revenue bonds payable	115,868,003	87,183,453
Compensated absences payable	346,027	353,853
Other post-employment benefits payable	737,386	677,293
Net pension liability	4,000,525	3,877,326
Total noncurrent liabilities	<u>120,951,941</u>	<u>92,091,925</u>
Total liabilities	<u>131,303,579</u>	<u>100,748,572</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>		
Deferred amounts on expected and actual experience, net	<u>-</u>	<u>75,828</u>
Total inflows of resources	<u>-</u>	<u>75,828</u>
<b>NET POSITION</b>		
Net investment in capital assets	74,981,111	71,123,596
Restricted for:		
Debt service	960,360	1,069,608
Unrestricted	34,945,344	33,699,494
Total net position	<u>\$ 110,886,815</u>	<u>\$ 105,892,698</u>

The notes to the financial statements are an integral part of this statement.







**CITY OF TEMPLE, TEXAS**  
**STATEMENT OF REVENUES, EXPENSES**  
**AND CHANGES IN FUND NET POSITION**  
**PROPRIETARY FUND**

**For the year ended September 30, 2017**

**(With comparative amounts for the year ended September 30, 2016)**

<b>Business-type Activities-Enterprise Fund</b>		
	<b>Water and Wastewater</b>	
	<b>2017</b>	<b>2016</b>
Operating revenues:		
Charges for sales and services:		
Water service	\$ 18,488,312	\$ 17,827,215
Sewer service	12,392,742	11,875,697
Other	2,080,998	2,018,005
Total operating revenues	<u>32,962,052</u>	<u>31,720,917</u>
Operating expenses:		
Personnel services	4,943,453	4,785,592
Supplies	1,540,475	1,542,173
Repairs and maintenance	955,582	994,685
Depreciation	6,548,999	6,398,506
Other services and charges	11,726,069	11,798,139
Total operating expenses	<u>25,714,578</u>	<u>25,519,095</u>
Operating income	<u>7,247,474</u>	<u>6,201,822</u>
Nonoperating revenues (expenses):		
Interest income	831,715	689,095
Interest expense	<u>(3,126,307)</u>	<u>(3,130,023)</u>
Total nonoperating revenues		
(expenses)	<u>(2,294,592)</u>	<u>(2,440,928)</u>
Income before transfers and contributions	4,952,882	3,760,894
Contributions-TxDot	41,235	79,758
Contributed Capital	<u>-</u>	<u>54,812</u>
Change in net position	4,994,117	3,895,464
Total net position - beginning	<u>105,892,698</u>	<u>101,997,234</u>
Total net position - ending	<u><u>\$110,886,815</u></u>	<u><u>\$105,892,698</u></u>

The notes to the financial statements are an integral part of this statement.



**CITY OF TEMPLE, TEXAS**  
**STATEMENT OF CASH FLOWS**  
**PROPRIETARY FUND**

**For the year ended September 30, 2017**

**(With comparative amounts for the year ended September 30, 2016)**

<b>Business-type Activities-Enterprise Fund</b>		
	<b>Water and Wastewater</b>	
	<b>2017</b>	<b>2016</b>
Cash flows from operating activities:		
Cash received from customers	\$ 32,394,156	\$ 31,995,552
Cash paid to suppliers	(8,530,933)	(9,585,906)
Cash paid to employees	(4,801,212)	(4,765,584)
Cash paid to other funds for administration, franchise fees and data processing	(5,589,156)	(5,294,819)
Net cash provided by operating activities	<u>13,472,855</u>	<u>12,349,243</u>
Cash flows from capital and related financing activities:		
Capital expenses	(13,369,291)	(12,327,016)
Capital contributions	-	54,812
Interest paid on debt	(3,157,302)	(3,090,706)
Debt principal payments	(4,650,000)	(4,715,000)
Proceeds from other governmental entities	11,462	65,529
Proceeds from debt issuance	<u>35,141,999</u>	<u>-</u>
Net cash provided (used) by capital and related financing activities	<u>13,976,868</u>	<u>(20,012,381)</u>
Cash flows from investing activities:		
Interest received on investments	<u>831,715</u>	<u>689,095</u>
Net cash provided by investing activities	<u>831,715</u>	<u>689,095</u>
Net change in cash and cash equivalents	28,281,438	(6,974,043)
Cash and cash equivalents, beginning of year	<u>52,054,260</u>	<u>59,028,303</u>
Cash and cash equivalents, end of year	<u>\$ 80,335,698</u>	<u>\$ 52,054,260</u>
		(Continued)



**CITY OF TEMPLE, TEXAS**  
**STATEMENT OF CASH FLOWS**  
**PROPRIETARY FUND**

(Continued)

For the year ended September 30, 2017

(With comparative amounts for the year ended September 30, 2016)

<b>Business-type Activities-Enterprise Fund</b>		
	<b>Water and Wastewater</b>	
	<b>2017</b>	<b>2016</b>
Reconciliation of operating income to net cash provided by operating activities:		
Operating income	\$ 7,247,474	\$ 6,201,822
Adjustments to reconcile operating income to net cash provided by operating activities:		
Depreciation	6,548,999	6,398,506
Change in assets, deferred outflows of resources, liabilities and deferred inflows of resources:		
Change in accounts receivable	(717,378)	204,109
Change in inventory	45,078	(43,648)
Change in prepaids	(3,325)	(10,159)
Change in vouchers payable	199,429	(459,056)
Change in accrued liabilities	75,306	26,223
Change in opeb liability	60,093	57,905
Change in net pension liability	14,668	(29,285)
Change in customer deposits	10,337	37,661
Change in accrued vacation and sick leave	(7,826)	(34,835)
Total adjustments	6,225,381	6,147,421
Net cash provided by operating activities	<u>\$ 13,472,855</u>	<u>\$ 12,349,243</u>
<b>RECONCILIATION OF CASH AND CASH EQUIVALENTS FROM STATEMENT OF CASH FLOWS TO STATEMENT OF NET POSITION</b>		
Cash	\$ 3,749	\$ 4,687
Investments	32,591,381	31,261,359
Restricted assets - debt service, and bond proceeds:		
Cash and investments	47,740,568	20,788,214
Total cash and cash equivalents	<u>\$ 80,335,698</u>	<u>\$ 52,054,260</u>

During the fiscal years ended September 30, 2017, and 2016, the estimated value of water and sewer infrastructure contributed by developers was \$ 0 and \$ 0, respectively.

The notes to the financial statements are an integral part of this statement.







**CITY OF TEMPLE, TEXAS**  
**STATEMENT OF FIDUCIARY NET POSITION**  
**FIDUCIARY FUND**  
**September 30, 2017**

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	<b>City of Temple Employee Benefits Trust</b>
<b>ASSETS</b>	
Cash and cash equivalents	\$ 484,400
Total assets	<u>484,400</u>
<b>LIABILITIES</b>	
Vouchers payable	<u>484,400</u>
Total liabilities	<u>484,400</u>
<b>NET POSITION</b>	
Held in trust for benefits and other purposes	<u><u>\$ -</u></u>

The notes to the financial statements are an integral part of this statement.



**CITY OF TEMPLE, TEXAS**  
**STATEMENT OF CHANGES IN FIDUCIARY NET POSITION**  
**FIDUCIARY FUND**  
**For the year ended September 30, 2017**

	<u>City of Temple Employee Benefits Trust</u>
<b>Additions:</b>	
Contributions:	
Employer	\$ 3,347,947
Employee	1,690,881
Retiree	<u>547,782</u>
Total contributions	<u>5,586,610</u>
Total additions	<u>5,586,610</u>
<b>Deductions:</b>	
Benefits	<u>5,586,610</u>
Total deductions	<u>5,586,610</u>
Change in net position	-
Net position held in trust for benefits and other purposes	
Beginning of year	-
End of year	<u><u>\$ -</u></u>

The notes to the financial statements are an integral part of this statement.



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**September 30, 2017**

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**I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**A. FINANCIAL REPORTING MODEL AND ENTITY**

In June 1999, the Governmental Accounting Standards Board (GASB) issued Statement No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments*. This statement, known as the "Reporting Model" statement, affects the way the City prepares and presents financial information. State and local governments traditionally have used a financial reporting model substantially different from the one used to prepare private-sector financial reports.

GASB Statement No. 34 established new requirements and a new reporting model for the annual financial reports of state and local governments. The Statement was developed to make annual reports easier to understand and more useful to the people who use governmental financial information to make decisions and includes:

***Management's Discussion and Analysis*** - GASB Statement No. 34 requires that financial statements be accompanied by a narrative introduction and analytical overview of the government's financial activities in the form of a "management's discussion and analysis" (MD&A). This analysis is similar to the analysis the private sector provides in their annual reports.

***Government-Wide Financial Statements*** - The reporting model includes financial statements prepared using full accrual accounting for all of the government's activities. Government-wide financial statements do not provide information by fund or account group, but distinguish between the City's governmental activities, business-type activities and activities of its discretely presented component units on the statement of net position and statement of activities. Significantly, the City's statement of net position includes both noncurrent assets and noncurrent liabilities of the City, which were previously recorded in the General Fixed Assets Account Group and the General Long-Term Obligations Account Group (such as building and infrastructure, including bridges and roads, and general obligation debt). Accrual accounting also reports all of the revenues and cost of providing services each year, not just those received or paid in the current year or soon thereafter.

In addition, the government-wide statement of activities reflects depreciation expenses on the City's capital assets, including infrastructure. In addition to the government-wide financial statements, the City has prepared governmental fund financial statements, which continue to use the modified accrual basis of accounting and the current financial resources measurement focus. Accordingly, the accounting and financial reporting for the City's General Fund, Capital Projects Fund, Pass-Through Financing Project Fund, and Debt Service Fund, the City's major governmental funds are similar to that previously presented in the City's financial statements, although the format of financial statements has been modified by GASB Statement No. 34.

***Statement of Net Position*** - The Statement of Net Position is designed to display the financial position of the primary government (governmental and business-type activities) and its discretely presented component units. Governments report all capital assets, including infrastructure, in the government-wide Statement of Net Position and report depreciation expense - the cost of "using up" capital assets - in the Statement of Activities. The net position of the government will be broken down into three categories - 1) net investment in capital assets; 2) restricted; and 3) unrestricted.



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**September 30, 2017**

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**I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**Statement of Activities** - The new government-wide statement of activities reports expenses and revenues in a format that focuses on the cost of each of the government's functions. The expense of individual functions is compared to the revenues generated directly by the function (for instance, through user charges or intergovernmental grants).

**Financial Reporting Entity**

The City of Temple, Texas (the "City"), a home-rule municipal corporation organized and existing under the provisions of the Constitution of the State of Texas, adopted its first charter March 27, 1907. The City operates under a council-manager form of government and, as authorized by its charter, provides the following services: economic development; education; police, fire and other public safety; highways, streets and engineering; sanitation; health and welfare; parks, recreation and civic center; library; and airport facilities.

In evaluating the City's financial reporting entity, management has considered all potential component units. The decision to include a potential component unit in the financial reporting entity was made by applying the criteria set forth in GASB Statement No. 14. The following legally separate entities are noted as discretely presented component units of the City in a separate column in the combined financial statements to emphasize that they are legally separate from the primary government. Discretely presented component units are entities that are legally separate from the City, but for which the City is financially accountable or whose relationship with the City are such that exclusion would be misleading or incomplete.

**Discretely Presented Component Units**

**The Reinvestment Zone No. 1 (Zone)** was established during 1982 to provide funds for development and improvement projects within the Zone. The receipt of property taxes from taxing units with property within the boundaries of the Zone provides the funding for projects. The Zone has been included in the reporting entity as a non-major discretely presented component unit of the City because the City appoints a voting majority of the board, approves the budget, and maintains the ability to impose its will on the board.

The Zone is audited as part of the City of Temple; however, separately issued unaudited financial statements are available through the City of Temple Finance Department, 2 North Main, Suite 302, Temple, Texas 76501.

**Temple Economic Development Corporation (TEDC)** is a legally separate entity from the City. TEDC was created for the purpose of promoting economic development within the City of Temple. The Board of Directors consist of fifteen voting members appointed by the City, acting through its City Council. The Mayor and one other council member periodically designated by resolution of the City Council, the City Manager, and the Chairman of the Board of Directors for the City of Temple Reinvestment Zone No. 1 are voting members of the Board. Of the remaining eleven positions on the TEDC Board (the "Public Directors"), the City Council appoints four voting members from the membership of Board of Directors of the Temple Chamber of Commerce, and four voting members from the membership of the Board of Directors of Temple Industrial Foundation. The remaining three Public Directors are chosen by the City Council from the public at large. The Bell County Judge, the



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**September 30, 2017**

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**I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

President of Temple College, and the Superintendents of the Temple and Belton Independent School Districts are ex officio (non-voting) members of the Board of Directors with the right to have notice of, to attend, and to speak at all meetings of the TEDC Board of Directors. TEDC has been included in the reporting entity as a non-major discretely presented component unit of the City because the City appoints a voting majority of the board, provides 100% of funding for the board and maintains the ability to impose its will on the board.

Separately issued audited financial statements are available from TEDC, 2 North 5th Street, Temple, Texas 76501.

**Related Organizations**

The Mayor appoints the governing board of the Temple Housing Authority, but cannot remove members or appoint the director, and the Council exercises no control over the governing board. The Authority's operating and capital expenditures, including debt service, are financed entirely from federal grants and rentals, and the City has no involvement in the determination of the Authority's budget and rental rates or any obligation for the Authority's outstanding debt. The Temple Independent School District and Temple College have their own elected officials and governing board. They are not responsible to the elected officials of the City of Temple and the City is not responsible for their financial matters. The City has no financial accountability for any of these three entities. Accordingly, these entities are excluded from the accompanying financial statements.

**B. GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS**

The Statement of Net Position and the Statement of Activities are government-wide financial statements. They report information on all of the City of Temple's nonfiduciary activities of the primary government and its component units with most of the interfund activities removed. Exceptions to this general rule are payments-in-lieu of taxes and other charges between the government's water and sewer and solid waste functions and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned. *Governmental activities*, which are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for services.

Likewise, the primary government is reported separately from component units for which the primary government is financially accountable.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**September 30, 2017**

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**I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

Separate fund based financial statements are provided for governmental funds, proprietary funds and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements. An emphasis is placed on major funds within the governmental and proprietary categories. GASB Statement No. 34 sets forth minimum criteria (percentage of assets, liabilities, revenues or expenditures/expenses of either fund category for the governmental and enterprise combined) for the determination of major funds. The major governmental funds are the general fund, the debt service fund, the capital projects fund and the pass-through financing project fund. The nonmajor funds are combined in a separate column in the fund financial statements.

The internal service fund, which provides services to the other funds of the government, is presented as part of the proprietary fund financial statements. Because the principal users are the City's governmental activities, financial statements of the internal service fund are consolidated into the governmental column when presented at the government-wide level. The costs of these services are reflected in the appropriate functional activity (general government, public safety, highways and streets, etc.).

The City's fiduciary fund is presented in the fund financial statements by type. Since by definition these assets are being held for the benefit of a third party and cannot be used to address activities or obligations of the government, this fund is not incorporated into the government-wide statements.

**C. MEASUREMENT FOCUS, BASIS OF ACCOUNTING AND FINANCIAL STATEMENT PRESENTATION**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. In applying the susceptible to accrual concept under the modified accrual basis of accounting, revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, sales taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the government.



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**September 30, 2017**

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**I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the City's enterprise fund are charges to customers for sales and services. The City also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses for the enterprise fund includes the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first, then unrestricted resources as they are needed.

**D. FUND ACCOUNTING**

The government reports the following major governmental funds:

The *general fund* is the government's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The *debt service fund* accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of governmental funds.

The *capital projects fund* is used to account for financial resources to be used for the acquisition or construction of major capital facilities (other than those financed by proprietary funds). Capital projects are funded primarily by general obligation bonds and certificates of obligation.

The government reports the following major proprietary fund:

The *water and sewer fund* accounts for the water and sewer services provided to residents of the City.

Additionally, the City reports the following fund types:

Nonmajor Governmental Funds:

Special Revenue Funds are used to account for the proceeds of specific revenue, other than major capital projects and major special revenue funds that are legally restricted to expenditures for specified purposes. These funds consist of the Hotel/Motel Fund, Federal/State Grant Fund, Drainage Fund and the Pass-Through Financing Project Fund.

Fiduciary Funds:

Fiduciary Funds are used to account for assets held by the City in a trustee capacity or as an agent for individuals, private organizations, other governmental units, and/or other funds. The City accounts for one fiduciary fund. The trust fund is the City of Temple Employee Benefits Trust which accounts for the activities of the trust to provide City officers, employees, and qualified retirees and their dependents with life, disability, sickness, accident and other health benefits through the purchase of insurance.



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**September 30, 2017**

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**I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

***Reconciliation of Government-Wide and Fund Financial Statements***

A summary reconciliation of the difference between total fund balances as reflected on the governmental funds balance sheet and total net position for governmental activities as shown on the government-wide statement of net position is presented in an accompanying schedule to the governmental funds balance sheet. The asset and liability elements which comprise the reconciliation difference stem from governmental funds using the current financial resources measurement focus and the modified accrual basis of accounting while the government-wide financial statements use the economic resources measurement focus and the accrual basis of accounting. A summary reconciliation of the difference between net changes in fund balances as reflected on the governmental funds statement of revenues, expenditures, and changes in fund balances and change in net position for governmental activities as shown on the government-wide statement of activities is presented in an accompanying schedule to the governmental funds statement of revenues, expenditures, and changes in fund balance. The revenue and expense elements which comprise the reconciliation difference stem from governmental funds using the current financial resources measurement focus and the modified accrual basis of accounting while the government-wide financial statements use the economic resources measurement focus and the accrual basis of accounting.

**E. ASSETS, DEFERRED OUTFLOWS OF RESOURCES, LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND NET POSITION**

**1. Deposits and Investments**

The government's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

The City maintains a cash and investment pool that is available for use by all funds. Each fund type's portion of this pool is displayed on the Statement of Net Position as "Investments". Income from the cash and investment pool is allocated to the various funds in accordance with the ratio of the funds' investment. In addition, investments are separately held by several of the City's funds.

Investments are stated at fair value or amortized cost in accordance with GASB Statement No. 31. Money market investments, including U. S. Treasury and agency obligations that have a remaining maturity at the time of purchase of one year or less are stated at amortized cost. Methods used to determine fair value are as follows: securities traded on a national or international exchange are valued at the last reported sales price at current exchange rates, mortgages are valued on the basis of future principal and interest payments, and are discounted at prevailing interest rates for similar instruments. Investments that do not have an established market are reported at estimated fair value. Security transactions and any resulting gains or losses are accounted for by the specific identification method. The investment policies of the City are governed by State Statute and an adopted City Investment Policy. Major provisions of the City's investment policy include: responsibility for investments, authorized investments, bank and security dealer selection and qualifying procedures, safekeeping and custodial procedures, statement of investment objectives and investment reporting procedures. This policy permits investment in U. S. Treasury or U. S. Agency issues, mutual funds, public funds investment pools and repurchase agreements. Statutes require that securities underlying repurchase agreements be limited to federal government securities having a market value of at least 102% of the cost of the repurchase agreement.



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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**I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**2. Receivables**

Receivables are presented net of allowances for doubtful accounts. The amounts of the allowances by fund are as follows:

General Fund	\$ 2,348,688
Special Revenue Funds	37,463
Debt Service Fund	90,057
Enterprise Fund	428,790

**3. Inventories and Prepaid Items**

Inventories which are expended as they are consumed are stated at cost. Cost is determined for inventories of supplies and fuel using the moving-average method.

Prepaid balances are for payments made by the City in the current year to provide services occurring in the subsequent fiscal year and are recorded as prepaid items in both government-wide and fund financial statements.

Reported inventories and prepaid items in governmental funds are offset by a fund balance reserve which indicates that they do not constitute available spendable resources even though they are a component of net current position.

**4. Restricted Assets**

Certain proceeds of the City's enterprise fund revenue bonds, as well as certain resources set aside for their repayment, are classified as restricted assets on the balance sheet because they are maintained in separate bank accounts and their use is limited by applicable bond covenants.

**5. Capital Assets**

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$ 5,000 and an estimated useful life in excess of five years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed. The total interest expense incurred by the City during the current fiscal year was \$ 10,007,200. Of this amount, \$ 1,007,750 was included as part of the cost of capital assets during FY 2017.



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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**I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

Property, plant and equipment of the primary government, as well as the component units, is depreciated using the straight line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Buildings	40 - 50
Building improvements	20
Infrastructure	20 - 50
Vehicles	5 - 7
Office equipment	5 - 7
Computer equipment	5 - 7

**6. Compensated Absences**

Full-time employees accumulate eight to twelve hours per month for vacation, and can accumulate a maximum credit of two years. Sick leave benefits are earned by full-time employees at a rate of eight hours per month and may be accumulated without limit. In the event of termination, an employee with at least one year continuous service is reimbursed for all accumulated vacation days up to a maximum of one year's accrued credit. If the terminating employee has at least five years continuous service, reimbursement is also made for all accrued sick leave up to ninety working days.

All vacation and sick pay is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental fund financial statements only if they have matured, for example, as a result of employee resignations or retirements.

**7. Net Pension Liability**

For purposes of measuring the net pension liability, pension related deferred outflows and inflows of resources, and pension expense, City specific information about its Fiduciary Net Position in the Texas Municipal Retirement System (TMRS) and additions to/deductions from the City's Fiduciary Net Position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. Information regarding the City's Total Pension Liability is obtained from TMRS through a report prepared for the City by TMRS consulting actuary, Gabriel Roeder Smith & Company, in compliance with Governmental Accounting Standards Board (GASB) Statement No. 68, *Accounting and Financial Reporting for Pensions – amendment of GASB Statement No. 27*.

**8. Other Post-Employment Benefits**

In the government-wide and proprietary fund financial statements, other post-employment benefit (OPEB) liabilities are reported as liabilities for the amount that the annual required contribution exceeds the amount funded by the City on a cumulative basis. The City began reporting this liability for fiscal year 2009 on a prospective basis.



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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**I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**9. Interfund Transactions**

During the course of normal business operations, the City has numerous transactions between funds, including expenditures and transfers of resources to provide services, construct assets, or satisfy certain obligations. These transactions are generally reflected as transfers. Subsidies between funds are recorded as transfers.

**10. Long-Term Obligations**

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bond issuance costs are expensed as incurred per GASB 65.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuance are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

**11. Deferred Outflows/Inflows of Resources**

In addition to assets, the statement of financial position and/or balance sheet will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City has the following items that qualify for reporting in this category.

- Deferred charges on refundings – A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.
- Pension contributions after measurement date – These contributions are deferred and recognized in the following fiscal year.
- Difference in projected and actual earnings on pension assets – This difference is deferred and amortized over a closed five year period.

In addition to liabilities, the statement of financial position and/or balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has only one type of item that qualifies for reporting in this category. The difference in expected and actual pension experience is deferred and recognized over the estimated average remaining lives of all members determined as of the measurement date.



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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**I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**12. Net Position**

Net position in government-wide and proprietary financial statements is classified as net investment in capital assets; restricted; and unrestricted. Restricted net position represent constraints on resources that are either externally imposed by creditors, grantors, contributors, or laws or regulations of other governments or imposed by law through state statute.

**13. Fund Balance**

The following fund balance classifications describe the relative strength of the spending constraints placed on the purposes for which resources can be used:

**Nonspendable Fund Balance** - Amounts that are not in a spendable form (such as inventory) or are required to be maintained intact.

**Restricted Fund Balance** – amounts constrained to specific purposes by their providers (such as grantors, bondholders, and higher levels of government), through constitutional provisions, or by enabling legislation.

**Committed Fund Balance** – amounts constrained to specific purposes by a government itself, using its highest level of decision-making authority; to be reported as committed, amounts cannot be used for any other purpose unless the government takes the same highest level action to remove or change the constraint.

**Assigned Fund Balance** – amounts a government intends to use for a specific purpose; intent can be expressed by the governing body. The City Council authorizes the assignment of fund balance by resolution.

**Unassigned Fund Balance** – amounts that are available for any purpose; positive amounts are reported in the General Fund. The General Fund is the only fund that can report a positive unassigned fund balance amount.

City Council establishes (and modifies or rescinds) fund balance commitments by passage of an ordinance, the highest level of action. This is typically done through adoption of the budget. A fund balance commitment is further indicated in the budget document as a commitment of the fund. Assigned fund balance is established by City Council by passage of a resolution either through adoption or amendment of the budget as intended for specific purposes.

For the classification of Governmental Fund balances, the City considers an expenditure to be made from the most restrictive first when more than one classification is available.

In the General Fund, the City strives to maintain an unassigned fund balance to be used for unanticipated emergencies of at least 33% of the annual operating expenditures. This percentage is equal to four months operational expenditures.



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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**I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**14. Comparative Data/Reclassification**

Comparative total data for the prior year have been presented only for individual enterprise funds and in the fund financial statements in order to provide an understanding of changes in the financial position and operations of these funds. Also, certain amounts presented in the prior year data have been reclassified in order to be consistent with the current year's presentation.

**15. Estimates**

The preparation of financial statements in conformity with U. S. generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Specifically, the actuarial calculations used to determine the annual required contributions and related liabilities of the City's two retirement plans and post-employment obligations are based on assumptions about the possibility of events far into the future. Accordingly, actual results could differ from those estimates.

**F. NEW AND FUTURE FINANCIAL REPORTING REQUIREMENTS**

The GASB has issued the following statement which will become effective in the current year.

Statement No. 77, *Tax Abatement Disclosures* – This statement requires governments that enter into tax abatement agreements to provide certain disclosures regarding these commitments. This statement will become effective for the City in fiscal year 2017. The City chose to early implement this statement during fiscal year 2016.

The GASB has issued the following statements which will become effective in future years.

Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions* – This statement changes the focus of accounting of postemployment benefits other than pensions from whether they are responsibly funding the benefits over time to a point-in-time liability that is reflected on the employer's financial statements for any actuarially unfunded portion of benefits earned to date. This statement will become effective for the City in fiscal year 2018.

Statement No. 82, *Pension Issues*-an amendment of GASB Statements No. 67, 68, and No. 73 – this statement addresses issues regarding the presentation of payroll-related measures in required supplementary information, the selection of assumptions and the treatment of deviations from the guidance in an Actuarial Standard of Practice for financial reporting purposes, and the classification of payments made by employers to satisfy employee contribution requirements. This statement will take effect for the City in fiscal year 2018.



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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**II. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY**

**A. BUDGETARY INFORMATION**

Annual budgets are adopted on a basis consistent with generally accepted accounting principles for all governmental funds except the capital projects fund, which adopt project-length budgets. All annual appropriations lapse at fiscal year-end.

The City follows these procedures in establishing the budgetary data reflected in the financial statements:

- Prior to August 1, the City Manager submits a proposed operating budget to the City Secretary, who in turn submits it to the City Council for the fiscal year commencing the following October 1. The operating budget includes proposed expenditures and the means of financing them.
- On or before September 15, the budget is legally adopted by the Council.
- The City Manager has the authority to transfer appropriation balances from one expenditure category to another within a department. The City Council must approve transfers of appropriations between departments, and any revisions that alter the total expenditures of any fund. Although costs are monitored on an expenditure category level, legal level of control (level at which expenditures may not exceed budget) is the department level. The reported budgetary data has been revised for amendments authorized during the year. Significant amendments were to provide: carry forwards from previous year for projects not complete, appropriations offset by revenues, and capital projects funds from designated fund balance to project funds.
- Formal budgetary integration is employed as a management control device by expenditure category during the year for the general fund, special revenue funds, and debt service fund. Formal budgetary integration is not employed for the capital projects fund because effective budgetary control is provided by the small number of contracts and projects in this fund, significant costs are subject to bidding, and projects usually span more than one fiscal year.
- Budgets for the general fund, special revenue funds and debt service fund are adopted on a basis consistent with the modified accrual basis of accounting.

Encumbrance accounting is employed in governmental funds. Encumbrances (e.g., purchase orders, contracts) outstanding at year end are reported within restricted, committed, or assigned fund balance depending upon the specific purpose of the purchase order and do not constitute expenditures or liabilities because the commitments will be reappropriated and honored during the subsequent year. Encumbrances by major funds and nonmajor funds in the aggregate are shown below:

Major Funds:	<u>Encumbrances</u>
General Fund	\$ 1,866,603
Capital Projects Fund	3,168,798
Nonmajor Funds:	<u>1,184,843</u>
Totals	<u>\$ 6,220,244</u>



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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**III. DETAILED NOTES ON ALL FUNDS**

**A. DEPOSITS AND INVESTMENTS**

**Legal and Contractual Provisions Governing Deposits and Investments**

The **Public Funds Investment Act** (Government Code Chapter 2256) contains specific provisions in the areas of investment practices, management reports and establishment of appropriate policies. Among other things, it requires the City to adopt, implement, and publicize an investment policy. That policy must address the following areas: (1) safety of principal and liquidity, (2) portfolio diversification, (3) allowable investments, (4) acceptable risk levels, (5) expected rates of return, (6) maximum allowable stated maturity of portfolio investments, (7) maximum average dollar-weighted maturity allowed based on the stated maturity date for the portfolio, (8) investment staff quality and capabilities, (9) and bid solicitation preferences for certificates of deposit. Statutes authorize the City to invest in (1) obligations of the U.S. Treasury, certain U.S. agencies, and the State of Texas; (2) certificates of deposit, (3) certain municipal securities, (4) money market savings accounts, (5) repurchase agreements, (6) bankers acceptances, (7) mutual funds, (8) investment pools, (9) guaranteed investment contracts, (10) and common trust funds. The Act also requires the City to have independent auditors perform test procedures related to investment practices as provided by the Act. The City is in substantial compliance with the requirements of the Act and with local policies.

The funds of the City must be deposited and invested under the terms of a contract, contents of which are set out in the **Depository Contract Law**. The depository bank places approved pledged securities for safekeeping and trust with the City's agent bank in an amount sufficient to protect City funds on a day-to-day basis during the period of the contract. The pledge of approved securities is waived only to the extent of the depository bank's dollar amount of Federal Deposit Insurance Corporation ("FDIC") insurance.

**Deposits**

As of September 30, 2017, the City's deposit balances were as follows:

	Primary Government	Component Units	Total Reporting Entity
Total Deposits	<u>\$ 82,262,581</u>	<u>\$ 23,018,722</u>	<u>\$ 105,281,303</u>
Carrying Amount	<u>\$ 81,581,349</u>	<u>\$ 22,832,134</u>	<u>\$ 104,413,483</u>
Petty Cash	<u>\$ 13,449</u>	<u>\$ -</u>	<u>\$ 13,449</u>

Foreign Currency Risk – The City's deposits are not exposed to foreign currency risk.

Custodial Credit Risk – The City's policy is to be collateralized. The City was fully collateralized during the year for deposits. The policies of the Temple Economic Development Corporation, discretely presented component unit, also require full collateralization. As of September 30, 2017, the Temple



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**September 30, 2017**

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**III. DETAILED NOTES ON ALL FUNDS (Continued)**

Economic Development Corporation had a total of \$ 5,600,729 in deposits. Of this amount, \$ 346,008 was insured, and \$ 5,254,721 was collateralized with securities held by pledging financial institution's agent in the entity's name.

**Investments**

The City categorizes its fair value measurements within the hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are other observable inputs; and level 3 inputs are unobservable inputs. As of September 30, 2017, the City had the following investments:

	Carrying Amount	Fair Value	Input Level
<b><u>Primary Government</u></b>			
Investment pools:			
Texpool	\$ 8,023,445	\$ 8,023,445	2
TexSTAR	47,391,035	47,391,035	2
Texas CLASS	4,285,413	4,285,413	2
Total investment in pools:	<u>59,699,893</u>	<u>59,699,893</u>	
 Total investments	 <u>\$ 59,699,893</u>	 <u>\$ 59,699,893</u>	
<b><u>Discretely Presented Component Units</u></b>			
Investment pools:			
Texpool	\$ 1,496,846	\$ 1,496,846	2
TexSTAR	2,169,517	2,169,517	2
Texas CLASS	1,117,575	1,117,575	2
Total investment in pools:	<u>4,783,938</u>	<u>4,783,938</u>	
 Total investments	 <u>\$ 4,783,938</u>	 <u>\$ 4,783,938</u>	
<b><u>Reporting Entity</u></b>			
Total investments	<u>\$ 64,483,831</u>	<u>\$ 64,483,831</u>	



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**September 30, 2017**

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**III. DETAILED NOTES ON ALL FUNDS (Continued)**

Foreign Currency Risk – The City's investments are not exposed to foreign currency risk.

Custodial Credit Risk – The City's policy requires investments, other than investment pools and money market mutual funds, to be held by a third party custodian bank. All of the City's investments, other than investment pools, were held by the City's third party custodian bank in the City's name.

Interest Rate Risk – In accordance with its investment policy, the City manages its exposure to declines in fair value by limiting the weighted average maturity of its investment portfolio to less than nine months. As of September 30, 2017, the weighted average maturity of the City's investment portfolio was 137.69 days.

Credit Risk – In compliance with the City's Investment Policy, as of September 30, 2017, the City minimized credit risk losses due to default of a security issuer or backer, by; limiting investments to the safest types of securities; limiting Certificates of Deposit that are insured by the Federal Deposit Insurance Corporation (FDIC); limiting the City's investments to obligations issued, guaranteed, insured by or backed by the full faith and credit of the United States or its agencies and instrumentalities; pre-qualifying the financial institutions, broker/dealers, intermediaries, and advisers with which the City will do business; and diversifying the investment portfolio so that potential losses on individual securities were minimized.

TexPool has been established for governmental entities in conformity with the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, and the Public Funds Investment Act, Chapter 2256 of the Texas Government Code. The State Comptroller of Public Accounts exercises oversight responsibility over TexPool. Oversight includes the ability to significantly influence operations, designation of management and accountability for fiscal matters. Additionally, the State Comptroller has established an advisory board composed of both Participants in TexPool and other persons who do not have a business relationship with TexPool. Finally, TexPool is rated AAAM by Standard & Poor's. The City's fair value position is stated at the value of the position upon withdrawal.

TexSTAR has been established for governmental entities pursuant to the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, and the Public Funds Investment Act, Chapter 2256 of the Texas Government Code. TexSTAR's governing body consists of participants in TexSTAR and other persons who do not have a business relationship with TexSTAR. The Board holds legal title to all money, investments, and assets and has the authority to employ personnel, contract for services, and engage in other administrative activities necessary or convenient to accomplish the objectives of TexSTAR. TexSTAR is rated AAAM by Standard & Poor's. The City's fair value position is stated at the value of the position upon withdrawal.

Texas CLASS has been established for governmental entities pursuant to the Public Funds Investment Act, Chapter 2256 of the Texas Government Code. Texas CLASS is supervised by a Board of Trustees who are elected by the Participants. The Board of Trustees supervises the Trust and its affairs and acts as the liaison between the Participants, the Custodian and the Program Administrator. The Board administers the affairs of the Trust and enters into contracts and agreements on behalf of the Trust in order to effectuate the terms of the Trust Agreement. It also selects the consultants for Texas CLASS, including the Program Administrator and the Custodian. Texas CLASS is rated AAAM by Standard & Poor's. The City's fair value position is stated at the value of the position upon withdrawal.



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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**III. DETAILED NOTES ON ALL FUNDS (Continued)**

Texas CLASS has been established for governmental entities pursuant to the Public Funds Investment Act, Chapter 2256 of the Texas Government Code. Texas CLASS is supervised by a Board of Trustees who are elected by the Participants. The Board of Trustees supervises the Trust and its affairs and acts as the liaison between the Participants, the Custodian and the Program Administrator. The Board administers the affairs of the Trust and enters into contracts and agreements on behalf of the Trust in order to effectuate the terms of the Trust Agreement. It also selects the consultants for Texas CLASS, including the Program Administrator and the Custodian. Texas CLASS is rated AAAM by Standard & Poor's. The City's fair value position is stated at the value of the position upon withdrawal.

Concentration Risk – The City's investment in investment pools is divided among three different pools.

A reconciliation of cash and investments as shown on the Statement of Net Position for the City follows:

	Primary Government	Discretely Presented Component Units	Total Reporting Entity
Cash and investments (from above):			
Cash on hand	\$ 13,449	\$ -	\$ 13,449
Carrying amount of deposits	81,581,349	22,832,134	104,413,483
Carrying amount of investments	<u>59,699,893</u>	<u>4,783,938</u>	<u>64,483,831</u>
Total	<u>\$ 141,294,691</u>	<u>\$ 27,616,072</u>	<u>\$ 168,910,763</u>
Statement of Net Position:			
Cash	\$ 13,449	\$ 2,848,277	\$ 2,861,726
Investments	92,863,538	17,749,389	110,612,927
Restricted cash and investments	<u>48,417,704</u>	<u>7,018,406</u>	<u>55,436,110</u>
Total	<u>\$ 141,294,691</u>	<u>\$ 27,616,072</u>	<u>\$ 168,910,763</u>



**CITY OF TEMPLE, TEXAS**  
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**III. DETAILED NOTES ON ALL FUNDS (Continued)**

**B. PROPERTY TAXES AND RECEIVABLES**

The City's property tax is levied each October 1 on the assessed value listed as of the previous January 1 for all real and business personal property located in the City. The assessed value at January 1, 2016, upon which the fiscal year 2017 levy was based, was \$ 3,544,447,917. This amount is the net taxable value adjusted for frozen taxable value. The amount of the levy attributable to frozen taxes was \$ 2,229,427. The total levy assessed was \$ 25,523,538. The total taxable value before the adjustment for frozen taxable value was \$ 3,970,340,738.

The tax assessment of October 1, 2016 set a tax levy at \$ 0.6572 per \$ 100 of assessed valuation at 100% of assumed market value. The City may levy a tax of up to \$ 1.20 per \$ 100 of assessed valuation.

Taxes are due by January 31 following the October 1 levy date, at which time a lien attaches to the property.

Property taxes at the fund level are recorded as receivables and deferred revenues at the time the taxes are assessed. Revenues are recognized as the related ad valorem taxes are collected. Additional amounts estimated to be collectible in time to be a resource for payment of obligations incurred during the fiscal year and therefore susceptible to accrual in accordance with generally accepted accounting principles have been recognized as revenue. At September 30, 2017, delinquent property taxes receivable are \$ 392,667, net of an allowance for doubtful accounts of \$ 265,399.

Legislation was passed in 1979 and amended in 1981 by the Texas Legislature which affects the method of property assessment and tax collection in the City. This legislation, with certain exceptions, exempts intangible personal property and household goods.

In addition, this legislation creates a Property Tax Code and provides, among other things, for the establishment of county-wide appraisal districts and for a State Property Tax Board which commenced operations in January 1980. Since 1982, the appraisal of property within the City has been the responsibility of the Tax Appraisal District of Bell County. The Appraisal District is required under the Property Tax Code to assess all property within the appraisal district on the basis of 100 percent of its appraised value and is prohibited from applying any assessment ratios. The value of property within the Appraisal District must be reviewed at least every five years. The City may challenge appraised values established by the Appraisal District through various appeals and, if necessary, legal action. Under this legislation, the City continues to set tax rates on property within the City limits. However, if the effective tax rate, excluding tax rates for bonds and other contractual obligations, adjusted for new improvements and revaluation, exceeds the rate of the previous year by more than eight percent, qualified voters of the City may petition for an election to determine whether to limit the tax rate to no more than eight percent above the rate of the previous year.



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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**III. DETAILED NOTES ON ALL FUNDS (Continued)**

**C. CAPITAL ASSETS**

Capital asset activity for the year ended September 30, 2017 was as follows:

	Balance October 1, 2016	Additions Net of CIP Reclassifications	Transfers/ Retirements	Balance September 30, 2017
<b>Primary government:</b>				
Governmental Activities:				
Capital assets not being depreciated				
Land	\$ 20,308,327	\$ 6,537,686	\$ (340,418)	\$ 26,505,595
Construction in progress	19,047,378	13,160,754	(16,966,406)	15,241,726
Total capital assets not being depreciated	39,355,705	19,698,440	(17,306,824)	41,747,321
Capital assets being depreciated				
Buildings	78,236,650	771,587	(75,000)	78,933,237
Infrastructure	151,435,790	16,632,132	(12,934)	168,054,988
Furniture & equipment	25,173,007	1,471,094	(898,605)	25,745,496
Machinery & equipment	33,874,928	3,392,029	(1,234,933)	36,032,024
Total capital assets being depreciated	288,720,375	22,266,842	(2,221,472)	308,765,745
Less accumulated depreciation for:				
Buildings	(34,854,996)	(1,902,705)	72,363	(36,685,338)
Infrastructure	(88,470,930)	(5,273,020)	-	(93,743,950)
Furniture & equipment	(18,114,560)	(1,536,003)	895,094	(18,755,469)
Machinery & equipment	(22,040,584)	(2,771,414)	1,167,183	(23,644,815)
Total accumulated depreciation	(163,481,070)	(11,483,142)	2,134,640	(172,829,572)
Total capital assets being depreciated, net	125,239,305	10,783,700	(86,832)	135,936,173
Governmental Activities capital assets, net	\$ 164,595,010	\$ 30,482,140	\$ (17,393,656)	\$ 177,683,494



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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**III. DETAILED NOTES ON ALL FUNDS (Continued)**

	Balance October 1, 2016	Additions	Transfers/ Retirements	Balance September 30, 2017
Business-type Activities:				
Capital assets not being depreciated				
Land	\$ 2,153,038	\$ 430,908	\$ -	\$ 2,583,946
Construction in progress	15,895,973	10,745,537	(7,614,817)	19,026,693
Total capital assets not being depreciated	18,049,011	11,176,445	(7,614,817)	21,610,639
Capital assets being depreciated				
Buildings	47,926,285	5,350	-	47,931,635
Infrastructure	180,023,798	8,551,793	-	188,575,591
Furniture & equipment	1,803,564	465,386	-	2,268,950
Machinery & equipment	7,859,131	1,024,101	(17,420)	8,865,812
Total capital assets being depreciated	237,612,778	10,046,630	(17,420)	247,641,988
Less accumulated depreciation for:				
Buildings	(28,261,676)	(985,263)	-	(29,246,939)
Infrastructure	(72,727,742)	(4,773,772)	-	(77,501,514)
Furniture & equipment	(1,589,399)	(107,373)	-	(1,696,772)
Machinery & equipment	(4,938,541)	(682,591)	17,420	(5,603,712)
Total accumulated depreciation	(107,517,358)	(6,548,999)	17,420	(114,048,937)
Total capital assets being depreciated, net	130,095,420	3,497,631	-	133,593,051
Business-type Activities capital assets, net	\$ 148,144,431	\$ 14,674,076	\$ (7,614,817)	\$ 155,203,690

Depreciation expense was charged as direct expense to programs of the primary government as follows:

Governmental activities:	
General government	\$ 1,016,118
Public safety	2,409,835
Highways and streets	3,916,452
Sanitation	1,026,830
Health and welfare	82,086
Culture and leisure services	1,873,223
Airport	1,158,598
Total depreciation expense - Governmental Activities	<u>\$ 11,483,142</u>
Business-type activities:	
Water and sewer	\$ 6,548,999
Total depreciation expense - Business-type Activities	<u>\$ 6,548,999</u>



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**September 30, 2017**

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**III. DETAILED NOTES ON ALL FUNDS (Continued)**

The City has active construction projects as of September 30, 2017. Total accumulated commitments for ongoing capital projects are composed of the following:

Capital Projects Fund	\$ 1,320,140
Water and Sewer Fund	5,268,020
Total	<u>\$ 6,588,160</u>

	Balance October 1, 2016	Additions	Transfers/ Retirements	Balance September 30, 2017
<b>Discretely presented component units:</b>				
Reinvestment Zone No 1:				
Capital assets not being depreciated				
Land	\$ 12,001,956	\$ 3,288,462	\$ (427,768)	\$ 14,862,650
Construction in progress	12,962,025	11,258,920	(2,601,351)	21,619,594
Total capital assets not being depreciated	<u>24,963,981</u>	<u>14,547,382</u>	<u>(3,029,119)</u>	<u>36,482,244</u>
Capital assets being depreciated				
Buildings	763,035	97,849	-	860,884
Infrastructure	70,692,627	2,601,351	-	73,293,978
Machinery & equipment	42,559	-	-	42,559
Total capital assets being depreciated	<u>71,498,221</u>	<u>2,699,200</u>	<u>-</u>	<u>74,197,421</u>
Less accumulated depreciation for:				
Buildings	(234,199)	(22,545)	-	(256,744)
Infrastructure	(21,968,981)	(3,194,676)	-	(25,163,657)
Machinery & equipment	(25,061)	(2,837)	-	(27,898)
Total accumulated depreciation	<u>(22,228,241)</u>	<u>(3,220,058)</u>	<u>-</u>	<u>(25,448,299)</u>
Total capital assets being depreciated, net	<u>49,269,980</u>	<u>(520,858)</u>	<u>-</u>	<u>48,749,122</u>
Reinvestment Zone No.1 capital assets, net	<u>\$ 74,233,961</u>	<u>\$ 14,026,524</u>	<u>\$ (3,029,119)</u>	<u>\$ 85,231,366</u>
Temple Economic Development Corporation:				
Capital assets not being depreciated				
Construction in progress	\$ 72,788	\$ 390,743	\$ -	\$ 463,531
Total capital assets not being depreciated	<u>72,788</u>	<u>390,743</u>	<u>-</u>	<u>463,531</u>
Capital assets being depreciated				
Buildings & improvements	461,331	-	-	461,331
Office equipment	177,956	-	-	177,956
Total capital assets being depreciated	<u>639,287</u>	<u>-</u>	<u>-</u>	<u>639,287</u>
Less accumulated depreciation for:				
Buildings & improvements	(107,515)	(11,829)	-	(119,344)
Office equipment	(145,512)	(6,496)	-	(152,008)
Total accumulated depreciation	<u>(253,027)</u>	<u>(18,325)</u>	<u>-</u>	<u>(271,352)</u>
Total capital assets being depreciated, net	<u>386,260</u>	<u>(18,325)</u>	<u>-</u>	<u>367,935</u>
Temple Economic Development Corp. capital assets, net	<u>\$ 459,048</u>	<u>\$ 372,418</u>	<u>\$ -</u>	<u>\$ 831,466</u>



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**September 30, 2017**

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**III. DETAILED NOTES ON ALL FUNDS (Continued)**

**D. INTERFUND RECEIVABLES AND PAYABLES**

Interfund receivables represent advances to special revenue funds to be repaid with future grant revenues and future operating revenues. Interfund receivables also represent advances to capital projects fund to be repaid with future bond proceeds. At September 30, 2017, there were no individual interfund receivable and payable balances to report.

**E. DISAGGREGATION OF RECEIVABLES AND PAYABLES**

Receivables at September 30, 2017, in the Statement of Net Position were as follows:

	Property (Net of Allowance)	Other (Net of Allowance)	Other Governments	Total Receivables
General Fund	\$ 169,287	\$ 3,113,607	\$ 175,732	\$ 3,458,626
Debt Service Fund	223,380	-	10,928,788	11,152,168
Capital Projects Fund	-	-	145,762	145,762
Nonmajor Governmental Funds	-	277,546	235,074	512,620
Total Governmental Funds	392,667	3,391,153	11,485,356	15,269,176
Water & Sewer Fund	-	2,480,265	-	2,480,265
Total	<u>\$ 392,667</u>	<u>\$ 5,871,418</u>	<u>\$ 11,485,356</u>	<u>\$ 17,749,441</u>

Payables at September 30, 2017, in the Statement of Net Position were as follows:

	Vouchers & Contracts	Retainages	Accrued Payroll	Deposits	Total Payables
General Fund	\$ 2,522,650	\$ -	\$ 1,840,502	\$ 53,815	\$ 4,416,967
Capital Projects Fund	856,307	283,579	6,695	-	1,146,581
Nonmajor Governmental Funds	168,325	-	70,748	49,634	288,707
Total Governmental Funds	3,547,282	283,579	1,917,945	103,449	5,852,255
Water and Sewer Fund	1,858,349	321,553	197,730	721,922	3,099,554
Total	<u>\$ 5,405,631</u>	<u>\$ 605,132</u>	<u>\$ 2,115,675</u>	<u>\$ 825,371</u>	<u>\$ 8,951,809</u>



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**September 30, 2017**

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**III. DETAILED NOTES ON ALL FUNDS (Continued)**

**F. DEFERRED AMOUNT ON REFUNDING**

The amounts reported for deferred amount of refunding balances of the City for the year ended September 30, 2017:

	Balance October 1, 2016	Additions	Retirements	Balance September 30, 2017
<u>Governmental Activities</u>				
General obligation bonds	\$ 3,426,576	\$ -	\$ 336,690	\$ 3,089,886
Total governmental activities	3,426,576	-	336,690	3,089,886
<u>Business-Type Activities</u>				
General obligation bonds	2,740,548	-	320,856	2,419,692
Total business-type activities	2,740,548	-	320,856	2,419,692
<u>Component Units</u>				
Reinvestment Zone No. 1	246,500	-	51,409	195,091
Total component units	246,500	-	51,409	195,091
Total government	\$ 6,413,624	\$ -	\$ 708,955	\$ 5,704,669



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**September 30, 2017**

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**III. DETAILED NOTES ON ALL FUNDS (Continued)**

**G. DEFERRED OUTFLOWS/INFLOWS OF RESOURCES**

The amounts reported for deferred outflows/inflows of resources related to pensions of the City for the year ended September 30, 2017:

	Balance October 1, 2016	Additions	Retirements	Balance September 30, 2017
<b>Deferred Outflows of Resources related to pensions</b>				
Contributions subsequent to the measurement date				
Texas Municipal Retirement System	\$ 3,715,181	\$ 3,975,799	\$ (3,715,181)	\$ 3,975,799
Firemen's Pension	1,217,974	1,296,597	(1,246,450)	1,268,121
Total contributions subsequent to measurement date	<u>\$ 4,933,155</u>	<u>\$ 5,272,396</u>	<u>\$ (4,961,631)</u>	<u>\$ 5,243,920</u>
Differences between projected and actual investment earnings				
Texas Municipal Retirement System	\$ 8,827,363	\$ 1,887	(2,302,590)	\$ 6,526,660
Firemen's Pension	3,935,132	973,142	(1,057,412)	3,850,862
Total differences between projected and actual investment earnings	<u>\$ 12,762,495</u>	<u>\$ 975,029</u>	<u>\$ (3,360,002)</u>	<u>\$ 10,377,522</u>
Differences between actual assumptions and actual experience				
Texas Municipal Retirement System	\$ (605,987)	\$ 635,118	\$ 163,058	\$ 192,189
Total differences between actual assumptions and actual experience	<u>\$ (605,987)</u>	<u>\$ 635,118</u>	<u>\$ 163,058</u>	<u>\$ 192,189</u>
<b>Deferred Inflows of Resources related to pensions</b>				
Differences between actual assumptions and actual experience				
Firemen's Pension	\$ -	\$ (770,412)	\$ 75,531	\$ (694,881)
Total differences between actual assumptions and actual experience	<u>\$ -</u>	<u>\$ (770,412)</u>	<u>\$ 75,531</u>	<u>\$ (694,881)</u>



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**September 30, 2017**

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**III. DETAILED NOTES ON ALL FUNDS (Continued)**

**H. UNEARNED REVENUE**

Governmental funds report unearned revenues in connection with receivables of revenues that are not considered to be available to liquidate liabilities of the current period. Governmental funds also defer revenue recognition in connection with resources that have been received, but not yet earned. At the end of the current fiscal year, the various components of deferred inflows of resources and unearned revenue reported in the governmental funds were as follows:

	<u>Deferred</u>	<u>Unearned</u>	<u>Total</u>
Governmental Activities			
General Fund:			
Delinquent property taxes	\$ 141,702	\$ -	\$ 141,702
Street escrow	-	91,613	91,613
Parks escrow	-	371,172	371,172
Police escrow	-	135,115	135,115
Child safety fees	-	30,932	30,932
Electric franchise	-	1,491,598	1,491,598
Gas franchise	-	276,165	276,165
Other	-	36,446	36,446
Total General Fund	<u>141,702</u>	<u>2,433,041</u>	<u>2,574,743</u>
Debt Service Fund:			
Delinquent property taxes	212,180	-	212,180
Pass-through toll agreement	10,928,788	-	10,928,788
Total Debt Service Fund	<u>11,140,968</u>	<u>-</u>	<u>11,140,968</u>
Nonmajor governmental funds:			
Grant draw downs prior to meeting all eligibility requirements	<u>-</u>	<u>8,716</u>	<u>8,716</u>
Total Governmental Funds	<u>\$ 11,282,670</u>	<u>\$2,441,757</u>	<u>\$13,724,427</u>



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**September 30, 2017**

**III. DETAILED NOTES ON ALL FUNDS (Continued)**

**I. LONG-TERM DEBT**

The following is a summary of long-term debt transactions, including current portion of the City for the year ended September 30, 2017:

	Balance October 1, 2016	Additions	Retirements	Balance September 30, 2017	Due within one year
<u><b>Governmental Activities</b></u>					
General obligation bonds	\$ 70,300,000	\$ -	\$ 4,035,000	\$ 66,265,000	\$ 4,785,000
Certificates of obligation	53,360,000	-	2,920,000	50,440,000	1,215,000
Contractual obligations	5,700,000	-	1,175,000	4,525,000	1,190,000
Pass-through agreement revenue & limited tax bonds	24,580,000	-	895,000	23,685,000	925,000
Notes payable	147,714	145,762	50,096	243,380	97,618
Plus deferred amount:					
Issuance premium	12,880,968	-	800,030	12,080,938	858,257
Issuance discount	(1,183,530)	-	(80,696)	(1,102,834)	(82,158)
Total bonds payable	165,785,152	145,762	9,794,430	156,136,484	8,988,717
Compensated absences	7,837,674	856,659	480,885	8,213,448	679,239
Net pension liability - TMRS	28,736,513	977,781	-	29,714,294	-
Net pension liability - FP	15,829,502	585,232	-	16,414,734	-
OPEB liability	2,509,886	156,807	-	2,666,693	-
Total governmental activities	220,698,727	2,722,241	10,275,315	213,145,653	9,667,956
<u><b>Business-Type Activities</b></u>					
General obligation bonds	36,760,000	-	2,270,000	34,490,000	3,035,000
Revenue bonds	50,380,000	32,755,000	2,380,000	80,755,000	2,915,000
Plus deferred amount:					
Issuance premium	5,659,643	2,738,171	530,949	7,866,865	565,823
Issuance discount	(507,219)	(351,172)	(71,978)	(786,413)	(58,374)
Total bonds payable	92,292,424	35,141,999	5,108,971	122,325,452	6,457,449
Compensated absences	402,105	31,899	40,792	393,212	47,185
Net pension liability - TMRS	3,877,326	123,199	-	4,000,525	-
OPEB liability	677,294	60,092	-	737,386	-
Total business-type activities	97,249,149	35,357,189	5,149,763	127,456,575	6,504,634
<u><b>Component Units</b></u>					
Reinvestment Zone No. 1	45,354,165	-	4,108,555	41,245,610	4,238,555
Temple Economic Development Corp.	159,517	1,404	50,589	110,332	62,416
Total component units	45,513,682	1,404	4,159,144	41,355,942	4,300,971
Total government	\$ 363,461,558	\$ 38,080,834	\$ 19,584,222	\$ 381,958,170	\$ 20,473,561

The General Fund, Hotel/Motel Fund, Federal/State Grant Fund and the Drainage Fund are responsible for liquidating the liability for compensated absences, the net pension liability for employees employed in the corresponding governmental funds. The General Fund has been responsible for liquidating the net OPEB liability for all employees in the corresponding governmental funds.



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**September 30, 2017**

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**III. DETAILED NOTES ON ALL FUNDS (Continued)**

Long-term debt at September 30, 2017 is comprised of the following:

	Governmental Activities	Business - type Activities
General obligation bonds:		
\$ 13,995,000 2009 bonds due in annual installments of \$ 190,000 to \$ 1,130,000 through 2029; interest at 2.50% to 4.25%	\$ 660,000	\$ -
\$ 24,120,000 2011 refunding bonds due in annual installments of \$ 245,000 to \$ 3,250,000 through 2023; interest at 2.00% to 4.00%	7,840,000	8,270,000
\$ 24,895,000 2012 refunding bonds due in annual installments of \$ 10,000 to \$ 3,820,000 through 2026; interest at 2.00% to 5.00%	5,425,000	16,525,000
\$ 21,360,000 2014 refunding bonds due in annual installments of \$ 535,000 to \$ 3,460,000 through 2026; interest at 2.00% to 5.00%	11,865,000	5,060,000
\$ 36,780,000 2015 refunding & improvement bonds due in annual installments of \$ 590,000 to \$ 4,480,000 through 2035; interest at 2.00% to 5.00%	30,975,000	4,635,000
\$ 9,500,000 2016 refunding bonds due in annual installments of \$ 705,000 to \$ 1,090,000 through 2029; interest at 2.00% to 5.00%	9,500,000	-
	<u>66,265,000</u>	<u>34,490,000</u>
Certificates of obligation:		
\$ 9,420,000 2012 certificates due in annual installments of \$ 400,000 to \$ 685,000 through 2033; interest at 2.00% to 3.00%	8,610,000	-
\$ 4,645,000 2012 taxable certificates due in annual installments of \$ 50,000 to \$ 410,000 through 2032; interest at 1.50% to 3.50%	4,510,000	-
\$ 21,230,000 2014 certificates due in annual installments of \$ 255,000 to \$ 1,815,000 through 2034; interest at 1.00% to 3.00%	19,880,000	-
\$ 18,285,000 2016 certificates due in annual installments of \$ 295,000 to \$ 1,520,000 through 2036; interest at 2.00% to 5.00%	17,440,000	-
	<u>50,440,000</u>	<u>-</u>



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**September 30, 2017**

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**III. DETAILED NOTES ON ALL FUNDS (Continued)**

	Governmental Activities	Business - type Activities
Contractual obligations:		
\$ 5,710,000 2013 limited tax notes due in annual installments of \$ 645,000 to \$ 970,000 through 2020; interest at 1.00% to 2.00%	\$ 2,840,000	\$ -
\$ 1,950,000 2016 limited tax notes due in annual installments of \$ 265,000 to \$ 295,000 through 2023; interest at 1.96%	1,685,000	-
	<u>4,525,000</u>	<u>-</u>
Revenue bonds:		
\$ 17,210,000 2010 bonds due in annual installments of \$ 550,000 to \$ 1,925,000 through 2030; interest at 2.25% to 3.75%	-	13,745,000
\$ 12,990,000 2014 bonds due in annual installments of \$ 90,000 to \$ 790,000 through 2044; interest at 0.45% to 5.05%	-	12,375,000
\$ 23,685,000 2015 bonds due in annual installments of \$ 830,000 to \$ 1,755,000 through 2035; interest at 2.00% to 5.00%	-	21,880,000
\$ 32,755,000 2017 bonds due in annual installments of \$ 1,085,000 to \$ 2,245,000 through 2037; interest at 3.00% to 5.00%	-	32,755,000
	<u>-</u>	<u>80,755,000</u>
Pass-through agreement revenue & limited tax bonds:		
\$ 24,700,000 2012 bonds due in annual installments of \$ 120,000 to \$ 2,310,000 through 2034; interest at 2.00% to 5.00%	23,685,000	-
	<u>23,685,000</u>	<u>-</u>
Notes payable:		
\$ 275,450 2014 capital lease due in monthly installments of \$ 3,665 to \$ 4,296 through 2017; interest at 4.20%	97,618	-
\$ 145,762 2017 loan agreement due in quarterly installments of \$ 2,284 to \$ 5,670 through 2033; interest at 2.00%	145,762	-
	<u>243,380</u>	<u>-</u>



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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**III. DETAILED NOTES ON ALL FUNDS (Continued)**

	Governmental Activities	Business - type Activities
Issuance premium	\$ 12,080,938	\$ 7,866,865
Issuance discount	(1,102,834)	(786,413)
Total bonds payable	156,136,484	122,325,452
Accrual for compensated absences	8,213,448	393,212
Accrual for net pension liability - TMRS	29,714,294	4,000,525
Accrual for net pension liability - FP	16,414,734	-
Accrual for OPEB liability	2,666,693	737,386
Total primary government debt	213,145,653	127,456,575
Component Units:		
Reinvestment Zone No 1:		
\$ 10,875,000 2009 general obligation bonds due in annual installments of \$ 100,000 to \$ 1,440,000 through 2019, interest at 2.00% to 3.125%; guaranteed by the City of Temple	2,840,000	-
\$ 10,405,000 2011A general obligation bonds due in annual installments of \$ 145,000 to \$ 2,405,000 through 2022, interest at 2.00% to 5.00%; guaranteed by the City of Temple	8,110,000	-
\$ 480,000 2012 general obligation bonds due in annual installments of \$ 10,000 to \$ 75,000 through 2022, interest at 2.00% to 5.00%; guaranteed by the City of Temple	345,000	-
\$ 25,260,000 2013 certificates of obligation due in annual installments of \$ 1,110,000 to \$ 2,010,000 through 2033, interest at 2.00% to 4.125%; guaranteed by the City of Temple	24,150,000	-
\$ 10,365,000 2008 taxable revenue bonds due in annual installments of \$ 215,000 to \$ 1,180,000 through 2022, interest at 5.29%; guaranteed by the City of Temple	5,330,000	-
Issuance premium	981,720	-
Issuance discount	(511,110)	-
Total Reinvestment Zone No 1	41,245,610	-
Temple Economic Development Corporation:		
\$ 252,946 note due in five annual principal payments through January 2019, interest at 2.25% with monthly interest paid by an individual	98,505	-
Accrual for compensated absences	11,827	-
Total Temple Economic Development Corporation	110,332	-
Total component units debt	41,355,942	-
Total debt - reporting entity	\$ 254,501,595	\$127,456,575



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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**III. DETAILED NOTES ON ALL FUNDS (Continued)**

The annual requirements to amortize debt outstanding as of September 30, 2017, are shown on the following schedules. Due to the nature of the obligation for compensated absences, annual requirements to amortize such obligations are not determinable and have not been included in the following summary.

General Obligation Bonds

Year Ending September 30,	Governmental Activities		Business-type Activities		Component Units		Total
	Principal	Interest	Principal	Interest	Principal	Interest	
2018	\$ 4,785,000	\$ 2,704,050	\$ 3,035,000	\$ 1,364,400	\$ 2,045,000	\$ 431,700	\$ 14,365,150
2019	4,970,000	2,553,900	3,130,000	1,273,350	2,110,000	368,600	14,405,850
2020	5,085,000	2,402,950	3,235,000	1,171,300	2,275,000	302,850	14,472,100
2021	5,310,000	2,214,250	3,355,000	1,041,900	2,385,000	189,800	14,495,950
2022	5,535,000	2,010,200	3,510,000	899,150	2,480,000	93,700	14,528,050
2023-2027	23,425,000	6,820,700	17,120,000	1,976,850	-	-	49,342,550
2028-2032	11,690,000	2,654,950	1,105,000	44,200	-	-	15,494,150
2033-2035	5,465,000	555,250	-	-	-	-	6,020,250
Total	<u>\$ 66,265,000</u>	<u>\$ 21,916,250</u>	<u>\$ 34,490,000</u>	<u>\$ 7,771,150</u>	<u>\$ 11,295,000</u>	<u>\$ 1,386,650</u>	<u>\$143,124,050</u>

Certificates of Obligations

Year Ending September 30,	Governmental Activities		Component Units		Total
	Principal	Interest	Principal	Interest	
2018	\$ 1,215,000	\$ 1,698,489	\$ 1,145,000	\$ 902,694	\$ 4,961,183
2019	1,330,000	1,671,939	1,180,000	868,344	5,050,283
2020	1,485,000	1,640,814	1,215,000	832,944	5,173,758
2021	1,560,000	1,609,064	1,250,000	796,494	5,215,558
2022	1,635,000	1,575,364	1,285,000	746,494	5,241,858
2023-2027	14,655,000	6,850,211	7,220,000	2,985,925	31,711,136
2028-2032	18,615,000	4,011,018	8,845,000	1,505,962	32,976,980
2033-2036	9,945,000	805,600	2,010,000	82,912	12,843,512
Total	<u>\$ 50,440,000</u>	<u>\$ 19,862,499</u>	<u>\$ 24,150,000</u>	<u>\$ 8,721,769</u>	<u>\$103,174,268</u>



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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**III. DETAILED NOTES ON ALL FUNDS (Continued)**

Contractual Obligations

Year Ending September 30,	Governmental Activities		
	Principal	Interest	Total
2018	\$ 1,190,000	\$ 87,229	\$ 1,277,229
2019	1,215,000	63,486	1,278,486
2020	1,250,000	39,196	1,289,196
2021	285,000	14,259	299,259
2022	290,000	8,624	298,624
2023	295,000	2,891	297,891
Total	<u>\$ 4,525,000</u>	<u>\$ 215,685</u>	<u>\$ 4,740,685</u>

Pass-Through Toll Agreement Revenue & Limited Tax Bonds

Year Ending September 30,	Governmental Activities		
	Principal	Interest	Total
2018	\$ 925,000	\$ 1,110,625	\$ 2,035,625
2019	950,000	1,082,875	2,032,875
2020	990,000	1,044,875	2,034,875
2021	1,030,000	1,005,275	2,035,275
2022	1,070,000	964,075	2,034,075
2023-2027	7,145,000	3,963,375	11,108,375
2028-2032	7,795,000	2,076,800	9,871,800
2033-2034	3,780,000	285,750	4,065,750
Total	<u>\$ 23,685,000</u>	<u>\$ 11,533,650</u>	<u>\$ 35,218,650</u>



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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**III. DETAILED NOTES ON ALL FUNDS (Continued)**

Revenue Bonds

Year Ending September 30,	Business-type Activities		Component Units		
	Principal	Interest	Principal	Interest	Total
2018	\$ 2,915,000	\$ 3,129,099	\$ 960,000	\$ 281,958	\$ 7,286,057
2019	2,880,000	3,168,582	1,010,000	231,174	7,289,756
2020	2,995,000	3,068,382	1,060,000	177,744	7,301,126
2021	3,105,000	2,961,039	1,120,000	121,669	7,307,708
2022	3,225,000	2,837,177	1,180,000	62,421	7,304,598
2023-2027	19,215,000	12,059,185	-	-	31,274,185
2028-2032	23,515,000	7,346,643	-	-	30,861,643
2033-2037	18,120,000	3,095,368	-	-	21,215,368
2038-2042	3,245,000	896,881	-	-	4,141,881
2043-2044	1,540,000	117,663	-	-	1,657,663
Total	<u>\$ 80,755,000</u>	<u>\$ 38,680,019</u>	<u>\$ 5,330,000</u>	<u>\$ 874,966</u>	<u>\$ 125,639,985</u>

Notes Payable

Year Ending September 30,	Governmental Activities		Component Units Activities		
	Principal	Interest	Principal	Interest	Total
2018	\$ 97,618	\$ 948	\$ 50,589	\$ -	\$ 149,155
2019	8,616	2,837	47,916	-	59,369
2020	8,790	2,663	-	-	11,453
2021	8,968	2,485	-	-	11,453
2022	9,149	2,304	-	-	11,453
2023-2027	48,589	8,676	-	-	57,265
2028-2032	53,695	3,569	-	-	57,264
2033	7,955	62	-	-	8,017
Total	<u>\$ 243,380</u>	<u>\$ 23,544</u>	<u>\$ 98,505</u>	<u>\$ -</u>	<u>\$ 365,429</u>



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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**III. DETAILED NOTES ON ALL FUNDS (Continued)**

(1) General Obligation Bonds and Certificates of Obligation -

General Obligation Bonds are direct obligations issued on a pledge of the general taxing power for the payment of the debt obligations of the City. General Obligation Bonds and Certificates of Obligation require the City to compute, at the time other taxes are levied, the rate of tax required to provide (in each year bonds are outstanding) a fund to pay interest and principal at maturity. The City is in compliance with this requirement Arbitrage provisions of the Internal Revenue Tax Act of 1986 require the City to rebate excess arbitrage earnings from bond proceeds to the federal government.

(2) Revenue Bonds -

Water and Sewer Revenue Bonds constitute special obligations of the City solely secured by a lien on and pledge of the net revenues of the water and sewer system.

The Revenue Bonds are collateralized by the revenue of the water and sewer system established by the bond ordinances. The ordinances provide that the revenue of the system is to be used first to pay operating and maintenance expenses of the system and second to establish and maintain the Revenue Bond funds. Remaining revenues may then be used for any lawful purpose. The ordinances also contain provisions which, among other items, restrict the issuance of additional Revenue Bonds unless the special funds noted above contain the required amounts and certain financial ratios are met. The City is in compliance with all significant financial requirements as of September 30, 2017.

(3) Taxable Revenue Bonds –

Taxable Revenue Bonds constitute special obligations of the City and are payable from and secured by an irrevocable first lien on and pledge of the net revenues of the Reinvestment Zone No. 1.

The Taxable Revenue Bonds, Series 2008, are collateralized by the tax increment generated by the Reinvestment Zone No.1 (a discretely presented component unit) by the First Supplemental Ordinance to the Master Ordinance Establishing the City of Temple, Texas Reinvestment Zone Number One Tax Increment Revenue Financing Program. The ordinance provides that the revenue of the Reinvestment Zone No. 1 be used to meet all financial obligations related to the bonds. The City is in compliance with all significant requirements as of September 30, 2017.

(4) 2017 Issuances -

On September 12, 2017, the City issued \$ 32,755,000 Utility System Revenue bonds. The interest rate of the bonds range from 3.00% to 5.00% and the maturity date of the bonds is August 1, 2037. These bonds were issued for the construction of water and sewer line improvement projects and other costs associated with these projects.



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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**III. DETAILED NOTES ON ALL FUNDS (Continued)**

In the debt service fund, a fund balance of \$ 551,747 is available to service general long-term debt.

The bond indentures require the establishment and maintenance of interest and sinking funds and reserve funds in varying amounts. Restricted cash on the accompanying combined balance sheet represents these amounts. The enterprise fund has restricted cash of \$ 47,740,568, of which \$ 1,637,169 will be used to pay accrued interest and current maturities of bond indentures, \$ 45,381,477 represents remaining bonds proceeds, and the remaining \$ 721,922 represents customer security deposits. In addition, there are restrictions concerning the maintenance of sufficient rates charged for services to users to generate enough funds for debt service requirements, the maintenance of accounting records and insurance as well as reporting the results of the City's operations to specified major bondholders. The City is in compliance with all significant requirements and restrictions contained in the bond indentures.

**J. INTERFUND TRANSFERS**

Interfund transfers during the year ended September 30, 2017 were as follows:

	Transfers In	Transfers Out
Major Funds:		
General	\$ -	\$ 1,736,908
Debt Service	1,282,438	-
Capital Projects	437,000	2,169
Nonmajor Governmental Funds:		
Special Revenue	19,639	-
Total	<u>\$ 1,739,077</u>	<u>\$ 1,739,077</u>

Transfers between major funds and other nonmajor governmental funds were primarily to support capital projects and operation of funds.



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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**IV. OTHER INFORMATION**

**A. COMMITMENTS AND CONTINGENCIES**

**Litigation**

The City is a defendant in various lawsuits. Although the outcome of these lawsuits is not presently determinable, in the opinion of the City Attorney the resolution of these matters will not have a material adverse effect on the financial condition of the government.

Panda Temple Power, LLC filed for Chapter 11 bankruptcy in the United States Bankruptcy Court for the District of Delaware in April 2017. The City has active agreements with Panda Temple Power and for this reason, believes it is necessary for the City to participate in the bankruptcy proceedings in order to ensure that the City's interests are protected.

As of September 30, 2017, Panda Temple Power, LLC had an outstanding balance of \$ 43,524 related to the filing of Chapter 11 bankruptcy.

**Grants**

Amounts received or receivable from grant agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures that may be disallowed by the grantor cannot be determined at this time, although the City expects such amounts, if any, to be immaterial.

**Long-Term Agreements**

The City has the following long-term agreements which represent significant commitments:

**Operation of Doshier Farm and Temple-Belton Wastewater Treatment Plants** – Two different commercial entities have provided operations and maintenance of the Doshier Farm and Temple-Belton Wastewater Plants (WWTP), twenty-nine (29) lift stations (serving the Doshier Farm WWTP and the Temple-Belton WWTP), and the City's industrial pretreatment program since October 1, 1994. In September 2003, the City added the operations and maintenance of the reuse system that delivers treated wastewater effluent to irrigate City owned ball fields and the service the Panda Power Plant.

On August 7, 2014, the City entered into an agreement with Brazos River Authority (BRA) to provide the operations listed above for the period October 1, 2014 through September 30, 2019. Upon mutual agreement of the parties, the agreement may be extended for two additional 5 year periods.

The City retains ownership of the Doshier Farm WWTP and the City's 75.00% share of the Temple-Belton WWTP and all associated equipment. The City of Belton owns the remaining 25.00%. The City also retains all relevant permits in its name.

The City's major responsibility is paying the contractor the agreed annual compensation in monthly installments due on the first of each month. The base fee for the fourth year (2018) of the agreement is \$ 1,232,139 for the Temple-Belton WWTP, \$ 1,147,399 for the Doshier Farm WWTP and Lift Stations, and \$ 151,743 for the City's industrial pretreatment program. On or before May 1st of each year, BRA will provide the City with an annual budget which will include an estimate of all operation



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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**IV. OTHER INFORMATION (Continued)**

and maintenance expenses plus a management fee of 3.00% for the Doshier WWTP, Temple-Belton WWTP, and the lift stations. The budget will be calculated based on the estimated amount of wastewater to be delivered to the plants in the next fiscal year. The City must approve the proposed budget by July 15th of each year. Operation and maintenance expenses and the maintenance fee for the Temple-Belton WWTP will be allocated based upon the annual flow percentages of each City. Any capital expenses for the Temple-Belton WWTP (costs of capital improvements) will be allocated to the Cities based on ownership – 75.00% to Temple and 25.00% to Belton. Payments to BRA will be made monthly and will equal 1/12 of the approved annual budget.

**Landfill Operations** - On March 16, 2011, the City renegotiated its agreement with the commercial entity to operate the City's solid waste landfill. Under the terms of the new agreement, the contractor pays the City \$ 664,930 annually (\$ 55,410.82 per month). In addition, the contractor pays a fee for each ton of solid waste disposed at the landfill, regardless of the source or point of origin of the waste, with a guaranteed minimum surcharge equivalent to 200,000 tons per year. The fee per ton is calculated as follows on waste disposed at the landfill each year:

\$ 2.80/ton up to 200,000 tons  
\$ 3.49/ton over 200,000 tons

The new agreement is for a period of thirty years, or the life of the landfill, if less and may be extended by mutual agreement of the parties for additional ten (10) year period. Under the terms of the agreement, the contractor is responsible for all costs of operating the landfill, including the costs of closure, post-closure care cost and compliance with federal and state requirements.

**Lease and Operating Agreement - Public Library** - Effective September 7, 1995, the City entered into a ninety-nine (99) year lease and operating agreement with the Foundation of the Temple Public Library to use the E. Rhodes and Leona B. Carpenter Plaza for the location of the public library.

Under the lease agreement, the City will pay no rent or deposit in consideration of its operation of the public library and management of the commercial office spaces on the third floor. As part of the agreement, the City funded \$ 500,000 as its share of the cost of renovating the building for the library and applied the funds from a \$ 300,000 grant to the purchase of an automation system.

**Pass-Through Toll Agreement**

On September 16, 2010, City Council authorized a pass through financing agreement with the Texas Department of Transportation (Department) for improvements to Northwest Loop 363. On September 30, 2010, the Texas Transportation commission passed Minute Order 112305, authorizing the Department to enter a pass-through toll agreement with the City for the construction of the Loop 363 north frontage road, from the BNSF railroad overpass to FM 2305, and construction of interchanges at Wendland Road and SH 36/SH 53.

As of September 30, 2016, the total cost of this project was \$ 44.9 million of which the Department reimbursed the City \$ 20,000,000 during fiscal years 2012 – 2014. The City issued pass-through agreement revenue and limited tax bonds on May 24, 2012 totaling \$ 24.7 million to fund its share of the cost.



**CITY OF TEMPLE, TEXAS**  
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**IV. OTHER INFORMATION (Continued)**

On February 18, 2015, this project was substantially complete and was inspected and accepted as complete by the Department. At this time, the City became eligible to receive annual toll reimbursements from the state at each anniversary date of its completion. The agreement states that under no circumstance will the annual payment be less than \$ 752,500 over 20 years or more than \$ 1,505,000 over 10 years. The maximum amount of the toll agreement reimbursement is \$ 16,555,000.

In February 2016, on the first anniversary of the project's completion, the City received its first reimbursement totaling \$ 1,339,427. On the second anniversary of the project's completion, the City received its second reimbursement totaling \$ 1,462,140. Based on these reimbursements, as well as, original projections based on state traffic counts on the loop, the City anticipates collecting the full \$ 16,555,000 over a period of approximately eleven years.

Effective February 2015, the City recorded the total anticipated receivable, net of implied interest at 4.783%, for a net receivable of \$ 12,013,000. Based on the payments received, the anticipated collection period was revised, and as of September 30, 2017, the net receivable is \$ 10,928,788.

**B. RISK MANAGEMENT**

The City is a member of the Texas Municipal League's Intergovernmental Risk Pool ("Pool"). The Pool was created for the purpose of providing coverage against risks which are inherent in operating a political subdivision. The City pays annual premiums to the Pool for liability, property and workers' compensation coverage. The City's agreement with the Pool provides that the Pool will be self-sustaining through member premiums and will provide through commercial companies reinsurance contracts. The Pool agrees to handle all liability, property and workers' compensation claims and provide any defense as is necessary. The Pool makes available to the City loss control services to assist the City in following a plan of loss control that may result in reduced losses. The City agrees that it will cooperate in instituting any and all reasonable loss control recommendations made by the Pool. The City also carries commercial insurance on all other risks of loss including employee health and accident insurance.

The City has experienced no significant reductions in coverage through the Pool over the past year. There have been no insurance settlements exceeding Pool coverage for any of the past three years.



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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**IV. OTHER INFORMATION (Continued)**

**C. TAX ABATEMENTS**

**(1) Property Tax**

Through the City's Economic Development Policy, revised July 7, 2016, adopted by Ordinance 2016-4783, the City has entered into contractual agreements with property owners (or lessee's) in which the City has agreed to reduce the amount of ad valorem taxes payable through a reduction of the taxable value on certain improvements constructed after the date the agreement was reached in accordance with Chapter 312 of the State of Texas Tax Code. The policy has minimum standards for eligible facilities and required investment. There are additional or enhancement factors that are also taken into consideration when determining the percentage value to be abated and the term of the abatement. The property owner, in return for the abatement, contractually agreed to construct and maintain certain identifiable improvements within a definite period or repay the abated taxes if the improvements are not maintained. The following is a list of property owners (or lessee's) with which the City has entered into tax abatement agreements.

First Year of Abatement	Firm	2017 Abated Value	Term of Abatement	Abatement Percentage	Commitment by Recipient
FY 2008	McLane Group, LP	\$ 276,040	10 years	10% to 100%	Construct new facility; create 80 new jobs
FY 2012	H.E. Butt Grocery	46,345,784	10 years	100%	Construct warehouse and distribution facility; create 112 new jobs
FY 2013	Fikes Wholesale, Inc.	3,643,045	5 years	100%	Construct new office building; create 10 new jobs; retain 75 existing jobs
FY 2013	LJT Texas Realty, Inc.	748,745	5 years	50%	Construct real and personal property improvements with a useful life of not less
FY 2013	Reynolds Consumer Products, Inc. {Pactiv Corporation}	1,374,468	5 years	80%	Construct waste bag manufacturing lines; maintain not less than 86 new jobs
FY 2014	Spartetime Entertainment, LLC	3,518,668	5 years	100%	Construct family entertainment center; create 25 full time jobs and 55 part time jobs
FY 2016	Panda Temple Power, LLC	135,059,200	10 years	50%	Construct new electric power generating facility; create 20 new jobs
FY 2016	Don-Nan Pump & Supply Company	510,110	5 years	50%	Construct manufacturing and storage facility; create and maintain 12 new jobs
FY 2017	Panda Temple Power II, LLC	201,750,705	10 years	12% to 65%	Construct new electric power generating facility
FY 2017	Buc-ee's, LTD	2,860,830	10 years	50%	Construct new travel center; create 150 new jobs
FY 2017	DanHill Fulfillment Center/Starcorr Sheets, LLC	14,045,216	5 years	50%	Construct manufacturing and processing facility; create and maintain 45 new jobs
TBD	Thomas Biodiesel, LLC	-	10 years	50% to 100%	Construct new manufacturing facility; create and maintain 28 new jobs
TBD	Wilsonart LLC	-	10 years	20% to 80%	Construct new office building; create 45 new jobs
TBD	Bush's Chicken United	-	5 years	45%	Construct office building; create and maintain 19 new jobs
TBD	Temple TX Statutory Trust & Performance Food Groups	-	5 years	100%	Construct expansion of existing distribution center; create 100 new jobs
TBD	LSB Broadcasting	-	10 years	100%	Construct expansion and renovation of existing building; create 65 new jobs
TBD	MS Temple, LLC	-	5 years	50%	Construct new real property improvements; create 90 new jobs
		<u>\$ 410,132,811</u>			



**CITY OF TEMPLE, TEXAS**  
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**IV. OTHER INFORMATION (Continued)**

During fiscal year 2017, the total amount of abated property value was \$ 410,132,811. Based on the city tax rate of \$ 0.6572 per \$ 100 of value, the foregone tax levy due to abatement agreements was \$ 2,695,393.

**(2) Sales Tax**

The City has entered into a Chapter 380 Economic Development Agreement with Buc-ee's, LTD. The City's participation in the agreement is authorized under Chapter 380 of the Texas Local Government Code, and under City Ordinance Number 2011-4504, Section III, B. This agreement provided an incentive to Buc-ee's, LTD in amount not to exceed 75% of the sales tax collected by Buc-ee's, LTD during each calendar year of the agreement. Per the agreement, Buc-ee's, LTD agreed to invest approximately \$ 16,000,000 to construct the Travel Center with approximately 60,000 square feet, employ 150 people by the end of the first full calendar year of operation, and to start construction of the Travel Center no later than twelve months after the public utilities were constructed and available for connection by the Travel Center. The term of the agreement is 10 years beginning January 1 of the year following the date the travel center opened to the public. The travel center opened in 2015; therefore, the agreement began January 1, 2016 and will expire December 31, 2025. Under the terms of the agreement, the total amount of the incentive for fiscal year 2017 was \$ 306,288.

**D. EMPLOYEE BENEFITS**

**(1) Retirement Plans**

The City participates in two retirement plans. The Texas Municipal Retirement System covered 674 employees as of December 31, 2016. The Temple Firefighter's Relief and Retirement Fund covered 120 employees as of September 30, 2016.

**The Texas Municipal Retirement System**

**Plan Description**

The City participates as one of 872 plans in the nontraditional, joint contributory, hybrid defined benefit pension plan administered by the Texas Municipal Retirement System (TMRS). TMRS is an agency created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agent multiple-employer retirement system for municipal employees in the State of Texas. The TMRS Act places the general administration and management of the System with a six-member Board of Trustees. Although the Governor, with the advice and consent of the Senate, appoints the Board, TMRS is not fiscally dependent on the State of Texas. TMRS's defined benefit pension plan is a tax-qualified plan under Section 401 (a) of the Internal Revenue Code. TMRS issues a publicly available comprehensive annual financial report (CAFR) that can be obtained at [www.tmrs.com](http://www.tmrs.com).

All eligible employees of the city are required to participate in TMRS.



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**IV. OTHER INFORMATION (Continued)**

**Benefits Provided**

TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS.

At retirement, the benefit is calculated as if the sum of the employee's contributions, with interest, and the city-financed monetary credits with interest were used to purchase an annuity. Members may choose to receive their retirement benefit in one of seven actuarially equivalent payments options. Members may also choose to receive a portion of their benefit as a Partial Lump Sum Distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the member's deposits and interest.

Beginning in 1992, the City granted an annually repeating (automatic) basis a monetary credit referred to as an updated service credit (USC) which is a theoretical amount which takes into account salary increases or plan improvements. If at any time during their career an employee earns a USC, this amount remains in their account earning interest at 5% until retirement. At retirement, the benefit is calculated as if the sum of the employee's accumulated contributions with interest and the employer match plus employer-financed monetary credits, such as USC, with interest were used to purchase an annuity. Additionally, initiated in 1992, the City provided on an annually repeating (automatic) basis cost of living adjustments (COLA) for retirees equal to a percentage of the change in the consumer price index (CPI).

A summary of plan provisions for the City are as follows:

Employee deposit rate	7%
Matching ratio (City to employee)	2 to 1
Years required for vesting	5
Service retirement eligibility	20 years at any age, 5 years at age 60 and above
Updated Service Credit	100% Repeating, Transfers
Annuity Increase to retirees	70% of CPI Repeating

The City does not participate in Social Security.

***Employees Covered by Benefit Terms –***

At the December 31, 2016 valuation and measurement date, the following employees were covered by the benefit terms:

Retirees or beneficiaries currently receiving benefits	386
Inactive employees entitled to but not yet receiving benefits	372
Active employees	<u>674</u>
	<u>1,432</u>



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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**IV. OTHER INFORMATION (Continued)**

**Contributions**

The contribution rates for employees in TMRS are either 5%, 6%, or 7% of employee gross earnings, and the City matching percentages are either 100%, 150%, or 200%, both as adopted by the governing body of the City. Under the state law governing TMRS, the contribution rate for each city is determined annually by the consulting actuary, using the Entry Age Normal (EAN) actuarial cost method. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability.

Employees for the City of Temple were required to contribute 7% of their annual gross earnings during the fiscal year. For fiscal year 2017, the City made required contributions of 15.85% for the months in 2016 and required contributions of 16.36% for the months in 2017. The City's contributions for the year ended September 30, 2017, were \$ 5,108,422, and were equal to the required contributions.

**Net Pension Liability**

The City's Net Pension Liability (NPL) was measured as of December 31, 2016, and the Total Pension Liability (TPL) used to calculate the Net Pension Liability was determined by an actuarial valuation as of that date.

***Actuarial Assumptions –***

The Total Pension Liability in the December 31, 2016 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.5% per year
Overall payroll growth	3.0% per year
Investment rate of return	6.75%

Salary increases were based on a service-related table. Mortality rates for active members, retirees, and beneficiaries were based on the gender-distinct RP2000 Combined Healthy Mortality Table, with male rates multiplied by 109% and female rates multiplied by 103%. The rates are projected on a fully generational basis by scale BB to account for future mortality improvements. For disabled annuitants, the gender-distinct RP2000 Disabled Retiree Mortality Table is used, with slight adjustments.

Actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four year period from December 31, 2010 to December 31, 2014. They were adopted in 2015 and first used in the December 31, 2015 actuarial valuation. The post-retirement mortality assumption for healthy annuitants and Annuity Purchase Rate (APRs) are based on the Mortality Experience Investigation Study covering 2009 through 2011, and dated December 31, 2013. In conjunction with these changes first used in the December 31, 2013 valuation, the system adopted the Entry Age Normal actuarial cost method and a one-time change to the amortization policy. These assumptions apply to both the Pension Trust and the Supplemental Death Benefits as applicable.



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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**IV. OTHER INFORMATION (Continued)**

The long-term expected rate of return on pension plan investments is 6.75%. The pension plan's policy in regard to the allocation of invested assets is established and may be amended by the TMRS Board of Trustees. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income, in order to satisfy the short-term and long-term funding needs of TMRS.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return (Arithmetic)</u>
Domestic equity	17.5%	4.55%
International equity	17.5%	6.35%
Core fixed income	10.0%	1.00%
Non-core fixed income	20.0%	4.15%
Real return	10.0%	4.15%
Real estate	10.0%	4.75%
Absolute return	10.0%	4.00%
Private equity	5.0%	7.75%
Total	<u>100.0%</u>	

***Discount Rate –***

The discount rate used to measure the Total Pension Liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that employee contributions will remain at the current 7% and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the Total Pension Liability.



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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**IV. OTHER INFORMATION (Continued)**

***Changes in the Net Pension Liability –***

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
	(a)	(b)	(a) - (b)
Balance at December 31, 2015	\$ 174,865,079	\$ 142,251,240	\$ 32,613,839
Changes for the year:			
Service cost	5,254,599	-	5,254,599
Interest	11,697,930	-	11,697,930
Change of benefit terms	-	-	-
Difference between expected and actual experience	635,118	-	635,118
Changes of assumptions	-	-	-
Contributions - employer	-	4,847,807	(4,847,807)
Contributions - employee	-	2,141,889	(2,141,889)
Net investment income	-	9,611,394	(9,611,394)
Benefit payments, including refunds employee contributions	(8,379,414)	(8,379,414)	-
Administrative expense	-	(108,574)	108,574
Other changes	-	(5,849)	5,849
Net changes	<u>9,208,233</u>	<u>8,107,253</u>	<u>1,100,980</u>
Balance at December 31, 2016	<u>\$ 184,073,312</u>	<u>\$ 150,358,493</u>	<u>\$ 33,714,819</u>

***Sensitivity of the Net Pension Liability to Changes in the Discount Rate –***

The following presents the net pension liability of the City, calculated using the discount rate of 6.75%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.75%) or 1-percentage-point higher (7.75%) than the current rate:

	1% Decrease in Discount Rate (5.75%)	Current Discount Rate (6.75%)	1% Increase in Discount Rate (7.75%)
City's net pension liability	\$ 59,439,762	\$ 33,714,819	\$ 12,612,199



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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**IV. OTHER INFORMATION (Continued)**

***Pension Plan Fiduciary Net Position –***

Detailed information about the pension plan's Fiduciary Net Position is available in a separately issued TMRS financial report. That report may be obtained on the Internet at [www.tmr.com](http://www.tmr.com).

**Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions**

For the year ended September 30, 2017, the City recognized pension expense of \$ 7,451,316.

At September 30, 2017, the City reported deferred outflows and inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between actual and actual experience	\$ 192,189	\$ -
Differences between investment earnings	6,526,660	-
Contributions subsequent to to the measurement date	3,975,799	-
Total	<u>\$ 10,694,648</u>	<u>\$ -</u>

Deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date of \$ 3,975,799 will be recognized as a reduction of the net pension liability for the measurement year ending December 31, 2017 (i.e. recognized in the City's financial statements September 30, 2018). Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

<u>Measurement Year Ended December 31</u>	
2017	\$2,128,211
2018	2,395,887
2019	2,128,587
2020	66,164
Total	<u>\$6,718,849</u>



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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**IV. OTHER INFORMATION (Continued)**

**Temple Firefighters' Relief and Retirement Fund**

**Plan Description**

The City contributes to the retirement plan for firefighters in the Temple Fire Department known as the Temple Firefighter's Relief and Retirement Fund (the Fund). The Fund is a single employer, contributory, defined benefit plan. The benefit provisions of the Fund are authorized by the Texas Local Fire Fighters' Retirement Act (TLFFRA). TLFFRA provides the authority and procedure to amend benefit provisions. The plan is administered by the Board of Trustees of the Temple Firefighter's Relief and Retirement Fund. The City does not have access to nor can it utilize assets within the retirement plan trust. The Fund issues a stand-alone report pursuant to GASB Statement No. 67, which may be obtained by writing the Temple Firefighter's Relief and Retirement Fund at 3615 S. 31<sup>st</sup> Street, Temple, Texas 76504. See that report for all information about the plan fiduciary net position.

**Benefits Provided**

Firefighters in the Temple Fire Department are covered by the Temple Firefighter's Relief and Retirement Fund which provides service retirement, death, disability, and withdrawal benefits. These benefits fully vest after 20 years of credited service. Firefighters may retire at age 50 with 20 years of service. A partially vested benefit is provided for firefighters who terminate employment with at least 10 but less than 20 years of service. If a terminated firefighter has a partially vested benefit, he may retire starting on the date he would have both completed 20 years of service if he had remained a Temple firefighter and attained age 50. As of the September 30, 2015 actuarial valuation date, the plan effective April 1, 2015 provided a monthly normal service retirement benefit, payable in a Joint and Two-Thirds to Spouse form of annuity, equal to 65.75% of Highest Five Year Average Monthly Salary plus \$98.00 per month for each year of service in excess of 20.

A retiring firefighter who is at least age 53 with at least 23 years of service has the option to elect the Deferred Retirement Option Plan (DROP) which will provide a lump sum benefit and a reduced monthly benefit. The reduced monthly benefit is based on the service and Highest Five Year Average Monthly Salary as if he had terminated employment on his selected DROP benefit calculation date, which is no earlier than the later of the date he meets the age 53 and 23 years of service requirements and the date two years prior to the date he actually retires. Upon retirement, the member will receive, in addition to his monthly retirement benefit, a lump sum equal to the sum of (1) the amount of monthly contributions the member has made to the Fund after the DROP benefit calculation date plus (2) the total of the monthly retirement benefits the member would have received between the DROP benefit calculation date and the date he retired under the plan. There are no account balances. The lump sum is calculated at the time of retirement and distributed as soon as administratively possible.

There is no provision for automatic postretirement benefit increases. The Fund has the authority to provide, and has periodically in the past provided, ad hoc postretirement benefit increases.



**CITY OF TEMPLE, TEXAS**  
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**IV. OTHER INFORMATION (Continued)**

***Members Covered by the Fund –***

In the September 30, 2016 actuarial valuation, the following numbers of members were covered by the Fund:

Retirees and beneficiaries currently receiving benefits	78
Inactive employees entitled to but not yet receiving benefits	1
Active employees	<u>120</u>
	<u>199</u>

**Funding Policy**

The contribution provisions of the Fund are authorized by TLFFRA. TLFFRA provides the authority and procedure to change the amount of contributions determined as a percentage of pay by each firefighter and a percentage of payroll by the City.

The funding policy of the Temple Firefighter's Relief and Retirement Fund requires contributions equal to 15% of pay by the firefighters, the rate elected by the firefighters according to TLFFRA. The City currently contributes according to a city ordinance either the same percentage of payroll that the City contributes to the Texas Municipal Retirement System for other employees or the firefighter contribution rate (15% of payroll) if lesser. The City has also agreed to contribute an additional 0.24% of payroll. The actuarial valuation includes the assumption that the City contribution rate will be 15.24% over the UAAL amortization period. The costs of administering the plan are paid from the Fund assets.

Ultimately, the funding policy also depends upon the total return of the Fund's assets, which varies from year to year. Investment policy decisions are established and maintained by the Board of Trustees. The Board selects and employs investment managers with the advice of their investment consultant who is completely independent of the investment managers. For the year ending September 30, 2016, the money-weighted rate of return on pension plan investments was 9.10%. This measurement of the investment performance is net of investment-related expenses, reflecting the effect of the timing of the contributions received and the benefits paid during the year.

While the contribution requirements are not actuarially determined, state law requires that each change in plan benefits adopted by the Fund must first be approved by an eligible actuary, certifying that the contribution commitment by the firefighters and the assumed city contribution rate together provide an adequate contribution arrangement. Using the entry age actuarial cost method, the plan's normal cost contribution rate is determined as a percentage of payroll. The excess of the total contribution rate over the normal cost contribution rate is used to amortize the plan's unfunded actuarial accrued liability (UAAL). The number of years needed to amortize the plan's UAAL is actuarially determined using an open, level percentage of payroll method.



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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**IV. OTHER INFORMATION (Continued)**

**Net Pension Liability**

The City's net pension liability was measured as of September 30, 2016.

Total pension liability	\$ 56,277,136
Plan fiduciary net position	<u>(39,862,402)</u>
City's net pension liability	<u>\$ 16,414,734</u>

Plan fiduciary net position as a percentage of the total pension liability	70.8%
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***Actuarial Assumptions –***

The total pension liability in the September 30, 2016 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	3.75%
Salary increases	5.71%, grading down to 0% for longevity and promotion based on years of service
Investment rate of return	7.75%, net of pension plan investment expense, including inflation

Mortality rates were based on the RP-2014 blue collar Combined Healthy Mortality Tables for males and for females adjusted backward to 2006 with Scale MP-2014 and projected with Scale MP-2016.

The long-term expected rate of return on pension plan investments is reviewed for each biennial actuarial valuation and was determined using a building-block method in which best-estimate ranges of expected future net real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation (assumed 2.75%). Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of September 30, 2016 are summarized in the following table:



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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**IV. OTHER INFORMATION (Continued)**

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return (Arithmetic)</u>
Large Cap Domestic Equity	20.0%	5.90%
Small/Mid Cap Domestic Equity	10.0%	6.00%
International Equity	24.0%	6.30%
Real Estate	5.0%	3.90%
Commodities	7.5%	3.70%
Private Equity	5.0%	7.60%
Hedge Fund	5.0%	2.70%
Fixed Income	22.5%	1.40%
Cash	1.0%	0.10%
Total	<u>100.0%</u>	
Weighted Average		4.60%

***Discount Rate –***

The discount rate used to measure the total pension liability was 7.75% net of investment expense. The projection of cash flows was used to determine the discount rate assumed the City contribution would equal the actuarially determined contribution rates. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension investments was applied to all periods of benefit payments to determine the total pension liability.

***Sensitivity of the Net Pension Liability to Changes in the Discount Rate –***

The following presents the net pension liability of the City of Temple, calculated using the discount rate of 7.75%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.75%) or 1-percentage-point higher (8.75%) than the current rate:

	<u>1% Decrease in Discount Rate (6.75%)</u>	<u>Current Discount Rate (7.75%)</u>	<u>1% Increase in Discount Rate (8.75%)</u>
City's net pension liability	\$ 22,886,713	\$ 16,414,734	\$ 10,967,945



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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**IV. OTHER INFORMATION (Continued)**

***Pension Plan Fiduciary Net Position –***

The plan fiduciary net position reported above is the same as reported by the Fund. Detailed information about the plan fiduciary net position is available in the Fund's separately issued audited financial statements, which are reported using the economic resources measurement focus and the accrual basis of accounting in conformity with accounting principles generally accepted in the United States of America. Revenues are recorded when earned, and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Investments are reported at fair value, the price that would be recognized to sell an asset in an orderly transaction between market participants at the measurement date.

***Changes in the Net Pension Liability –***

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
	(a)	(b)	(a) - (b)
Balance at September 30, 2015	\$ 53,217,119	\$ 37,387,617	\$ 15,829,502
Changes for the year:			
Service cost	1,592,233	-	1,592,233
Interest	4,125,592	-	4,125,592
Change of benefit terms	-	-	-
Difference between expected and actual experience	(770,412)	-	(770,412)
Changes of assumptions	1,471,671	-	1,471,671
Contributions - employer	-	1,246,449	(1,246,449)
Contributions - employee	-	1,229,286	(1,229,286)
Net investment income		3,450,509	(3,450,509)
Benefit payments, including refunds of employee contributions	(3,359,067)	(3,359,067)	-
Administrative expense	-	(92,392)	92,392
Changes in benefit terms	-	-	-
Net changes	3,060,017	2,474,785	585,232
Balance at September 30, 2016	<u>\$ 56,277,136</u>	<u>\$ 39,862,402</u>	<u>\$ 16,414,734</u>



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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**IV. OTHER INFORMATION (Continued)**

**Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions**

For the year ended September 30, 2017, the City's GASB 68 pension expense was \$ 2,610,832.

***Components of Pension Expense for the Fiscal Year Ended September 30, 2017 –***

Service cost	\$ 1,592,233
Interest	4,125,592
Firefighter contributions	(1,229,286)
Projected earnings on pension plan investments	(2,951,980)
Amortization of differences between projected and actual earnings on plan investments	913,131
Amortization of changes of assumptions	144,281
Amortization of differences between expected and actual experience	(75,531)
Pension plan administrative expenses	92,392
Total pension expense	<u><u>\$ 2,610,832</u></u>

At September 30, 2017, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between actual assumptions and actual experience	\$ -	\$ 694,881
Changes in actuarial assumptions used	1,327,390	-
Differences between projected and actual investment earnings	2,523,472	-
Contributions subsequent to the measurement date	1,268,121	-
Total	<u><u>\$ 5,118,983</u></u>	<u><u>\$ 694,881</u></u>



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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**IV. OTHER INFORMATION (Continued)**

***Deferred Outflows of Resources and Deferred Inflows of Resources to be Recognized in Pension Expense in Future Years –***

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Measurement Year Ended September 30	
2018	\$ 981,881
2019	981,880
2020	865,666
2021	(30,955)
2022	68,750
Thereafter	288,759
Total	<u>\$3,155,981</u>

The total of the contributions by the City to the Fund contributed subsequent to the measurement date of the net pension liability September 30, 2016, through September 30, 2017 is a deferred outflow of resources that will be recognized as a reduction in the net pension liability in the fiscal year ending September 30, 2018.

**(2) Supplemental Death Benefits Fund**

The City also participates in the cost sharing multiple-employer defined benefit group-term life insurance plan operated by Texas Municipal Retirement System (TMRS) known as the Supplemental Death Benefits Fund (SDBF). The City elected, by ordinance, to provide group-term life insurance coverage to both current and retired employees. The City may terminate coverage under and discontinue participation in the SDBF by adopting an ordinance before November 1, of any year to be effective the following January 1.

The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary (calculated based on the employee's actual earnings, for the 12-month period preceding the month of death). Retired employees are insured for \$ 7,500; this coverage is an "other postemployment benefit" or OPEB.

**Contributions**

The City contributes to the SDBF at a contractually required rate as determined by an annual actuarial valuation. The rate is equal to the cost of providing one-year term life insurance. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year; the intent is not to pre-fund retiree term life insurance during employee's entire careers.



**CITY OF TEMPLE, TEXAS**  
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**IV. OTHER INFORMATION (Continued)**

The City's contributions to the TMRS SBDF for the fiscal years ended 2017, 2016, and 2015 were \$ 18,869, \$ 21,242, and \$ 20,607, respectively, which equaled the required contributions each year.

A summary of the annual required contributions is as follows:

**Texas Municipal Retirement System - Supplemental Death Benefits Fund**

<u>Plan Year Ended</u>	<u>Total Annual Contribution as a Percentage of Payroll</u>	<u>Required Annual Contribution as a Percentage of Payroll</u>	<u>Annual Required Contribution (ARC)</u>	<u>Percentage of Required Contribution Contributed</u>
9/30/2015	0.07%	0.07%	\$ 20,607	100%
9/30/2016	0.07%	0.07%	21,242	100%
9/30/2017	0.06%	0.06%	18,869	100%

**(3) Deferred Compensation Fund**

The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The Plan is administered by one trustee; the International City Management Association Retirement Corporation (ICMA-RC). In 1998, the City implemented the requirements of GASB Statement No. 32, "Accounting and Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans". In accordance with this statement and recent tax law changes, the City has amended their trust agreement which establishes that all assets and income of the trust are for the exclusive benefit of eligible employees and their beneficiaries. Due to the implementation of these changes, the City does not have any fiduciary responsibility or administrative duties relating to the deferred compensation plan other than remitting employees' contributions to the trustee. Accordingly, the City has not presented the assets and income from the plan in these Financial Statements. Deferred compensation investments are held by an outside trustee. Plan investments are chosen by the individual (employee) participant and include mutual funds whose focus is on stocks, bonds, treasury securities, money market-type investments or a combination of these.

The plan, available to all permanent City employees, permits them to defer until future years up to 100% of annual gross earnings not to exceed \$ 18,000. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergency.

**E. OTHER POST- EMPLOYMENT BENEFITS**

Plan Description

In addition to providing pension benefits, the City provided certain other post-employment benefits to its retirees. Other post-employment benefits include health and dental insurances for the retiree and the retiree's family. The benefits described below represent the benefits currently in place and projected to be in place in the future. However, the projected future benefits do not explicitly incorporate the potential effects of legal or contractual funding limitations on the pattern of cost sharing



**CITY OF TEMPLE, TEXAS**  
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**IV. OTHER INFORMATION (Continued)**

between the employer and plan members in the future. These benefits are part of a single-employer benefit OPEB plan. The plan does not issue a publicly available financial report.

Opportunity to Purchase Health and/or Dental Insurance

An employee leaving the employment of the City, who is eligible to receive retirement benefits from a municipal retirement plan, is entitled to purchase continued health and/or dental benefits for the employee and the employee's dependents (if covered by the City's plan at the time of separation) from the City unless the employee is eligible, or becomes eligible at a later date, for group health and/or dental benefits through another employer. To avail themselves of this opportunity to purchase health and/or dental benefits through the City, the employee must notify the City of his or her intent to continue to purchase health and/or dental benefit coverage no later than the date on which the person leaves employment with the City. The City will make coverage available to eligible retirees under the health care and/or dental coverage plan provided by the City to its employees or through a substitute Medicare Supplement Plan for over age 65 retirees for health insurance. A retired employee who elects to continue health and/or dental benefit coverage under this section prior to retirement, and who subsequently enters employment with another employer who offers group health and/or benefits to its employees (regardless of whether or not the retired employee elects such coverage), is no longer eligible for coverage under this policy. A retired employee who elects to continue health and/or dental benefit coverage under this section prior to retirement, and who subsequently elects to discontinue such coverage, is no longer eligible for coverage under this policy. A retired employee who elects to continue coverage for any of the retired employee's dependents, and who then subsequently elects to discontinue such coverage for any of his dependents, abandons his right to obtain future coverage for the dependent for whom coverage was discontinued.

Contribution by City Towards Cost of Health and/or Dental Benefits for Certain Employees

Employees who retire prior to May 1, 2007:

- a. The City will pay an amount to be determined each fiscal year by the City offered actuarially calculated, non-blended, standard option health and/or dental insurance premium toward the City offered plan selected by a retired employee, who:
  1. was hired by the City prior to February 1, 2002;
  2. is not eligible to receive Medicare benefits;
  3. had not less than 10 years of continuous service with the City at the time of his or her retirement;
  4. notifies the City of his or her intent to continue health benefit and/or dental coverage with the City no later than the date on which he or she retires; and
  5. is eligible and elects to receive a monthly retirement annuity from the Texas Municipal Retirement System (TMRS) or the Temple Firefighter's Relief and Pension Fund commencing within 60 days of his or her retirement from the City.



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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**IV. OTHER INFORMATION (Continued)**

- b. The City will pay an amount to be determined each fiscal year of the City offered actuarially calculated, non-blended, standard option health and/or dental insurance premium toward the City offered plan selected by a retired employee, who:
1. was hired by the City after January 31, 2002;
  2. is not eligible to receive Medicare benefits;
  3. had not less than 25 years of continuous service with the City at the time of his or her retirement;
  4. notifies the City of his or her intent to continue health and/or dental benefit coverage with the City no later than the date on which he or she retires; and
  5. is eligible and elects to receive a monthly retirement annuity from the Texas Municipal Retirement System (TMRS) or the Temple Firefighter's Relief and Pension Fund commencing within 60 days of his or her retirement from the City.

Employees who retire on or after May 1, 2007:

- a. The City will pay an amount to be determined each fiscal year of the City offered actuarially calculated, non-blended, standard option health and/or dental insurance premium of retired employees who:
1. had not less than 25 years of continuous service with the City of Temple at the time of his or her retirement;
  2. is not eligible to receive Medicare benefits;
  3. notifies the City of his or her intent to continue health and/or dental benefit coverage with the City no later than the date on which he or she retires; and
  4. is eligible and elects to receive a monthly retirement annuity from the Texas Municipal Retirement System (TMRS) or the Temple Firefighters' Relief and Pension Fund commencing within 60 days of his or her retirement from the City.
- b. Employees who retire with less than 25 years of continuous service with the City of Temple will be required to pay 100% of the actuarially calculated, non-blended rate for retirees.
- c. Employees who leave the employment of the City with retirement eligibility, but less than 25 years of continuous service at the City of Temple, may purchase health and/or dental benefit coverage for themselves or their dependents through COBRA continuation, subject to the terms contained herein, but are responsible for 100% of the cost of such coverage.

**Provisions Regarding Medicare for Retirees Over the Age of 65**

- a. An individual who retires from the City of Temple, and who informed the City not later than their date of retirement, upon attaining age 65 is no longer eligible for benefits under the City-sponsored plan for employees. Upon attaining age 65, such retiree is eligible to enroll in the Medicare Supplement Plan adopted by the City as a substitute for coverage under the Plan offered to employees. If a retiree attains age 65, and had coverage for a dependent that has not attained age 65, the dependent will be eligible to continue coverage, at 100% the retiree's cost, under the City Plan for employees until attaining age 65. The dependent, upon attaining age 65, will be eligible to enroll in the substitute Medicare Supplement adopted by the City at 100% the retiree's cost. The City will pay an amount to be determined each fiscal year for retirees selecting one of



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**September 30, 2017**

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**IV. OTHER INFORMATION (Continued)**

the City adopted substitute Medicare Supplement Plans not to exceed 50% of the City adopted standard option substitute Medicare Supplement for retirees who had at least 25 years of continuous service with the City of Temple.

- b. A retiree who retired from the City prior to 1998, is over 68 years old, and who is not eligible to receive Medicare benefits, will not be required to enroll in the City-adopted substitute Medicare Supplement program. The City will continue to pay an amount to be determined each fiscal year of the actuarially calculated, non-blended, standard option premium of health insurance for these retirees.
- c. The retiree will be responsible for 100% of the premium for any elected dependent coverage.
- d. To retain health and/or dental insurance benefits through the City, the retiree must pay the premium for the retiree coverage and any dependent coverage within 45 days of the date on which any premium is due. The City reserves the right to withdraw the eligibility to purchase health and/or dental insurance benefits through the City if a retiree fails to make a premium payment as required.

Dependents not on the employee's health and/or dental insurance at the time of the employee's retirement cannot be added at a later date. Once a covered individual (including the retiree) elects to drop coverage, or coverage is dropped due to lack of payment, they are no longer eligible to be enrolled in the City's health plan or substitute Medicare Supplement plan.

The City is under no obligation, statutory or otherwise to offer other post-employment benefits or pay any portion of the cost of other post-employment benefits to any retirees. Allocation of city funds to pay other post-employment benefits or to make other post-employment benefits available is determined on an annual basis by the City Council as part of the budget approval process.

Expenditures for other post-employment benefits are recognized on a pay-as-you-go basis. The City recognizes the cost of providing these benefits as payroll expenditures within the Human Resources Department. The cost of providing these benefits for the year ended September 30, 2017 for one hundred six (106) retirees was \$ 148,573.

In the fiscal year 2009, the City implemented GASB Statement No. 45. The following liability is recognized in the government-wide financial statements as of September 30, 2017.

The schedule of funding progress, presented as required supplementary information following the notes to the financial statements, presents multiyear trend information that shows whether the actuarial value of the plan assets held in an irrevocable trust is increasing or decreasing over time relative to the actuarial accrued liabilities for benefits.



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**September 30, 2017**

**IV. OTHER INFORMATION (Continued)**

**Annual Other Post-Employment (OPEB) Cost and Net OPEB Obligation**

The annual OPEB cost associated with the City's retiree benefits for the fiscal year ended September 30, 2017, is as follows:

	Governmental	Proprietary	Total
Annual required contribution	\$ 363,640	\$ 59,198	\$ 422,838
Interest on prior year net OPEB obligation	100,395	27,092	127,487
Adjustment to ARC	(97,082)	(26,198)	(123,280)
Annual OPEB cost	366,953	60,092	427,045
Contributions made	(210,146)	-	(210,146)
Estimated increase in net OPEB obligation	156,807	60,092	216,899
Net OPEB obligation - beginning of year	2,509,886	677,294	3,187,180
Estimated net OPEB obligation - end of year	<u>\$ 2,666,693</u>	<u>\$ 737,386</u>	<u>\$ 3,404,079</u>

**Schedule of Employer Contributions  
Other Post-Employment Benefits**

Plan Year Ended	Assumed Annual Contribution	Annual OPEB Benefit Cost (ABC)	Percentage of Required Contribution Contributed	Net OPEB Obligation
9/30/2015	\$ 259,760	\$ 495,083	52%	\$ 2,983,722
9/30/2016	210,147	413,605	51%	3,187,180
9/30/2017	210,146	427,045	49%	3,404,079

**Schedule of Funding Progress  
Other Post-Employment Benefits**

Actuarial Valuation Date	Actuarial Value for Assets	Actuarial Accrued Liability (AAL) Unit Credit	Percentage Funded (1)/(2)	Unfunded Actuarial Liability (UAAL)	Annual Covered Payroll	UAAL as a Percentage of Payroll (4)/(5)
9/30/2012	\$ -	\$ 7,406,228	0.0%	\$ 7,406,228	\$ 32,051,174	23.1%
9/30/2014	-	5,727,264	0.0%	5,727,264	33,950,142	16.9%
9/30/2016	-	5,058,970	0.0%	5,058,970	38,346,970	13.2%



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**September 30, 2017**

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**IV. OTHER INFORMATION (Continued)**

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and the health care cost trend. Amounts determined regarding the funded status of the plan and annual required contributions of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future. The schedule of funding progress, presented as required supplementary information following the notes to the financial statements, presents multiyear trend information that shows whether the actuarial value of the plan is increasing or decreasing over time relative to the actuarial accrued liabilities for benefits.

Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employer and plan members) and include the types of benefits provided at the time of each valuation and the historical pattern of sharing benefit costs between the employer and plan members to that point. The actuarial methods and assumptions used include techniques that are designed to reduce short-term volatility in actuarial accrued liabilities and actuarial value of assets, consistent with the long-term perspective of the calculations.

The actuarial cost method and significant assumptions underlying the actuarial calculation are as follows:

**Summary of Actuarial Valuations**

Actuarial Valuation Date	9/30/2012	9/30/2014	9/30/2016
Actuarial Cost Method	Projected Unit Credit	Projected Unit Credit	Projected Unit Credit
Amortization Method	Level as a percentage employee payroll	Level as a percentage employee payroll	Level as a percentage employee payroll
Amortization Period	30 years, open	30 years, open	30 years, open
Asset Valuation Method	Market Value, if any	Market Value, if any	Market Value, if any
Investment Rate of Return	4.50%	4.50%	4.00%
Inflation Rate	3.00%	3.00%	2.50%
Payroll Growth	3.00%	3.00%	3.00%
Health Care Cost Trend Rate	Initial rate of 8.5% declining to an ultimate rate of 4.50% after 8 years	Initial rate of 7.5% declining to an ultimate rate of 4.50% after 12 years	Initial rate of 7.5% declining to an ultimate rate of 4.25% after 15 years

**F. RELATED PARTY TRANSACTIONS**

A Council member was awarded a construction contract on April 20, 2017, in the amount of \$ 1,195,345. To date, \$ 312,157 has been paid on this contract. As of September 30, 2017, \$ 132,102 was due to the related party.



**CITY OF TEMPLE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**September 30, 2017**

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**IV. OTHER INFORMATION (Continued)**

**G. SUBSEQUENT EVENTS**

On November 8, 2017, the City issued \$ 33,900,000 of Combination Tax and Revenue Certificates of Obligation bonds. The interest rate of the bonds range from 3.00% to 5.00% and the maturity date of bonds August 1, 2037. These bonds were issued to construct, reconstruct, improve, extend, expand, upgrade and/or develop streets, bridges, trails, sidewalks, intersections, traffic signalization, and other traffic improvement projects as part of the City's Transportation Capital Improvement Program. The bonds were also sold to purchase sanitation equipment and vehicles, purchase public safety equipment, including radio communications equipment, to fund costs related to drainage improvements, including a drainage master plan, and to improve, expand, and upgrade the City's park and recreational facilities.

On December 20, 2017, the City partially advance refunded the Series 2012 Pass-Through Toll Revenue and Limited Tax Bonds. The par amount of the 2017 General Obligation Refunding bonds was \$ 17,780,000. Net proceeds of \$ 20,297,618 of general obligation refunding bonds (after payment of underwriting fees and other issuance costs) were deposited into an irrevocable trust with an escrow agent for the purpose of generating resources for all future debt service payments for the refunded debt. As a result, the refunded bonds are considered defeased, and the debt for these bonds will be removed from the City's financial statements in fiscal year 2018.

This advanced refunding will reduce the total debt service payments over the next 17 years by \$ 2,010,430 and will result in an economic gain (i.e. the difference between the present value of the debt service payments of the refunded debt and the refunding bonds) of \$ 1,568,277.

On January 23, 2018, the Delaware Bankruptcy Court approved Panda Temple Power, LLC's reorganization plan. Under the terms of the plan, the reorganized debtor agreed to assume all contracts between the debtors and the City, including the 2009 Effluent and Water Purchase Agreement. However, prior to the confirmation of the plan, the City filed an informal objection to cure the amount listed for the City by the debtors. The debtors agreed to reserve the City's rights to resolve the disputed cure amount until after the confirmation of the plan. Negotiations between the City and the debtors concerning the amounts owed to the City are ongoing.







## **Required Supplementary Information**



**CITY OF TEMPLE, TEXAS**  
**REQUIRED SUPPLEMENTARY INFORMATION**

**Texas Municipal Retirement System**  
**Schedule of Changes in Net Pension Liability and Related Ratios**  
**(Unaudited)**

	Measurement Year 2014*	Measurement Year 2015*	Measurement Year 2016*
Total pension liability:			
Service cost	\$ 4,177,238	\$ 4,778,653	\$ 5,254,599
Interest	11,004,160	11,472,372	11,697,930
Changes of benefit terms	-	-	-
Difference between expected and actual experience	(1,874,758)	467,238	635,118
Change in assumptions	-	68,221	-
Benefit payments, including refunds of employee contributions	(6,991,011)	(6,846,202)	(8,379,414)
Net change in total pension liability	6,315,629	9,940,282	9,208,233
Total pension liability - beginning	158,609,168	164,924,797	174,865,079
Total pension liability - ending (a)	<u>\$ 164,924,797</u>	<u>\$ 174,865,079</u>	<u>\$ 184,073,312</u>
Plan fiduciary net position:			
Contributions - employer	\$ 4,687,061	\$ 4,857,267	\$ 4,847,807
Contributions - employee	1,874,825	2,033,251	2,141,889
Net investment income	7,718,713	209,717	9,611,394
Benefit payments, including refunds of employee contributions	(6,991,011)	(6,846,202)	(8,379,414)
Administrative expense	(80,587)	(127,743)	(108,574)
Other	(6,626)	(6,309)	(5,849)
Net change in plan fiduciary net position	7,202,375	119,981	8,107,253
Plan fiduciary net position - beginning	134,928,884	142,131,259	142,251,240
Plan fiduciary net position - ending (b)	142,131,259	142,251,240	150,358,493
Net pension liability - ending (a) - (b)	<u>\$ 22,793,538</u>	<u>\$ 32,613,839</u>	<u>\$ 33,714,819</u>
Plan fiduciary net position as a percentage of total pension liability	86.18%	81.35%	81.68%
Covered employee payroll	\$ 26,783,210	\$ 28,996,683	\$ 30,585,560
Net pension liability as a percentage of covered employee payroll	85.10%	112.47%	110.23%

\*As of December 31







**CITY OF TEMPLE, TEXAS**  
**REQUIRED SUPPLEMENTARY INFORMATION**

**Temple Firefighter's Relief and Retirement Fund**  
**Schedule of Changes in Net Pension Liability and Related Ratios**  
**(Unaudited)**

	Measurement Year 2014*	Measurement Year 2015*	Measurement Year 2016*
Total pension liability:			
Service cost	\$ 1,282,932	\$ 1,339,217	\$ 1,592,233
Interest	3,846,369	4,062,023	4,125,592
Changes of benefit terms	-	442,935	-
Difference between expected and actual experience	-	-	(770,412)
Change in assumptions	-	-	1,471,671
Benefit payments, including refunds of employee contributions	(2,625,283)	(3,240,391)	(3,359,067)
Net change in total pension liability	2,504,018	2,603,784	3,060,017
Total pension liability - beginning	48,109,317	50,613,335	53,217,119
Total pension liability - ending (a)	<u>\$ 50,613,335</u>	<u>\$ 53,217,119</u>	<u>\$ 56,277,136</u>
Plan fiduciary net position:			
Contributions - employer	\$ 1,111,042	\$ 1,222,221	\$ 1,246,449
Contributions - employee	1,096,265	1,205,751	1,229,286
Net investment income (loss)	2,415,802	(1,348,337)	3,450,509
Benefit payments, including refunds of employee contributions	(2,625,283)	(3,240,391)	(3,359,067)
Administrative expense	(68,151)	(85,189)	(92,392)
Other	-	-	-
Net change in plan fiduciary net position	1,929,675	(2,245,945)	2,474,785
Plan fiduciary net position - beginning	37,703,887	39,633,562	37,387,617
Plan fiduciary net position - ending (b)	39,633,562	37,387,617	39,862,402
Net pension liability - ending (a) - (b)	<u>\$ 10,979,773</u>	<u>\$ 15,829,502</u>	<u>\$ 16,414,734</u>
Plan fiduciary net position as a percentage of total pension liability	78.31%	70.25%	70.83%
Covered employee payroll	\$ 7,308,427	\$ 8,038,339	\$ 8,001,862
Net pension liability as a percentage of covered employee payroll	150.23%	196.93%	205.14%

\*As of September 30



**Temple Firefighter's Relief and Retirement Fund**  
**Schedule of Employer Contributions**  
**(Unaudited)**

	Fiscal Year 2014	Fiscal Year 2015	Fiscal Year 2016	Fiscal Year 2017
Actuarially determined contribution	\$ 1,111,042	\$ 1,222,757	\$ 1,217,439	\$ 1,296,597
Contribution in relation of the actuarially determined contribution	1,111,042	1,222,757	1,217,439	1,296,597
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered employee payroll	\$ 7,308,427	\$ 8,038,339	\$ 8,001,862	\$ 8,524,178
Contributions as a percentage of covered employee payroll	15.20%	15.21%	15.21%	15.21%

**Notes to Schedule:**

Valuation Date:

Actuarial valuations are calculated as of September 30th every other year.

### Methods and Assumptions Used to Determine Contribution Rates:

Actuarial Cost Method	Entry Age
Amortization Method	Level Percentage of Payroll, Open
Remaining Amortization Period	23 years
Asset Valuation Method	Market value smoothed by a five-year deferred recognition method with a 90%/110% corridor on market
Inflation	3.75%
Salary Increases	3.75% plus promotion, step, and longevity increases that vary by service
Investment Rate of Return	8.00%, net of pension plan investment expense, including inflation
Mortality	RP-2000 Combined Healthy Lives Mortality Tables for males and for females projected to 2024 by scale AA.

Other Information:

Notes There were no benefit changes during the year.



**CITY OF TEMPLE, TEXAS**  
**REQUIRED SUPPLEMENTARY INFORMATION**

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**SCHEDULE OF EMPLOYER CONTRIBUTIONS**  
**(Unaudited)**

**Other Post-Employment Benefits**

Plan Year Ended	Assumed Annual Contribution	Annual OPEB Benefit Cost (ABC)	Percentage of Required Contribution Contributed	Net OPEB Obligation
9/30/2015	\$ 259,760	\$ 495,083	52%	\$ 2,983,722
9/30/2016	210,147	413,605	51%	3,187,180
9/30/2017	210,146	427,045	49%	3,404,079

**SCHEDULE OF FUNDING PROGRESS**  
**(Unaudited)**

**Other Post-Employment Benefits**

Actuarial Valuation Date	Actuarial Value for Assets	Actuarial Accrued Liability (AAL) Unit Credit	Percentage Funded (1)/(2)	Unfunded Actuarial Accrued Liability (UAAL)	Annual Covered Payroll	UAAL as a Percentage of Payroll (4)/(5)
9/30/2012	\$ -	\$ 7,406,228	0.0%	\$ 7,406,228	\$ 32,051,174	23.1%
9/30/2014	-	5,727,264	0.0%	5,727,264	33,950,142	16.9%
9/30/2016	-	5,058,970	0.0%	5,058,970	38,346,970	13.2%



# **COMBINING FINANCIAL STATEMENTS**

## **NONMAJOR GOVERNMENTAL FUNDS**

### **Special Revenue Funds**

**Hotel/Motel Tax Fund** – to account for the accumulation of resources from the hotel/motel tax assessment levied by the City. These monies are to be spent to promote the progress, development or growth of the City within the guidelines set forth on disposition of revenues collected under the authority of the Texas Hotel Occupancy Tax Act.

**Federal/State Grant Fund** – to account for revenues received from award of federal and state grants. Such revenues are restricted to expenditures as specified in the applicable grant.

**Drainage Fund** – to account for the levy and utilization of a municipal drainage fee. Revenues are restricted to expenditures for maintenance of the City's drainage system.

**Pass-Through Financing Project Fund** – to account for financial resources to be used for the construction of the Northwest Loop 363 project. This project is substantially funded with funds from the Texas Department of Transportation.



CITY OF TEMPLE, TEXAS  
COMBINING BALANCE SHEET  
NONMAJOR GOVERNMENTAL FUNDS  
September 30, 2017

	Special Revenue				Total Nonmajor Governmental Funds
	Hotel/ Motel	Federal/State Grant	Drainage	Pass-Through Financing	
ASSETS					
Cash	\$ 4,600	\$ -	\$ -	\$ -	\$ 4,600
Investments	1,485,533	-	1,782,941	111,238	3,379,712
Receivables, net	152,425	-	125,121	-	277,546
Due from other governments	2,333	232,741	-	-	235,074
Inventories	15,286	-	-	-	15,286
Prepaid items	9,556	-	-	-	9,556
Other assets - museum collection	18,561	-	-	-	18,561
Total assets	<u>\$ 1,688,294</u>	<u>\$ 232,741</u>	<u>\$ 1,908,062</u>	<u>\$ 111,238</u>	<u>\$ 3,940,335</u>
LIABILITIES AND FUND BALANCES					
Liabilities:					
Vouchers and contracts payable	\$ 94,067	\$ 26,171	\$ 48,087	\$ -	\$ 168,325
Accrued payroll	42,010	-	28,738	-	70,748
Vacation and sick leave payable	21,000	-	15,938	-	36,938
Deposits	49,634	-	-	-	49,634
Due to other funds	-	197,854	-	-	197,854
Unearned revenues	-	8,716	-	-	8,716
Total liabilities	<u>206,711</u>	<u>232,741</u>	<u>92,763</u>	<u>-</u>	<u>532,215</u>
Fund Balances:					
Nonspendable:					
Inventory and prepaid items	24,842	-	-	-	24,842
Restricted for:					
Museum	14,108	-	-	-	14,108
Promotion of tourism	1,442,633	-	-	-	1,442,633
Committed to:					
Drainage	-	-	1,815,299	-	1,815,299
Construction	-	-	-	111,238	111,238
Total fund balances	<u>1,481,583</u>	<u>-</u>	<u>1,815,299</u>	<u>111,238</u>	<u>3,408,120</u>
Total liabilities and fund balances	<u>\$ 1,688,294</u>	<u>\$ 232,741</u>	<u>\$ 1,908,062</u>	<u>\$ 111,238</u>	<u>\$ 3,940,335</u>



**CITY OF TEMPLE, TEXAS**  
**COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**NONMAJOR GOVERNMENTAL FUNDS**  
**For the year ended September 30, 2017**

	<b>Special Revenue</b>				<b>Total Nonmajor Governmental Funds</b>
	<b>Hotel/ Motel</b>	<b>Federal/State Grant</b>	<b>Drainage</b>	<b>Pass-Through Financing</b>	
Revenues:					
Taxes	\$ 1,583,762	\$ -	\$ -	\$ -	\$ 1,583,762
Intergovernmental	2,333	575,049	-	-	577,382
Drainage fees	-	-	2,283,793	-	2,283,793
Charges for services	504,684	-	-	-	504,684
Interest and other	17,491	20,890	24,905	3,129	66,415
Total revenues	<u>2,108,270</u>	<u>595,939</u>	<u>2,308,698</u>	<u>3,129</u>	<u>5,016,036</u>
Expenditures:					
General government	-	71,118	-	-	71,118
Public safety	-	54,087	-	-	54,087
Highways and streets	-	133,213	1,983,088	815,819	2,932,120
Sanitation	-	9,425	-	-	9,425
Health and welfare	-	159,310	-	-	159,310
Culture and leisure services	1,999,057	184,586	-	-	2,183,643
Airport	-	3,839	-	-	3,839
Total expenditures	<u>1,999,057</u>	<u>615,578</u>	<u>1,983,088</u>	<u>815,819</u>	<u>5,413,542</u>
Excess (deficiency) of revenues over expenditures	<u>109,213</u>	<u>(19,639)</u>	<u>325,610</u>	<u>(812,690)</u>	<u>(397,506)</u>
Other financing sources:					
Transfers in - General Fund	-	19,639	-	-	19,639
Total other financing sources	<u>-</u>	<u>19,639</u>	<u>-</u>	<u>-</u>	<u>19,639</u>
Net change in fund balances	109,213	-	325,610	(812,690)	(377,867)
Fund balances, beginning of year	<u>1,372,370</u>	<u>-</u>	<u>1,489,689</u>	<u>923,928</u>	<u>3,785,987</u>
Fund balances, end of year	<u>\$ 1,481,583</u>	<u>\$ -</u>	<u>\$ 1,815,299</u>	<u>\$ 111,238</u>	<u>\$ 3,408,120</u>







**DISCRETELY PRESENTED  
COMPONENT UNIT  
FINANCIAL STATEMENTS**

**Reinvestment Zone No. 1**



**CITY OF TEMPLE, TEXAS**  
**REINVESTMENT ZONE NO. 1**  
**COMPARATIVE BALANCE SHEET**  
**September 30, 2017 and 2016**

	<u>2017</u>	<u>2016</u>
<b>ASSETS</b>		
Current assets:		
Investments	\$17,749,389	\$20,329,562
Receivables (net of allowance for estimated uncollectible):		
Ad valorem taxes	210,110	74,178
Accounts receivable	4,167	55,722
Total current assets	<u>17,963,666</u>	<u>20,459,462</u>
Restricted assets:		
Bond proceeds	<u>4,274,886</u>	<u>8,620,941</u>
Total restricted assets	<u>4,274,886</u>	<u>8,620,941</u>
Total assets	<u><u>\$22,238,552</u></u>	<u><u>\$29,080,403</u></u>
<b>LIABILITIES AND FUND BALANCES</b>		
Current liabilities:		
Vouchers and contracts payable	\$ 1,044,148	\$ 494,983
Retainage payable	348,520	112,661
Unearned revenues	210,110	74,178
Total current liabilities	<u>1,602,778</u>	<u>681,822</u>
Liabilities from restricted assets:		
Vouchers and contracts payable	73,937	539,693
Retainage payable	21,943	20,238
Total liabilities from restricted assets	<u>95,880</u>	<u>559,931</u>
Total liabilities	<u>1,698,658</u>	<u>1,241,753</u>
Fund Balance:		
Restricted for:		
Construction	4,179,006	8,061,010
Committed to:		
Reinvestment Zone No. 1 Projects	<u>16,360,888</u>	<u>19,777,640</u>
Total fund balance	<u>20,539,894</u>	<u>27,838,650</u>
Total liabilities and fund balances	<u><u>\$22,238,552</u></u>	<u><u>\$29,080,403</u></u>



**CITY OF TEMPLE, TEXAS**  
**REINVESTMENT ZONE NO. 1**  
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCE - BUDGET AND ACTUAL**  
**For the year ended September 30, 2017**  
**(With comparative amounts for the year ended September 30, 2016)**

	<b>2017</b>			<b>2016</b>
	<b>Budgeted Amounts</b>		<b>Variance with</b>	
	<b>Original</b>	<b>Final</b>	<b>Final Budget</b>	<b>Actual</b>
Revenues:				
Taxes	\$ 22,126,397	\$ 19,080,878	\$ (585,529)	\$ 23,432,039
Intergovernmental	-	1,170,000	(1,120,000)	-
Licenses and permits	36,000	36,000	47,483	78,277
Interest and other	50,000	50,000	198,488	857,223
Total revenues	<u>22,212,397</u>	<u>20,336,878</u>	<u>(1,459,558)</u>	<u>24,367,539</u>
Expenditures:				
General government	10,657,550	6,413,650	500,332	590,542
Capital outlay	3,790,000	30,428,680	15,941,135	12,773,666
Debt service:				
Principal retirement	4,020,000	4,020,000	-	2,820,000
Interest and fiscal charges	1,754,940	1,755,440	227	1,852,262
Total expenditures	<u>20,222,490</u>	<u>42,617,770</u>	<u>16,441,694</u>	<u>18,036,470</u>
Excess (deficiency) of revenues over expenditures	1,989,907	(22,280,892)	14,982,136	6,331,069
Fund balance, beginning of year	<u>27,838,650</u>	<u>27,838,650</u>	<u>-</u>	<u>21,507,581</u>
Fund balance, end of year	<u>\$ 29,828,557</u>	<u>\$ 5,557,758</u>	<u>\$ 14,982,136</u>	<u>\$ 27,838,650</u>







**Schedules of Revenues, Expenditures  
and Changes in Fund Balance –  
Budget and Actual**



**CITY OF TEMPLE, TEXAS**  
**DEBT SERVICE FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCE - BUDGET AND ACTUAL**  
**For the year ended September 30, 2017**  
**(With comparative amounts for the year ended September 30, 2016)**

	<b>2017</b>			<b>2016</b>	
	<b>Budgeted Amounts</b>			<b>Variance with</b>	
	<b>Original</b>	<b>Final</b>	<b>Actual</b>	<b>Final Budget</b>	<b>Actual</b>
Revenues:					
Taxes	\$ 12,059,798	\$ 12,059,798	\$ 11,918,256	\$ (141,542)	\$ 10,336,786
Intergovernmental	1,239,416	1,239,416	1,462,140	222,724	1,339,427
Interest and other	16,000	16,000	57,978	41,978	154,981
Total revenues	<u>13,315,214</u>	<u>13,315,214</u>	<u>13,438,374</u>	<u>123,160</u>	<u>11,831,194</u>
Expenditures:					
Debt Service:					
Principal	9,020,000	9,025,000	9,025,000	-	7,625,000
Interest and fiscal charges	5,880,556	5,875,556	5,868,068	7,488	5,385,576
Refunding bond issuance costs	-	-	-	-	89,926
Total expenditures	<u>14,900,556</u>	<u>14,900,556</u>	<u>14,893,068</u>	<u>7,488</u>	<u>13,100,502</u>
Excess (deficiency) of revenues over expenditures	<u>(1,585,342)</u>	<u>(1,585,342)</u>	<u>(1,454,694)</u>	<u>130,648</u>	<u>(1,269,308)</u>
Other financing sources (uses):					
Transfers in - General Fund	1,284,316	1,284,316	1,282,438	(1,878)	941,270
Refunding bonds issued	-	-	-	-	9,500,000
Bond discount	-	-	-	-	(58,705)
Original issue premium	-	-	-	-	1,229,850
Payment to refunded bond escrow agent	-	-	-	-	(10,578,801)
Total other financing sources (uses)	<u>1,284,316</u>	<u>1,284,316</u>	<u>1,282,438</u>	<u>(1,878)</u>	<u>1,033,614</u>
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	<u>(301,026)</u>	<u>(301,026)</u>	<u>(172,256)</u>	<u>128,770</u>	<u>(235,694)</u>
Fund balance, beginning of year	<u>724,003</u>	<u>724,003</u>	<u>724,003</u>	<u>-</u>	<u>959,697</u>
Fund balance, end of year	<u>\$ 422,977</u>	<u>\$ 422,977</u>	<u>\$ 551,747</u>	<u>\$ 128,770</u>	<u>\$ 724,003</u>



**CITY OF TEMPLE, TEXAS**  
**HOTEL/MOTEL FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCE - BUDGET AND ACTUAL**  
**For the year ended September 30, 2017**  
**(With comparative amounts for the year ended September 30, 2016)**

	<b>2017</b>			<b>2016</b>	
	<b>Budgeted Amounts</b>			<b>Variance with</b>	
	<b>Original</b>	<b>Final</b>	<b>Actual</b>	<b>Final Budget</b>	<b>Actual</b>
Revenues:					
Taxes	\$ 1,462,000	\$ 1,531,204	\$ 1,583,762	\$ 52,558	\$ 1,473,592
Charges for services:					
Civic center	383,000	402,950	446,894	43,944	435,358
Railroad Museum	52,000	52,000	56,230	4,230	87,409
Visitor center	200	400	1,560	1,160	755
Intergovernmental	-	2,333	2,333	-	-
Interest and other	3,600	6,185	17,491	11,306	27,745
Total revenues	<u>1,900,800</u>	<u>1,995,072</u>	<u>2,108,270</u>	<u>113,198</u>	<u>2,024,859</u>
Expenditures:					
Civic center	1,065,924	1,359,102	1,042,310	316,792	1,060,519
Railroad museum	449,417	555,682	455,273	100,409	484,446
Tourism marketing	<u>397,059</u>	<u>597,996</u>	<u>501,474</u>	<u>96,522</u>	<u>442,891</u>
Total expenditures	<u>1,912,400</u>	<u>2,512,780</u>	<u>1,999,057</u>	<u>513,723</u>	<u>1,987,856</u>
Excess (deficiency) of revenues over expenditures	(11,600)	(517,708)	109,213	626,921	37,003
Fund balance, beginning of year	<u>1,372,370</u>	<u>1,372,370</u>	<u>1,372,370</u>	-	<u>1,335,367</u>
Fund balance, end of year	<u>\$ 1,360,770</u>	<u>\$ 854,662</u>	<u>\$ 1,481,583</u>	<u>\$ 626,921</u>	<u>\$ 1,372,370</u>



**CITY OF TEMPLE, TEXAS**  
**FEDERAL/STATE GRANT FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCE - BUDGET AND ACTUAL**  
**For the year ended September 30, 2017**  
**(With comparative amounts for the year ended September 30, 2016)**

	2017				2016
	Budgeted Amounts			Variance with	
	Original	Final	Actual	Final Budget	Actual
Revenues:					
Intergovernmental	\$ 410,971	\$ 5,029,000	\$ 575,049	\$ (4,453,951)	\$ 711,241
Other	-	47,879	20,890	(26,989)	67,075
Total revenues	410,971	5,076,879	595,939	(4,480,940)	778,316
Expenditures:					
General government	80,036	80,000	71,118	8,882	34,127
Public safety	-	151,767	54,087	97,680	89,492
Highways and streets	100,000	4,177,058	133,213	4,043,845	303,920
Sanitation	-	9,425	9,425	-	105,975
Health and welfare	230,935	582,883	159,310	423,573	83,828
Culture and leisure services	-	184,586	184,586	-	152,928
Airport	-	3,839	3,839	-	99,960
Total expenditures	410,971	5,189,558	615,578	4,573,980	870,230
Excess (deficiency) of revenues over expenditures	-	(112,679)	(19,639)	93,040	(91,914)
Other financing sources :					
Transfers in - General Fund	-	112,679	19,639	(93,040)	72,714
Transfers in - Capital Projects	-	-	-	-	19,200
Total other financing sources	-	112,679	19,639	(93,040)	91,914
Excess of revenues and other financing sources over expenditures and other financing sources	-	-	-	-	-
Fund balance, beginning of year	-	-	-	-	-
Fund balance, end of year	\$ -	\$ -	\$ -	\$ -	\$ -



**CITY OF TEMPLE, TEXAS**  
**DRAINAGE FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCE - ACTUAL AND BUDGET**  
**For the year ended September 30, 2017**  
**(With comparative amounts for the year ended September 30, 2016)**

	<b>2017</b>			<b>2016</b>
	<b>Budgeted Amounts</b>		<b>Variance with</b>	
	<b>Original</b>	<b>Final</b>	<b>Final Budget</b>	<b>Actual</b>
Revenues:				
Drainage fees	\$ 1,169,740	\$ 2,203,462	\$ 2,283,793	\$ 1,157,851
Interest and other	6,000	6,253	24,905	128,676
Total revenues	<u>1,175,740</u>	<u>2,209,715</u>	<u>2,308,698</u>	<u>1,286,527</u>
Expenditures:				
Highways and streets:				
Personnel services	859,114	842,655	734,121	744,693
Operations	316,626	268,473	225,595	318,553
Capital outlay	-	2,183,497	1,023,372	716,754
Total expenditures	<u>1,175,740</u>	<u>3,294,625</u>	<u>1,983,088</u>	<u>1,780,000</u>
Excess (deficiency) of revenues over expenditures	-	(1,084,910)	325,610	(493,473)
Fund balance, beginning of year	<u>1,489,689</u>	<u>1,489,689</u>	<u>1,489,689</u>	<u>1,983,162</u>
Fund balance, end of year	<u>\$ 1,489,689</u>	<u>\$ 404,779</u>	<u>\$ 1,815,299</u>	<u>\$ 1,489,689</u>



**CITY OF TEMPLE, TEXAS**  
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCE - BUDGET AND ACTUAL**  
**PASS-THROUGH FINANCING PROJECT FUND**  
**For the year ended September 30, 2017**  
**(With comparative amounts for the year ended September 30, 2016)**

	<b>2017</b>			<b>2016</b>
	<b>Budgeted Amounts</b>		<b>Variance with Final Budget</b>	<b>Actual</b>
	<b>Original</b>	<b>Final</b>		
Revenues:				
Interest and other	\$ -	\$ -	\$ 3,129	\$ 3,604
Total revenues	-	-	3,129	3,604
Expenditures:				
Highways and streets:	919,835	919,835	104,016	181,022
Total expenditures	919,835	919,835	104,016	181,022
Excess (deficiency) of revenues over expenditures	(919,835)	(919,835)	107,145	(177,418)
Fund balance, beginning of year	923,928	923,928	-	1,101,346
Fund balance, end of year	\$ 4,093	\$ 4,093	\$ 107,145	\$ 923,928



## **Supplementary Individual Fund Financial Schedules**

### **General Fund**

These supplementary schedules are included to provide management additional information for financial analysis.



**CITY OF TEMPLE, TEXAS**  
**GENERAL FUND**  
**COMPARATIVE BALANCE SHEET**  
**September 30, 2017 and 2016**

	<u>2017</u>	<u>2016</u>	<u>Increase (Decrease)</u>
<b>ASSETS</b>			
Current Assets:			
Cash	\$ 5,100	\$ 5,700	\$ (600)
Investments	31,344,767	30,257,390	1,087,377
Receivables (net of allowance for estimated uncollectible):			
State sales tax	1,717,281	1,685,981	31,300
Accounts	1,177,537	1,084,124	93,413
Franchise fees	218,789	203,954	14,835
Ad valorem taxes - delinquent	169,287	212,012	(42,725)
Due from other funds	197,854	275,398	(77,544)
Due from other governments	175,732	84,509	91,223
Inventories	296,717	298,160	(1,443)
Prepaid items	135,922	143,581	(7,659)
Total current assets	<u>35,438,986</u>	<u>34,250,809</u>	<u>1,188,177</u>
Restricted Assets:			
Drug enforcement	173,517	204,399	(30,882)
Public safety	30,909	31,867	(958)
R.O.W. escrow	91,613	192,439	(100,826)
Parks escrow	371,172	262,918	108,254
Rob Roy MacGregor Trust - Library	9,925	12,827	(2,902)
Total restricted assets	<u>677,136</u>	<u>704,450</u>	<u>(27,314)</u>
Total assets	<u>\$ 36,116,122</u>	<u>\$ 34,955,259</u>	<u>\$ 1,160,863</u>



	2017	2016	Increase (Decrease)
<b>LIABILITIES AND FUND BALANCES</b>			
Vouchers payable	\$ 2,522,650	\$ 2,939,659	\$ (417,009)
Retainage payable	-	4,986	(4,986)
Accrued payroll	1,840,502	1,318,957	521,545
Vacation and sick leave payable	642,300	614,186	28,114
Deposits	53,815	47,351	6,464
Unearned revenues:			
Ad valorm taxes - delinquent	141,702	184,427	(42,725)
R.O.W. escrow	91,613	192,439	(100,826)
Parks escrow	371,172	262,918	108,254
Electric franchise	1,491,598	1,464,092	27,506
Gas franchise	276,165	233,322	42,843
Other	202,493	141,151	61,342
Total liabilities	7,634,010	7,403,488	230,522
Fund Balance:			
Nonspendable:			
Inventories and prepaid items	432,639	441,741	(9,102)
Restricted for:			
Drug enforcement	173,517	204,399	(30,882)
Public safety	30,909	31,867	(958)
Rob Roy MacGregor Trust - Library	9,925	12,827	(2,902)
Municipal court restricted fees	615,493	660,072	(44,579)
Vital statistics preservation fund	19,409	34,543	(15,134)
Public education channel	147,256	135,197	12,059
Assigned to:			
Technology replacement	405,484	379,099	26,385
Capital projects	4,648,577	5,091,813	(443,236)
Purchases on order	1,866,603	1,429,303	437,300
Unassigned	20,132,300	19,130,910	1,001,390
Total fund balance	28,482,112	27,551,771	930,341
Total liabilities and fund balances	\$ 36,116,122	\$ 34,955,259	\$ 1,160,863



## CITY OF TEMPLE, TEXAS

## GENERAL FUND

## SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the year ended September 30, 2017

(With comparative amounts for the year ended September 30, 2016)

	2017			2016	
	Budgeted Amounts			Variance with	
	Original	Final	Actual	Final Budget	Actual
Revenues:					
Taxes	\$ 34,106,421	\$ 34,106,421	\$ 34,982,637	\$ 876,216	\$ 33,989,898
Franchise fees	6,505,329	6,505,329	6,771,002	265,673	6,712,490
Licenses and permits	707,500	707,500	905,004	197,504	961,527
Intergovernmental	108,340	198,841	197,099	(1,742)	112,862
Charges for services	23,420,315	24,867,948	24,995,905	127,957	23,183,784
Fines	1,923,366	2,024,790	2,206,811	182,021	2,173,835
Interest and other	719,907	1,014,641	1,398,399	383,758	1,519,927
Total revenues	67,491,178	69,425,470	71,456,857	2,031,387	68,654,323
Expenditures:					
General government	15,709,148	16,620,368	15,017,031	1,603,337	14,605,188
Public safety	30,336,545	31,924,392	31,291,141	633,251	30,639,068
Highways and streets	3,333,189	3,364,225	3,088,538	275,687	3,244,888
Sanitation	6,578,671	7,012,129	6,551,250	460,879	5,869,985
Parks and recreation	10,851,124	11,614,033	10,416,089	1,197,944	10,178,215
Airport	2,324,232	2,378,271	2,370,389	7,882	2,247,236
Debt Service:					
Principal	50,097	50,097	50,096	1	48,106
Interest	5,074	5,074	5,074	-	7,065
Total expenditures	69,188,080	72,968,589	68,789,608	4,178,981	66,839,751
Excess (deficiency) of revenues over expenditures	(1,696,902)	(3,543,119)	2,667,249	6,210,368	1,814,572
Other financing sources (uses):					
Transfers out:					
Transfers out - Grant Fund	-	(32,750)	(17,470)	15,280	(72,714)
Transfers out - Capital Projects	-	(497,489)	(437,000)	60,489	(500,423)
Transfers out - Debt Service Fund	(1,284,316)	(1,284,316)	(1,282,438)	1,878	(941,270)
Transfers out - Bond Programs	-	-	-	-	(77,650)
Total other financing sources (uses)	(1,284,316)	(1,814,555)	(1,736,908)	77,647	(1,592,057)
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	(2,981,218)	(5,357,674)	930,341	6,288,015	222,515
Fund balance, beginning of period	27,551,771	27,551,771	27,551,771	-	27,329,256
Fund balance, end of period	\$ 24,570,553	\$ 22,194,097	\$ 28,482,112	\$ 6,288,015	\$ 27,551,771



CITY OF TEMPLE, TEXAS  
GENERAL FUND  
SCHEDULE OF REVENUES - BUDGET AND ACTUAL  
For the year ended September 30, 2017  
(With comparative amounts for the year ended September 30, 2016)

	2017			2016
	Budgeted Amounts		Variance with	
	Original	Final	Final Budget	Actual
Taxes:				
Ad valorem:				
Property, current year	\$ 12,798,760	\$ 12,798,760	\$ 12,922,325	\$ 12,721,402
Property, prior year	133,661	133,661	89,383	103,348
Penalty and interest	90,000	90,000	2,509	94,904
<b>Total ad valorem taxes</b>	<b>13,022,421</b>	<b>13,022,421</b>	<b>13,104,217</b>	<b>12,919,654</b>
Non-property taxes:				
City sales	20,870,000	20,870,000	21,652,524	20,859,081
Mixed beverage	150,000	150,000	162,580	148,247
Occupation	45,000	45,000	42,416	39,923
Bingo	19,000	19,000	20,900	22,993
<b>Total non-property taxes</b>	<b>21,084,000</b>	<b>21,084,000</b>	<b>21,878,420</b>	<b>21,070,244</b>
<b>Total taxes</b>	<b>34,106,421</b>	<b>34,106,421</b>	<b>34,982,637</b>	<b>33,989,898</b>
Franchise Fees:				
Electric franchise	3,120,636	3,120,636	3,271,258	3,200,418
Gas franchise	475,000	475,000	481,408	521,147
Telephone franchise	415,000	415,000	415,938	432,809
Cable franchise	696,202	696,202	815,942	772,805
Water/Sewer franchise	1,701,491	1,701,491	1,701,491	1,673,319
Other	97,000	97,000	84,965	111,992
<b>Total franchise fees</b>	<b>6,505,329</b>	<b>6,505,329</b>	<b>6,771,002</b>	<b>6,712,490</b>
Licenses and permits:				
Building permits	266,500	266,500	388,583	486,634
Electrical permits and licenses	81,500	81,500	108,405	104,441
Mechanical	72,000	72,000	95,409	90,284
Plumbing permit fees	115,000	115,000	157,296	141,938
Other	172,500	172,500	155,311	138,230
<b>Total licenses and permits</b>	<b>707,500</b>	<b>707,500</b>	<b>905,004</b>	<b>961,527</b>
Intergovernmental revenues:				
Federal grants	-	23,667	24,195	29,082
State grants	60,000	126,834	127,838	35,650
State reimbursements	8,352	8,352	8,352	8,352
Department of Civil Preparedness	39,988	39,988	36,714	39,778
<b>Total intergovernmental revenues</b>	<b>108,340</b>	<b>198,841</b>	<b>197,099</b>	<b>112,862</b>

(Continued)



## CITY OF TEMPLE, TEXAS

## GENERAL FUND

## SCHEDULE OF REVENUES - BUDGET AND ACTUAL

For the year ended September 30, 2017

(With comparative amounts for the year ended September 30, 2016)

(Continued)

	2017			2016	
	Budgeted Amounts		Actual	Variance with Final Budget	Actual
	Original	Final			
Charges for services:					
Library fees	\$ 26,000	\$ 26,000	\$ 30,612	\$ 4,612	\$ 34,107
Recreational entry fees	117,000	117,000	111,980	(5,020)	120,492
Summit recreational fees	464,500	464,500	414,075	(50,425)	389,249
Golf course revenues	873,500	880,500	688,258	(192,242)	690,985
Swimming pool	43,000	43,000	33,954	(9,046)	37,242
Lions Junction water park	400,250	404,250	464,370	60,120	478,483
Sammons indoor pool	91,500	91,500	71,740	(19,760)	94,050
Vital statistics	115,000	115,000	125,722	10,722	130,034
Police revenue	855,797	1,448,132	1,714,226	266,094	1,587,110
Contractual services					
-proprietary fund	4,017,550	4,017,550	4,056,239	38,689	3,789,646
County fire protection	3,500	5,928	5,928	-	4,136
Curb and street cuts	50,000	50,000	41,340	(8,660)	96,155
Other	60,500	60,500	77,134	16,634	62,014
Solid waste collection - residential	4,645,620	4,817,494	4,943,210	125,716	4,310,048
Solid waste collection - commercial	3,129,719	3,129,719	3,183,821	54,102	3,127,171
Solid waste collection - roll-off	2,143,000	2,479,191	2,724,886	245,695	2,414,007
Landfill contract	2,085,000	2,085,000	2,046,014	(38,986)	1,913,357
Airport sales and rental	2,301,078	2,304,053	2,387,297	83,244	2,174,080
Recreational services	1,292,500	1,305,465	1,200,269	(105,196)	1,269,230
Fire department	55,732	62,497	26,969	(35,528)	51,854
Subdivision fees	15,000	15,000	31,151	16,151	22,298
Reinvestment Zone reimbursements	634,569	945,669	616,710	(328,959)	388,036
<b>Total charges for services</b>	<b>23,420,315</b>	<b>24,867,948</b>	<b>24,995,905</b>	<b>127,957</b>	<b>23,183,784</b>
Fines:					
Court	1,442,672	1,442,672	1,550,573	107,901	1,539,388
Animal pound	45,000	45,000	51,543	6,543	55,852
Overparking	3,000	3,000	250	(2,750)	2,695
Administrative fees	432,694	534,118	604,445	70,327	575,900
<b>Total fines</b>	<b>1,923,366</b>	<b>2,024,790</b>	<b>2,206,811</b>	<b>182,021</b>	<b>2,173,835</b>
Interest and other:					
Interest	128,000	128,000	298,314	170,314	171,210
Lease and rental	321,070	321,070	310,491	(10,579)	356,243
Sale of assets	24,200	28,203	167,914	139,711	128,384
Insurance claims	50,000	292,573	261,800	(30,773)	180,681
Payment in lieu of taxes	15,195	15,195	17,230	2,035	15,195
Building rental -					
BOA bldg.	91,742	91,742	92,297	555	97,649
Other	89,700	137,858	250,353	112,495	570,565
<b>Total interest and other</b>	<b>719,907</b>	<b>1,014,641</b>	<b>1,398,399</b>	<b>383,758</b>	<b>1,519,927</b>
<b>Total revenues</b>	<b>\$ 67,491,178</b>	<b>\$ 69,425,470</b>	<b>\$ 71,456,857</b>	<b>\$ 2,031,387</b>	<b>\$ 68,654,323</b>



**CITY OF TEMPLE, TEXAS**  
**GENERAL FUND**  
**SCHEDULE OF EXPENDITURES - BUDGET AND ACTUAL**  
**For the year ended September 30, 2017**  
**(With comparative amounts for the year ended September 30, 2016)**

	<b>2017</b>			<b>2016</b>	
	<b>Budgeted Amounts</b>		<b>Actual</b>	<b>Variance with</b>	<b>Actual</b>
	<b>Original</b>	<b>Final</b>		<b>Final Budget</b>	
General government:					
City council	\$ 185,693	\$ 234,074	\$ 201,015	\$ 33,059	\$ 138,860
City manager	1,182,685	1,457,963	1,058,637	399,326	754,204
Assistant city manager	-	-	-	-	241,983
General services	220,490	405,180	358,694	46,486	246,856
Finance	1,508,083	1,534,473	1,464,493	69,980	1,450,413
Purchasing	367,802	374,716	368,679	6,037	363,070
City secretary	422,155	472,586	433,556	39,030	374,706
Special services	1,481,119	1,341,453	1,173,682	167,771	1,186,220
Legal	847,596	866,503	831,604	34,899	815,132
City planning	633,781	639,334	624,464	14,870	565,655
Information technology services	2,688,087	2,869,927	2,597,181	272,746	2,709,799
Human resources	774,455	809,489	783,981	25,508	750,616
Economic development	2,187,072	2,292,525	2,288,041	4,484	2,263,800
Fleet services	1,069,155	1,131,209	984,999	146,210	1,012,353
Inspections	578,876	581,268	493,623	87,645	480,504
Facility services	1,562,099	1,609,668	1,354,382	255,286	1,251,017
	<u>15,709,148</u>	<u>16,620,368</u>	<u>15,017,031</u>	<u>1,603,337</u>	<u>14,605,188</u>
Public safety:					
Municipal court	740,631	792,569	739,607	52,962	710,570
Police	15,974,088	16,843,982	16,600,884	243,098	16,504,807
Animal control	465,776	500,989	478,163	22,826	444,655
Fire	11,606,431	12,358,233	12,123,276	234,957	11,532,123
Communications	987,796	987,796	987,795	1	843,748
Code enforcement	561,823	440,823	361,416	79,407	603,165
	<u>30,336,545</u>	<u>31,924,392</u>	<u>31,291,141</u>	<u>633,251</u>	<u>30,639,068</u>
Highways and streets:					
Street	2,423,632	2,426,667	2,250,360	176,307	2,319,773
Traffic signals	345,536	370,679	328,380	42,299	433,117
Engineering	564,021	566,879	509,798	57,081	491,998
	<u>3,333,189</u>	<u>3,364,225</u>	<u>3,088,538</u>	<u>275,687</u>	<u>3,244,888</u>
Sanitation:	<u>6,578,671</u>	<u>7,012,129</u>	<u>6,551,250</u>	<u>460,879</u>	<u>5,869,985</u>
Parks and recreation:					
Parks	3,754,642	4,104,731	3,405,106	699,625	3,351,251
Recreation	3,664,317	3,795,509	3,624,577	170,932	3,441,385
Administration	543,521	547,407	518,668	28,739	534,294
Golf course	1,179,603	1,365,990	1,250,600	115,390	1,206,038
Library	1,709,041	1,800,396	1,617,138	183,258	1,645,247
	<u>10,851,124</u>	<u>11,614,033</u>	<u>10,416,089</u>	<u>1,197,944</u>	<u>10,178,215</u>
Airport:	<u>2,324,232</u>	<u>2,378,271</u>	<u>2,370,389</u>	<u>7,882</u>	<u>2,247,236</u>
Debt service:	<u>55,171</u>	<u>55,171</u>	<u>55,170</u>	<u>1</u>	<u>55,171</u>
Totals	<u>\$ 69,188,080</u>	<u>\$ 72,968,589</u>	<u>\$ 68,789,608</u>	<u>\$ 4,178,981</u>	<u>\$ 66,839,751</u>



**CITY OF TEMPLE, TEXAS**  
**GENERAL FUND**  
**DETAILED SCHEDULE OF EXPENDITURES - BUDGET AND ACTUAL**  
**For the year ended September 30, 2017**  
**(With comparative amounts for the year ended September 30, 2016)**

	2017			2016	
	Budgeted Amounts		Actual	Variance with	Actual
	Original	Final		Final Budget	
General government:					
City council:					
Personnel services	\$ 26,374	\$ 10,374	\$ 10,080	\$ 294	\$ 6,923
Operations	159,319	223,700	190,935	32,765	131,937
	185,693	234,074	201,015	33,059	138,860
City manager:					
Personnel services	826,739	839,676	804,870	34,806	597,869
Operations	355,946	554,359	237,178	317,181	89,575
Capital outlay	-	63,928	16,589	47,339	66,760
	1,182,685	1,457,963	1,058,637	399,326	754,204
Assistant city manager:					
Personnel services	-	-	-	-	228,793
Operations	-	-	-	-	13,190
	-	-	-	-	241,983
General services:					
Personnel services	184,692	364,561	336,677	27,884	183,592
Operations	35,798	40,619	22,017	18,602	33,628
Capital outlay	-	-	-	-	29,636
	220,490	405,180	358,694	46,486	246,856
Finance:					
Personnel services	950,019	962,000	960,031	1,969	906,914
Operations	558,064	572,473	504,462	68,011	530,999
Capital outlay	-	-	-	-	12,500
	1,508,083	1,534,473	1,464,493	69,980	1,450,413
Purchasing:					
Personnel services	348,276	351,187	348,794	2,393	348,724
Operations	19,526	23,529	19,885	3,644	14,346
	367,802	374,716	368,679	6,037	363,070
City secretary:					
Personnel services	354,173	379,065	378,795	270	318,780
Operations	67,982	87,430	48,677	38,753	43,147
Capital outlay	-	6,091	6,084	7	12,779
	422,155	472,586	433,556	39,030	374,706
Special services:					
Personnel services	351,081	525,813	505,596	20,217	574,586
Operations	564,781	815,612	668,086	147,526	611,634
Capital outlay	565,257	28	-	28	-
	1,481,119	1,341,453	1,173,682	167,771	1,186,220
Legal:					
Personnel services	760,172	766,376	761,498	4,878	757,447
Operations	87,424	87,379	57,358	30,021	57,685
Capital outlay	-	12,748	12,748	-	-
	847,596	866,503	831,604	34,899	815,132
City planning:					
Personnel services	589,033	594,630	589,820	4,810	522,471
Operations	44,748	44,704	34,644	10,060	43,184
	633,781	639,334	624,464	14,870	565,655
Information technology services:					
Personnel services	1,317,473	1,325,748	1,220,347	105,401	1,284,550
Operations	1,325,614	1,312,421	1,205,958	106,463	1,177,784
Capital outlay	45,000	231,758	170,876	60,882	247,465
	2,688,087	2,869,927	2,597,181	272,746	2,709,799
Human resources:					
Personnel services	591,399	580,111	571,809	8,302	533,729
Operations	183,056	229,378	212,172	17,206	216,887
	774,455	809,489	783,981	25,508	750,616
Economic development:					
Operations	2,187,072	2,292,525	2,288,041	4,484	2,263,800
	2,187,072	2,292,525	2,288,041	4,484	2,263,800
Fleet services:					
Personnel services	969,770	977,175	867,504	109,671	915,724
Operations	81,385	79,928	61,390	18,538	57,726
Capital outlay	18,000	74,106	56,105	18,001	38,903
	1,069,155	1,131,209	984,999	146,210	1,012,353

(Continued)



**CITY OF TEMPLE, TEXAS**  
**GENERAL FUND**  
**DETAILED SCHEDULE OF EXPENDITURES - BUDGET AND ACTUAL**  
**For the year ended September 30, 2017**  
**(With comparative amounts for the year ended September 30, 2016)**

(Continued)

	2017				2016
	Budgeted Amounts		Actual	Variance with Final Budget	Actual
	Original	Final			
Inspections/Permits:					
Personnel services	\$ 497,718	\$ 500,450	\$ 435,327	\$ 65,123	\$ 431,628
Operations	55,158	54,818	35,376	19,442	48,376
Capital outlay	26,000	26,000	22,920	3,080	500
	578,876	581,268	493,623	87,645	480,504
Facility services:					
Personnel services	694,031	668,521	626,057	42,464	556,437
Operations	628,068	663,551	531,804	131,747	530,604
Capital outlay	240,000	277,596	196,521	81,075	163,976
	1,562,099	1,609,668	1,354,382	255,286	1,251,017
Total general government	15,709,148	16,620,368	15,017,031	1,603,337	14,605,188
Public safety:					
Municipal court:					
Personnel services	662,452	667,852	646,879	20,973	639,342
Operations	78,179	89,717	72,542	17,175	71,228
Capital outlay	-	35,000	20,186	14,814	-
	740,631	792,569	739,607	52,962	710,570
Police:					
Personnel services	13,828,341	14,534,300	14,528,886	5,414	13,664,556
Operations	1,473,449	1,469,320	1,376,674	92,646	1,300,104
Capital outlay	672,298	840,362	695,324	145,038	1,540,147
	15,974,088	16,843,982	16,600,884	243,098	16,504,807
Animal control:					
Personnel services	372,466	375,793	371,668	4,125	364,823
Operations	93,310	93,515	74,814	18,701	74,505
Capital outlay	-	31,681	31,681	-	5,327
	465,776	500,989	478,163	22,826	444,655
Fire:					
Personnel services	10,491,224	10,967,913	10,967,895	18	10,461,863
Operations	986,207	1,124,797	1,028,962	95,835	908,726
Capital outlay	129,000	265,523	126,419	139,104	161,534
	11,606,431	12,358,233	12,123,276	234,957	11,532,123
Communications:					
Operations	987,796	987,796	987,795	1	843,748
	987,796	987,796	987,795	1	843,748
Code compliance:					
Personnel services	450,350	308,187	288,028	20,159	432,060
Operations	111,473	126,822	67,574	59,248	99,536
Capital outlay	-	5,814	5,814	-	71,569
	561,823	440,823	361,416	79,407	603,165
Total public safety	30,336,545	31,924,392	31,291,141	633,251	30,639,068
Highways and streets:					
Street :					
Personnel services	1,100,979	1,111,520	1,032,304	79,216	1,050,622
Operations	1,258,603	1,255,398	1,161,609	93,789	1,098,739
Capital outlay	64,050	59,749	56,447	3,302	170,412
	2,423,632	2,426,667	2,250,360	176,307	2,319,773
Traffic signals:					
Personnel services	271,250	274,152	250,163	23,989	259,490
Operations	74,286	96,527	78,217	18,310	63,020
Capital outlay	-	-	-	-	110,607
	345,536	370,679	328,380	42,299	433,117
Engineering:					
Personnel services	454,201	457,059	443,053	14,006	424,723
Operations	109,820	109,820	66,745	43,075	67,275
	564,021	566,879	509,798	57,081	491,998
Total highways and streets	3,333,189	3,364,225	3,088,538	275,687	3,244,888

(Continued)



**CITY OF TEMPLE, TEXAS**  
**GENERAL FUND**  
**DETAILED SCHEDULE OF EXPENDITURES - BUDGET AND ACTUAL**  
**For the year ended September 30, 2017**  
**(With comparative amounts for the year ended September 30, 2016)**

(Continued)

	2017				2016
	Budgeted Amounts		Actual	Variance with Final Budget	Actual
	Original	Final			
Sanitation:					
Personnel services	\$ 2,271,939	\$ 2,344,546	\$ 2,344,526	\$ 20	\$ 2,262,973
Operations	3,200,502	3,724,500	3,712,058	12,442	3,108,647
Capital outlay	1,106,230	943,083	494,666	448,417	498,365
Total sanitation	6,578,671	7,012,129	6,551,250	460,879	5,869,985
Parks & recreation:					
Parks					
Personnel services	1,615,322	1,626,546	1,502,342	124,204	1,528,051
Operations	1,704,320	1,845,918	1,526,410	319,508	1,396,100
Capital outlay	435,000	632,267	376,354	255,913	427,100
	3,754,642	4,104,731	3,405,106	699,625	3,351,251
Recreation					
Personnel services	2,153,193	2,175,193	2,052,998	122,195	2,008,179
Operations	1,492,624	1,467,364	1,434,296	33,068	1,340,124
Capital outlay	18,500	152,952	137,283	15,669	93,082
	3,664,317	3,795,509	3,624,577	170,932	3,441,385
Administration					
Personnel services	400,228	404,158	386,463	17,695	399,810
Operations	143,293	143,249	132,205	11,044	128,014
Capital outlay	-	-	-	-	6,470
	543,521	547,407	518,668	28,739	534,294
Golf course					
Personnel services	693,882	699,620	643,708	55,912	665,190
Operations	485,721	487,270	428,684	58,586	388,992
Capital outlay	-	179,100	178,208	892	151,856
	1,179,603	1,365,990	1,250,600	115,390	1,206,038
Library:					
Personnel services	1,163,762	1,172,764	1,065,706	107,058	1,128,217
Operations	545,279	571,026	495,817	75,209	517,030
Capital outlay	-	56,606	55,615	991	-
	1,709,041	1,800,396	1,617,138	183,258	1,645,247
Total parks & recreation	10,851,124	11,614,033	10,416,089	1,197,944	10,178,215
Airport:					
Personnel services	816,731	840,622	832,782	7,840	820,233
Operations	1,480,501	1,515,952	1,515,910	42	1,420,853
Capital outlay	27,000	21,697	21,697	-	6,150
Total airport	2,324,232	2,378,271	2,370,389	7,882	2,247,236
Debt service:					
Principal	50,097	50,097	50,096	1	48,106
Interest	5,074	5,074	5,074	-	7,065
Total debt service	55,171	55,171	55,170	1	55,171
Total	\$ 69,188,080	\$ 72,968,589	\$ 68,789,608	\$ 4,178,981	\$ 66,839,751



## **Supplementary Schedules**



**CITY OF TEMPLE, TEXAS**  
**SCHEDULE OF EXPENDITURES OF FEDERAL AND STATE AWARDS**  
**For the year ended September 30, 2017**

<u>Federal/State Grantor</u> Agency or Pass-Through Program Title	<u>Federal</u> <u>CFDA</u> <u>Number</u>	<u>Grant</u> <u>Number</u>	<u>Program</u> <u>or Award</u> <u>Amount</u>	<u>Passed</u> <u>Through to</u> <u>Subrecipients</u>	<u>Program</u> <u>Expenditures</u>
<b>Federal Financial Assistance:</b>					
<u>U.S. Department of H.U.D.</u>					
CDBG 2014	14.218	B-14-MC-48-0021	\$ 390,268	\$ -	\$ 196,922
CDBG 2015	14.218	B-15-MC-48-0021	357,357	-	144,298
CDBG 2016	14.218	B-16-MC-48-0021	410,971	57,500	150,065
					<u>491,285</u>
<u>U.S. Department of Homeland Security</u>					
Texas Department of Public Safety:					
Civil Defense	97.042	16TX-EMPG-1142	36,713	-	36,713
Texas Engineering Extension Service					
Urban Search and Rescue	97.025	2178-PP10 2017	18,278	-	18,278
					<u>54,991</u>
<u>U.S. Department of Justice</u>					
2015 Bullet Proof Vests Grant	16.607	2015-BU-BX-13069168	27,920	-	1,776
2016 Bullet Proof Vests Grant	16.607	2016-BU-BX-13069168	11,438	-	9,370
Killeen Police Department:					
2015 Edward Byrne Memorial Justice Assistance Grant	16.738	2015-DJ-BX-0639	16,688	-	-
2016 Edward Byrne Memorial Justice Assistance Grant	16.738	2016-DJ-BX-0626	18,061	-	18,061
					<u>29,207</u>
<u>U.S. Department of Transportation</u>					
Texas Department of Transportation:					
Surface Transportation Program (through KTMO)	20.205	0909-36-155	3,888,000	-	-
Pass-Through Agreement	20.205	0320-06-001	16,555,000	-	1,462,140
Transportation Alternatives Project North 31st Sidewalks	20.205	0909-36-150	234,064	-	28,910
					<u>1,491,050</u>
<u>U.S. Environmental Protection Agency</u>					
Special Appropriation Act Projects	66.202	01F18601	970,000	-	-
					<u>-</u>
<u>Institute of Museum and Library Services</u>					
Texas State Library and Archives Commission					
Interlibrary Loan Program	45.310	LS-00-13-0044-16	5,918	-	5,918
					<u>5,918</u>
<b>Total Federal Financial Assistance</b>			<b>22,940,676</b>	<b>57,500</b>	<b>2,072,451</b>
<b>State Financial Assistance:</b>					
<u>Office of the Attorney General</u>					
Chapter 59 Asset Forfeitures	-	-	57,769	-	57,769
					<u>57,769</u>
<u>Office of the Governor - Criminal Justice Division</u>					
Crisis Assistance Program	-	2820001	41,719	-	12,384
Body-Worn Camera Program	-	3276001	52,848	-	-
					<u>12,384</u>
<u>Texas Commission on Environmental Quality</u>					
Central Texas Council of Governments					
Household Hazardous Waste Collection	-	-	9,425	-	9,425
					<u>9,425</u>
<u>Texas Department of Transportation</u>					
2017 Routine Airport Maintenance Program (RAMP)	-	M1709TEMP	50,000	-	50,000
Airport Project Participation Grant - NPE	-	-	150,000	-	-
					<u>50,000</u>
<u>Texas State University System</u>					
Texas School Safety Center					
Tobacco Prevention and Community Services Division					
Tobacco Enforcement Program	-	-	5,025	-	5,025
					<u>5,025</u>
<u>Division of Emergency Management</u>					
Hurricane Harvey - Public Assistance Program	-	-	125,146	-	125,146
					<u>125,146</u>
<b>Total State Financial Assistance</b>			<b>491,932</b>	<b>-</b>	<b>259,749</b>
<b>Total Federal and State Financial Assistance</b>			<b>\$ 23,432,608</b>	<b>\$ 57,500</b>	<b>\$ 2,332,200</b>



**CITY OF TEMPLE, TEXAS**  
**NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AND STATE AWARDS**  
**For the year ended September 30, 2017**

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Basis of Presentation - The accompanying Schedule of Expenditures of Federal and State Awards presents the activity of all federal and state financial assistance programs of the City of Temple, Texas. The City's reporting entity is defined in Note I to the City's financial statements. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*. Because the schedule presents only a selected portion of the operations of the City, it is not intended to and does not present the financial position, changes in net position, or cash flows of the City. Federal financial assistance received directly from federal agencies as well as federal financial assistance passed through other government agencies is included on the schedule. State financial assistance received directly from state agencies is also included on the schedule.

Summary of Significant Accounting Policies - The accompanying schedule of federal and state financial assistance is presented using the modified accrual basis of accounting, which is described in Note I to the City's financial statements. Such expenditures are recognized following the cost principles contained in Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

Indirect Cost Rate – The City has elected not to use the 10% de minimis indirect cost rate allowed under Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*.

Relationship to Federal and State Financial Reports - Amounts reported in the accompanying schedule agree with the amounts reported in the related federal and state financial reports in all material respects.

Subgrantees – The federal expenditures for the Community Development Block Grant program include grants to subrecipients as follows:

<u>Subrecipient</u>	<u>Community Development Block Grant</u>
Central Texas 4C's	\$ 12,500
Families in Crisis	10,000
Hill Country Community Action Association	15,000
Neighborhood Housing Services of Waco	<u>20,000</u>
	<u>\$ 57,500</u>

Program Income – In accordance with terms of the Community Development Block Grant Program, program income totaling \$ 0 was used to reduce the amount of federal funds in conjunction with the program's objective.







# Statistical Section (Unaudited)

This part of the City of Temple's comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the government's overall financial health.

<b>Contents</b>	<b>Page</b>
Financial Trends	164
<i>These schedules contain trend information to help the reader understand how the government's financial performance and well-being have changed over time.</i>	
Revenue Capacity	170
<i>These schedules contain information to help the reader assess the government's most significant local revenue source, the property tax.</i>	
Debt Capacity	176
<i>These schedules present information to help the reader assess the affordability of the government's current levels of outstanding debt and the government's ability to issue additional debt in the future.</i>	
Demographic and Economic Information	181
<i>These schedules offer demographic and economic indicators to help the reader understand the environment within which the government's financial activities take place.</i>	
Operating Information	183
<i>These schedules contain service and infrastructure data to help the reader understand how the information in the government's financial report relates to the services the government provides and the activities it performs.</i>	
Other Information	193
<i>These schedules contain other information related to government's operations.</i>	

Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial reports for the relevant year.



**CITY OF TEMPLE, TEXAS**  
**NET POSITION BY COMPONENT**  
 Last Ten Fiscal Years  
 (accrual basis of accounting)

	Fiscal Year									
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Governmental activities										
Net investment in capital assets	\$ 52,489,279	\$ 52,235,300	\$ 55,403,473	\$ 52,200,366	\$ 48,379,646	\$ 46,131,460	\$ 44,686,194	\$ 40,996,292	\$ 43,934,442	\$ 48,754,446
Restricted	1,157,372	1,012,487	1,195,105	344,275	1,450,388	5,877,191	62,906	306,050	-	-
Unrestricted	17,870,635	17,913,303	17,807,775	19,272,435	19,057,787	20,153,684	18,922,067	7,799,938	3,756,702	256,137
Total governmental activities net position	<u>\$ 71,517,286</u>	<u>\$ 71,161,090</u>	<u>\$ 74,406,353</u>	<u>\$ 71,817,076</u>	<u>\$ 68,887,821</u>	<u>\$ 72,182,335</u>	<u>\$ 63,671,167</u>	<u>\$ 49,102,280</u>	<u>\$ 47,691,144</u>	<u>\$ 49,010,583</u>
Business-type activities										
Net investment in capital assets	\$ 50,857,397	\$ 54,645,573	\$ 56,948,517	\$ 62,157,571	\$ 65,054,555	\$ 68,521,536	\$ 72,979,933	\$ 69,469,800	\$ 71,123,596	\$ 74,981,111
Restricted	3,501,821	3,516,342	3,935,336	4,108,690	2,323,161	548,392	722,695	941,206	1,069,608	960,360
Unrestricted	16,919,783	18,452,048	17,981,899	18,729,166	22,475,876	25,171,256	25,320,194	31,586,228	33,699,494	34,945,344
Total business-type activities net position	<u>\$ 71,279,001</u>	<u>\$ 76,613,963</u>	<u>\$ 78,865,752</u>	<u>\$ 84,995,427</u>	<u>\$ 89,853,592</u>	<u>\$ 94,241,184</u>	<u>\$ 99,022,812</u>	<u>\$ 101,997,234</u>	<u>\$ 105,892,698</u>	<u>\$ 110,886,815</u>
Primary government										
Net investment in capital assets	\$ 103,346,676	\$ 106,880,873	\$ 112,351,990	\$ 114,357,937	\$ 113,434,201	\$ 114,652,996	\$ 117,666,127	\$ 110,466,092	\$ 115,058,038	\$ 123,735,557
Restricted	4,659,193	4,528,829	5,130,441	4,452,965	3,773,549	6,425,583	785,591	1,247,256	1,069,608	960,360
Unrestricted	34,790,418	36,365,351	35,789,674	38,001,601	41,533,663	45,324,940	44,242,261	39,386,166	37,456,196	35,201,481
Total primary government net position	<u>\$ 142,796,287</u>	<u>\$ 147,775,053</u>	<u>\$ 153,272,105</u>	<u>\$ 156,812,503</u>	<u>\$ 158,741,413</u>	<u>\$ 166,403,519</u>	<u>\$ 162,693,979</u>	<u>\$ 151,099,514</u>	<u>\$ 153,583,842</u>	<u>\$ 159,897,398</u>



**CITY OF TEMPLE, TEXAS**  
**CHANGES IN NET POSITION**  
**Last Ten Fiscal Years**  
**(accrual basis of accounting)**

**Table II**

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
<b>Expenses</b>										
Governmental activities:										
General government	\$ 12,399,274	\$ 11,973,280	\$ 11,469,892	\$ 12,099,128	\$ 12,308,008	\$ 13,493,386	\$ 14,634,734	\$ 14,904,124	\$ 15,656,749	\$ 16,538,056
Public safety	23,967,943	25,002,639	24,674,521	29,791,300	26,988,933	27,732,226	28,224,373	29,912,951	33,628,711	35,449,316
Highways and streets	8,605,895	6,307,841	6,090,841	7,155,289	10,413,550	22,080,671	28,047,101	10,259,565	7,273,731	8,963,462
Sanitation	5,578,902	4,945,085	5,241,149	5,131,467	5,469,440	6,039,912	7,080,709	5,990,896	6,455,973	7,272,582
Health and welfare	272,490	220,728	318,782	273,641	244,943	93,539	35,755	112,058	149,961	157,201
Cultural and leisure services	10,593,111	10,556,001	10,659,300	10,908,726	11,463,800	13,471,535	12,365,268	12,312,968	13,589,344	13,916,558
Airport	3,719,181	3,068,653	3,178,623	3,791,164	3,980,015	3,725,020	3,655,194	3,683,154	3,500,076	3,564,403
Interest on long term debt	2,433,438	3,248,906	3,421,182	3,039,907	2,690,036	4,232,163	3,639,945	4,237,351	5,351,692	5,453,732
Total governmental activities expenses	67,570,234	65,321,133	65,054,290	72,190,622	73,558,725	90,868,452	97,683,079	81,413,067	85,606,237	91,315,310
Business-type activities:										
Water and sewer	20,852,467	22,293,459	23,926,631	23,384,255	24,220,726	25,713,333	26,882,060	26,081,271	28,649,118	28,840,885
Total business-type activities expenses	20,852,467	22,293,459	23,926,631	23,384,255	24,220,726	25,713,333	26,882,060	26,081,271	28,649,118	28,840,885
Total primary government expenses	88,422,701	87,614,592	88,980,921	95,574,877	97,779,451	116,581,785	124,565,139	107,494,338	114,255,355	120,156,195
<b>Program Revenues</b>										
Governmental activities:										
Fees, Fines, and Charges for Services:										
General government	3,357,505	3,447,523	3,432,373	3,285,507	3,359,920	3,691,433	3,900,990	4,143,573	4,189,072	4,415,190
Public safety	2,875,433	2,418,173	2,501,244	2,886,737	2,756,996	3,140,024	3,753,119	4,341,516	4,778,461	4,858,940
Highways and streets	802,199	1,111,834	1,111,434	1,127,601	1,235,792	1,202,744	1,238,493	1,322,099	1,425,168	2,510,680
Sanitation	8,972,328	9,398,631	10,045,117	10,065,522	10,145,513	10,509,545	11,222,768	11,303,186	11,764,582	12,897,932
Cultural and leisure services	2,662,145	2,807,967	3,157,108	2,935,299	3,689,340	3,759,669	3,710,483	3,703,956	4,025,396	4,136,650
Airport	3,175,668	2,224,004	2,311,344	2,874,462	3,037,702	2,847,211	2,732,476	2,294,963	2,174,080	2,387,297
Operating grants and contributions	562,086	482,504	732,270	867,166	517,463	225,720	513,508	12,501,829	453,554	484,715
Capital grants and contributions	899,528	1,202,640	3,249,962	978,717	1,558,087	17,403,845	12,724,001	391,026	899,586	310,655
Total governmental activities program revenues	23,306,892	23,093,276	26,540,852	25,021,011	26,300,813	42,780,191	39,795,838	40,002,148	29,709,899	32,002,059
Business-type activities:										
Charges for services:										
Water and sewer	25,014,928	27,390,285	25,929,814	29,387,212	28,645,921	30,046,938	29,824,871	30,375,811	31,720,917	32,962,052
Capital grants and contributions	564,609	2,763	106,221	-	74,735	248,996	1,330,056	381,295	134,570	41,235
Total business-type activities program revenues	25,579,537	27,393,048	26,036,035	29,387,212	28,720,656	30,295,934	31,154,927	30,757,106	31,855,487	33,003,287
Total primary government program revenues	\$ 48,886,429	\$ 50,486,324	\$ 52,576,887	\$ 54,408,223	\$ 55,021,469	\$ 73,076,125	\$ 70,950,765	\$ 70,759,254	\$ 61,565,386	\$ 65,005,346

(continued)



CITY OF TEMPLE, TEXAS  
**CHANGES IN NET POSITION**  
 Last Ten Fiscal Years  
 (accrual basis of accounting)

Table II  
 (Continued)

	Fiscal Year									
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
<b>Net (Expense) Revenue</b>										
Governmental activities	\$ (44,263,342)	\$ (42,227,857)	\$ (38,513,438)	\$ (47,169,611)	\$ (47,257,912)	\$ (48,088,261)	\$ (57,887,241)	\$ (41,410,919)	\$ (55,896,338)	\$ (59,313,251)
Business-type activities	4,727,070	5,093,589	2,109,404	6,002,957	4,499,930	4,582,601	4,272,867	4,675,835	3,206,369	4,162,402
Total primary government net expense	<u>\$ (39,536,272)</u>	<u>\$ (37,125,268)</u>	<u>\$ (36,404,034)</u>	<u>\$ (41,166,654)</u>	<u>\$ (42,757,982)</u>	<u>\$ (43,505,660)</u>	<u>\$ (53,614,374)</u>	<u>\$ (36,735,084)</u>	<u>\$ (52,689,969)</u>	<u>\$ (55,150,849)</u>
<b>General Revenues and Other Changes in Net Position</b>										
Governmental activities:										
Taxes:										
Ad valorem	\$ 15,825,309	\$ 16,837,010	\$ 17,655,483	\$ 17,582,789	\$ 18,195,808	\$ 19,195,036	\$ 20,187,267	\$ 20,847,366	\$ 23,231,944	\$ 24,983,232
Sales	15,510,913	15,238,812	15,134,138	16,125,862	16,967,401	18,017,575	18,981,471	21,311,743	20,859,081	21,652,524
Franchise	6,066,459	6,373,864	6,152,140	6,216,239	6,260,051	6,178,547	6,382,781	6,780,354	6,712,490	6,771,002
Hotel/Motel	1,210,494	1,067,836	1,104,894	1,215,396	1,223,910	1,306,257	1,445,935	1,440,351	1,473,592	1,583,762
Mixed beverage	108,764	106,387	106,418	123,581	100,164	110,409	155,280	156,030	148,247	162,580
Other taxes	54,077	54,198	55,750	70,191	77,451	80,817	71,750	72,392	62,915	63,316
Investment earnings	1,487,908	464,244	164,385	88,140	81,493	122,330	108,848	156,778	398,306	674,264
Miscellaneous	1,554,282	1,729,310	1,385,493	3,150,409	1,422,379	1,762,894	2,055,938	746,050	1,598,627	4,742,010
Settlement income, net expense	-	-	-	-	-	5,350,000	-	-	-	-
Transfers	-	-	-	-	-	47,492	6,803	(2,267)	-	-
Total governmental activities	<u>41,818,206</u>	<u>41,871,661</u>	<u>41,758,701</u>	<u>44,572,607</u>	<u>44,328,657</u>	<u>52,171,357</u>	<u>49,396,073</u>	<u>51,508,797</u>	<u>54,485,202</u>	<u>60,632,690</u>
Business-type activities:										
Investment earnings	641,701	235,373	142,385	126,718	358,235	323,317	515,564	353,239	689,095	831,715
Transfers	-	-	-	-	-	(47,492)	(6,803)	2,267	-	-
Total business-type activities	<u>641,701</u>	<u>235,373</u>	<u>142,385</u>	<u>126,718</u>	<u>358,235</u>	<u>275,825</u>	<u>508,761</u>	<u>355,506</u>	<u>689,095</u>	<u>831,715</u>
Total primary government	<u>42,459,907</u>	<u>42,107,034</u>	<u>41,901,086</u>	<u>44,699,325</u>	<u>44,686,892</u>	<u>52,447,182</u>	<u>49,904,834</u>	<u>51,864,303</u>	<u>55,174,297</u>	<u>61,464,405</u>
<b>Changes in Net Position</b>										
Governmental activities	(2,445,136)	(356,196)	3,245,263	(2,597,004)	(2,929,255)	4,083,096	(8,491,168)	10,097,878	(1,411,136)	1,319,439
Business-type activities	5,368,771	5,334,962	2,251,789	6,129,675	4,858,165	4,858,426	4,781,628	5,031,341	3,895,464	4,994,117
Total primary government	<u>\$ 2,923,635</u>	<u>\$ 4,978,766</u>	<u>\$ 5,497,052</u>	<u>\$ 3,532,671</u>	<u>\$ 1,928,910</u>	<u>\$ 8,941,522</u>	<u>\$ (3,709,540)</u>	<u>\$ 15,129,219</u>	<u>\$ 2,484,328</u>	<u>\$ 6,313,556</u>



**CITY OF TEMPLE, TEXAS**  
**FUND BALANCES OF GOVERNMENTAL FUNDS**  
**Last Ten Fiscal Years**  
**(modified accrual basis of accounting)**

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
<b>General fund</b>										
Nonspendable:										
Inventories and prepaid items	\$ 389,222	\$ 361,371	\$ 375,993	\$ 448,025	\$ 498,812	\$ 451,696	\$ 435,073	\$ 375,039	\$ 441,741	\$ 432,639
Restricted for:										
Drug enforcement	304,931	298,679	329,408	384,797	321,867	329,651	290,550	345,852	204,399	173,517
Library, museum, and other	642,816	368,817	469,706	636,101	629,792	764,285	772,510	867,470	874,506	822,992
Assigned to:										
Capital technology acquisition	349,587	569,240	231,207	329,162	315,618	390,979	403,071	420,476	379,099	405,484
Capital projects	3,793,396	4,634,697	5,630,052	6,375,154	4,277,846	5,431,542	5,211,128	4,920,337	5,061,813	4,648,577
Self-funded health insurance	-	-	-	275,000	300,000	-	-	-	-	-
Purchases on order	1,135,807	1,951,008	1,532,988	1,109,456	2,060,396	1,960,290	1,454,214	2,106,552	1,429,303	1,866,603
Unassigned	15,048,035	15,048,035	15,050,138	15,368,477	16,100,649	16,785,630	17,540,678	18,293,530	19,160,910	20,132,300
<b>Total general fund</b>	<b>\$ 21,663,794</b>	<b>\$ 23,231,847</b>	<b>\$ 23,619,492</b>	<b>\$ 24,926,172</b>	<b>\$ 24,504,980</b>	<b>\$ 26,114,073</b>	<b>\$ 26,107,224</b>	<b>\$ 27,329,256</b>	<b>\$ 27,551,771</b>	<b>\$ 28,482,112</b>
<b>All other governmental funds</b>										
Nonspendable:										
Prepaid items	\$ 2,000	\$ 5,098	\$ 4,581	\$ 4,555	\$ 4,203	\$ 15,527	\$ 20,086	\$ 19,400	\$ 21,804	\$ 24,842
Restricted for:										
Debt service	1,744,532	1,538,432	1,758,817	1,364,049	2,960,522	7,356,612	1,349,568	959,697	724,003	551,747
Construction	22,212,809	9,310,110	15,349,088	4,585,041	30,398,210	37,708,729	11,652,509	44,922,504	41,698,442	24,117,550
Museum	-	-	-	-	-	8,348	13,049	11,149	11,775	14,108
Promotion of tourism	1,208,688	1,027,344	913,293	1,149,063	1,350,812	1,077,954	1,126,029	1,305,093	1,338,791	1,442,633
Committed to:										
Drainage	558,905	999,253	1,265,722	1,279,068	1,503,965	1,855,290	1,793,015	1,982,887	1,489,689	1,815,299
<b>Total all other governmental funds</b>	<b>\$ 25,726,934</b>	<b>\$ 12,880,237</b>	<b>\$ 19,291,501</b>	<b>\$ 8,381,776</b>	<b>\$ 36,217,712</b>	<b>\$ 48,022,460</b>	<b>\$ 15,954,256</b>	<b>\$ 49,200,730</b>	<b>\$ 45,284,504</b>	<b>\$ 27,966,179</b>

1 - The City implemented GASB Statement No. 54 *Fund Balance Reporting and Governmental Fund Type Definitions* in fiscal year 2011. Fiscal years 2005 through 2010 have been reclassified with the implementation of GASB Statement No. 54.



**CITY OF TEMPLE, TEXAS**  
**CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS**  
**Last Ten Fiscal Years**  
**(modified accrual basis of accounting)**

Table IV

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
<b>REVENUES:</b>										
Taxes:										
Ad valorem	\$ 15,821,743	\$ 16,741,749	\$ 17,617,718	\$ 17,647,927	\$ 18,246,346	\$ 19,164,488	\$ 20,184,854	\$ 20,801,261	\$ 23,256,440	\$ 25,022,473
Sales	15,510,913	15,238,812	15,134,138	16,125,862	16,967,401	18,017,575	18,981,471	21,311,743	20,859,081	21,652,524
Hotel/Motel	1,210,494	1,067,836	1,104,894	1,215,396	1,223,910	1,445,935	1,440,351	1,473,592	1,473,592	1,583,762
Mixed beverage	108,764	106,387	106,418	123,581	100,164	110,409	155,280	156,030	148,247	162,580
Other taxes	54,077	54,198	55,751	70,191	77,451	80,817	71,750	72,392	62,916	63,316
Franchise fees	6,066,459	6,373,864	6,152,141	6,216,239	6,260,051	6,178,547	6,382,782	6,780,354	6,712,490	6,771,002
Licenses and permits	407,634	333,085	323,817	448,076	377,290	738,449	662,666	613,187	961,527	905,004
Intergovernmental	1,461,614	1,685,144	3,982,232	1,847,522	2,265,741	17,629,564	13,237,510	879,854	2,163,530	2,236,621
Drainage fees	685,848	981,950	999,274	1,016,748	1,084,423	1,098,165	1,109,378	1,125,126	1,157,851	2,283,793
Charges for services:										
Library fees	48,070	46,664	37,678	40,202	35,829	34,900	32,498	32,118	34,107	30,612
Recreational entry fees	171,812	162,965	168,238	154,637	136,498	133,153	126,845	120,588	120,492	111,980
Summit recreational fees	469,840	468,832	624,394	773,341	751,824	627,333	526,310	486,234	389,249	414,075
Golf course revenues	1,017,243	911,780	788,981	239,610	1,017,595	950,200	874,917	789,908	690,985	688,258
Swimming pool	93,160	51,358	30,016	37,922	33,169	42,845	48,030	48,870	37,242	33,954
Lions Junction water park	-	275,978	270,067	298,497	259,976	300,008	298,690	351,788	478,483	464,370
Sammons indoor pool	-	10,507	60,445	72,336	82,530	93,645	91,705	91,330	94,050	71,740
Vital statistics	228,691	224,293	174,537	138,342	124,135	126,605	120,542	124,847	130,034	125,722
Police revenue	466,471	268,804	277,769	278,136	228,156	344,477	629,586	1,602,266	1,587,110	1,714,226
Contractual services - proprietary fund	2,815,038	2,916,744	2,968,786	2,968,883	3,063,081	3,251,073	3,480,132	3,702,807	3,789,646	4,056,239
County fire protection	1,353	5,007	2,058	4,095	3,988	3,583	1,341	4,630	4,136	5,928
Curb and street cuts	36,925	51,896	42,658	42,745	69,762	23,292	38,732	62,195	96,155	41,340
Other	115,091	107,866	173,520	177,315	183,078	151,617	159,130	301,443	62,014	77,134
Solid waste collection - residential	2,832,858	3,178,301	3,572,061	3,658,361	3,731,899	3,824,407	4,041,272	4,169,597	4,310,048	4,943,210
Solid waste collection - commercial	2,639,211	2,798,699	2,842,700	2,845,635	2,844,135	2,849,455	2,902,758	2,945,727	3,127,171	3,183,821
Solid waste collection - roll-off	2,203,748	1,904,048	2,016,329	1,920,793	1,894,753	2,061,942	2,314,814	2,216,659	2,414,007	2,724,886
Landfill contract	1,296,510	1,517,583	1,614,027	1,640,732	1,674,726	1,773,741	1,963,924	1,971,203	1,913,357	2,046,014
Airport sales and rental	3,175,668	2,224,005	2,311,344	2,874,462	3,037,702	2,847,211	2,732,476	2,294,963	2,174,080	2,387,297
Recreational services	537,091	550,001	728,785	760,084	819,626	953,425	1,028,223	1,034,161	1,269,230	1,200,269
Fire department	11,812	6,079	10,981	17,636	11,964	14,128	20,620	34,758	51,854	26,969
Subdivision fees	20,533	12,201	17,975	21,818	15,648	25,724	24,727	18,465	22,298	31,151
Reinvestment zone reimbursements	-	-	-	-	-	-	-	-	388,036	616,710
Civic center & railroad museum revenues	249,930	254,882	298,504	408,671	402,293	474,161	533,266	508,062	523,522	504,694
Fines	1,985,417	1,801,732	1,883,604	2,136,454	2,133,078	2,185,239	2,438,908	2,086,676	2,173,835	2,206,811
Interest and other	3,662,986	2,536,426	1,884,590	1,866,347	1,700,329	2,160,307	2,581,670	1,728,607	2,082,522	1,912,673
Total revenues	65,407,004	64,869,676	68,273,430	68,088,596	70,888,551	89,576,741	89,242,742	79,908,200	84,759,337	90,301,148
<b>EXPENDITURES:</b>										
Current:										
General government	12,486,714	10,996,117	11,408,326	11,324,780	11,703,131	13,660,816	15,223,119	15,445,404	15,286,507	15,899,956
Public safety	23,983,300	24,608,006	28,959,139	31,542,542	27,628,257	25,743,401	28,225,738	31,013,726	32,680,185	31,367,272
Highways and streets	9,932,915	6,250,717	4,435,722	5,908,288	9,204,905	24,913,821	29,731,928	17,506,619	22,407,217	14,086,349
Sanitation	5,516,414	4,471,564	5,188,280	5,391,763	5,056,524	10,190,353	9,923,731	5,177,927	7,380,079	6,590,675
Health and welfare	620,472	130,494	238,743	461,209	205,125	249,711	308,783	102,069	83,828	201,810
Culture and leisure services	12,211,783	18,805,709	11,865,596	11,183,792	10,978,275	12,937,428	12,078,707	12,361,459	18,135,207	21,366,366
Airport	3,724,449	3,504,554	5,153,234	3,273,341	3,626,089	3,392,606	10,011,998	2,640,628	2,347,196	2,374,228
Debt service:										
Principal retirement	4,338,388	4,332,453	4,868,482	4,772,004	5,405,563	5,110,646	5,608,336	5,821,194	7,673,106	9,075,096
Interest and fiscal charges	2,706,182	3,314,077	3,381,115	3,244,597	3,236,670	4,797,337	4,110,853	4,540,888	5,598,274	5,873,142
Total expenditures	\$ 75,520,617	\$ 76,413,691	\$ 75,498,637	\$ 77,102,296	\$ 77,044,539	\$ 100,996,119	\$ 115,223,193	\$ 94,609,914	\$ 111,591,599	\$ 106,834,894
										(continued)



CITY OF TEMPLE, TEXAS  
**CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS**  
 Last Ten Fiscal Years  
 (modified accrual basis of accounting)

Table IV  
 (continued)

	Fiscal Year									
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	\$ (10,113,613)	\$ (11,544,015)	\$ (7,225,207)	\$ (9,013,700)	\$ (6,185,988)	\$ (11,419,378)	\$ (25,980,451)	\$ (14,701,714)	\$ (26,832,262)	\$ (16,533,746)
<b>OTHER FINANCING SOURCES (USES):</b>										
Transfer in	2,261,777	1,206,082	1,240,854	1,042,837	1,330,355	8,112,971	2,282,094	1,888,658	1,611,257	1,739,077
Transfer out	(2,261,777)	(1,206,082)	(1,240,854)	(1,692,472)	(1,845,849)	(8,571,235)	(2,327,620)	(1,873,486)	(1,611,257)	(1,739,077)
Issuance of loans and bonds	23,180,000	265,371	13,995,000	-	30,445,000	19,775,000	420,121	46,360,000	20,235,000	145,762
Original issue premium	-	-	-	-	-	385,580	-	3,275,997	4,158,590	-
Discount on bond issuance	(155,766)	-	-	(68,241)	(291,156)	(219,097)	(88,929)	(556,444)	(176,238)	-
Issuance of refunding bonds	-	-	3,950,000	9,820,000	9,290,000	-	16,671,941	7,544,558	9,500,000	-
Payment to refunded bond escrow agent	-	-	(3,926,713)	(9,903,444)	(10,482,241)	-	(23,052,209)	(7,469,063)	(10,578,801)	-
Premium on bond issuance	621,513	-	5,829	204,248	5,154,623	-	-	-	-	-
Claims settlement	-	-	-	-	-	7,250,000	-	-	-	-
Attorney fees	-	-	-	-	-	(1,900,000)	-	-	-	-
Total other financing sources (uses)	23,645,747	265,371	14,024,116	(597,072)	33,600,732	24,833,219	(6,094,602)	49,170,220	23,138,551	145,762
<b>NET CHANGE IN FUND BALANCES</b>	\$ 13,532,134	\$ (11,278,644)	\$ 6,798,909	\$ (9,610,772)	\$ 27,414,744	\$ 13,413,841	\$ (32,075,053)	\$ 34,468,506	\$ (3,693,711)	\$ (16,387,984)
<b>Debt service as a percentage of noncapital expenditures</b>	11.0%	12.7%	13.5%	13.0%	12.3%	11.5%	10.3%	13.2%	16.6%	18.3%
Capital Outlay	\$ 11,703,515	\$ 16,423,100	\$ 14,306,611	\$ 15,437,565	\$ 6,873,201	\$ 15,122,317	\$ 20,442,125	\$ 15,920,233	\$ 31,519,203	\$ 24,998,876



**CITY OF TEMPLE, TEXAS**  
**GENERAL GOVERNMENTAL TAX & FRANCHISE REVENUES BY SOURCE <sup>(1)</sup>**  
**Last Ten Fiscal Years**  
**(modified accrual basis of accounting)**

**Table V**

<b>Fiscal Year</b>	<b>General Property Tax</b>	<b>City Sales Tax</b>	<b>Hotel/ Motel Tax</b>	<b>Mixed Beverage Tax</b>	<b>Other Tax</b>	<b>Franchise Fee</b>	<b>Total</b>
2008	\$ 15,821,743	\$ 15,510,913	\$ 1,210,494	\$ 108,764	\$ 54,077	\$ 6,066,459	\$ 38,772,450
2009	16,741,749	15,238,812	1,067,836	106,387	54,198	6,373,864	39,582,846
2010	17,617,718	15,134,138	1,104,894	106,418	55,751	6,152,141	40,171,060
2011	17,647,927	16,125,862	1,215,396	123,581	70,191	6,216,239	41,399,196
2012	18,246,346	16,967,401	1,223,910	100,164	77,451	6,260,051	42,875,323
2013	19,164,488	18,017,575	1,306,256	110,409	80,817	6,178,547	44,858,092
2014	20,184,854	18,981,471	1,445,935	155,280	71,750	6,382,782	47,222,072
2015	20,801,261	21,311,743	1,440,351	156,030	72,392	6,780,354	50,562,131
2016	23,256,440	20,859,081	1,473,592	148,247	62,916	6,712,490	52,512,766
2017	25,022,473	21,652,524	1,583,762	162,580	63,316	6,771,002	55,255,657

<sup>(1)</sup> Includes the General Fund tax revenues on a GAAP basis.



**CITY OF TEMPLE, TEXAS**  
**ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY**  
 Last Ten Fiscal Years  
 (unaudited)

Fiscal Year <sup>1</sup>	Estimated Market Value		Less: Productivity Loss	Less: Homestead Cap	Less: Tax-Exempt Property	Total Taxable Assessed Value	Less: Tax Increment District	Less: Applicable Adjustments	Total Taxable Value <sup>2</sup>	Total Direct Tax Rate	Assessed Value <sup>1</sup> as a Percentage of Actual Value
	Real Property	Personal Property									
2008	\$3,010,380,513	\$ 890,891,949	\$ 34,753,485	\$ 30,407,611	\$ 857,950,357	\$ 2,978,161,009	\$ 123,405,421	\$ -	\$2,854,755,588	\$ 0.5681	76.34%
2009	3,236,862,897	920,505,493	34,032,591	27,964,590	864,617,679	3,230,553,530	129,959,299	-	3,100,594,231	0.5595	77.71%
2010	3,328,646,073	913,243,710	36,416,466	12,780,852	842,391,021	3,350,301,444	129,278,930	-	3,221,022,514	0.5646	78.98%
2011	3,360,739,695	865,160,292	39,920,753	5,630,033	849,088,073	3,331,261,128	129,282,220	-	3,201,978,908	0.5679	78.83%
2012	3,489,946,100	921,088,202	40,788,663	7,005,234	915,915,243	3,447,325,162	136,065,299	-	3,311,259,863	0.5679	78.15%
2013	3,571,566,347	938,279,608	39,981,995	4,092,340	931,868,067	3,533,903,553	151,501,569	-	3,382,401,984	0.5864	78.36%
2014	3,691,482,902	1,033,449,368	39,934,752	2,322,216	940,324,968	3,742,350,334	169,927,193	-	3,572,423,141	0.5864	79.20%
2015	4,173,699,490	1,074,874,361	39,043,656	2,470,938	1,027,167,363	4,179,891,894	480,646,226	-	3,699,245,668	0.5864	79.64%
2016	4,711,559,006	1,087,575,985	42,551,747	3,064,323	1,242,700,918	4,510,818,003	670,071,846	-	3,840,746,157	0.6298	77.78%
2017	4,794,096,787	1,071,474,150	45,275,225	4,656,862	1,409,041,409	4,406,597,441	436,256,703	-	3,970,340,738	0.6572	75.13%

Source: Property tax information - Tax Appraisal District of Bell County

Note: Property is reassessed annually. The Tax Appraisal District of Bell County assesses property at approximately 100 percent of actual value for all types of real and personal property. Estimated actual value is calculated by dividing assessed value by those percentages. Tax rates are per \$100 of assessed value.

<sup>1</sup> - Includes tax-exempt property.

<sup>2</sup> - Net taxable value not adjusted for frozen values.



## CITY OF TEMPLE, TEXAS

## PROPERTY TAX RATES

DIRECT AND OVERLAPPING <sup>1</sup> GOVERNMENTS

Last Ten Fiscal Years

Table VII

Fiscal Year	City of Temple			Overlapping Rates									
	Operating	Debt	Total	Bell County	Bell County Road District	Temple College	Elm Creek		Temple		Belton		Troy
		Service	Direct Tax Rate				Flood Control District	Independent School District	Independent School District	Independent School District			
2008	\$ 0.3392	\$ 0.2289	\$ 0.5681	\$ 0.3795	\$ 0.0295	\$ 0.2180	\$ 0.0309	\$ 1.2401	\$ 1.2870	\$ 1.2681			
2009	0.3322	0.2273	0.5595	0.3779	0.0295	0.2100	0.0283	1.2300	1.4110	1.5217			
2010	0.3173	0.2473	0.5646	0.3759	0.0295	0.2100	0.0306	1.2100	1.4110	1.4030			
2011	0.3300	0.2379	0.5679	0.3820	0.0299	0.2100	0.0327	1.2100	1.4210	1.3517			
2012	0.3240	0.2439	0.5679	0.4096	0.0299	0.2054	0.0327	1.2850	1.4060	1.3517			
2013	0.3300	0.2564	0.5864	0.4212	0.0299	0.2036	0.0327	1.2800	1.5210	1.3317			
2014	0.3324	0.2540	0.5864	0.4212	0.0299	0.2036	0.0327	1.3600	1.4500	1.3317			
2015	0.3300	0.2564	0.5864	0.4212	0.0299	0.2065	0.0327	1.3600	1.4400	1.3317			
2016	0.3234	0.3064	0.6298	0.4212	0.0299	0.2100	0.0327	1.3600	1.4400	1.3317			
2017	0.3142	0.3430	0.6572	0.4212	0.0299	0.2057	0.0327	1.4000	1.4400	1.3102			

Source: Tax Appraisal District of Bell County

Notes: Statutes of the State of Texas (Article 1028) limit the maximum amount that a city can designate for debt service to \$ 2.50 per \$ 100 of assessed valuation. However, under City Charter, a limitation on taxes levied for general municipal operating purposes and for the purpose of paying interest and providing a proper sinking fund for paying the outstanding bonds and other obligations of the City, issued for municipal purposes, and any such future bonds or obligations which may be authorized, may not exceed \$ 1.20 per \$ 100 assessed valuation.

<sup>1</sup> Overlapping rates are those of local and county governments that apply to property owners within the City of Temple. Not all overlapping rates apply to all City of Temple property owners (e.g. rates for special districts apply only to the proportion of the government's property owners whose property is located within the geographic boundaries of the special district). A property's location within the City limits will determine which school district's tax will be applicable for the property.

Tax rate limit, City:

\$ 1.20

Is limitation by statute or constitution?

Statute.

Do they include debt service?

Yes.

Tax due date:

January 31.

Discount allowed?

Yes: October 31, 3%; November 30, 2%;  
December 31, 1%.

Penalty and interest:

1.5% per month beginning on the first day of delinquency (February 1) until tax is 12 months delinquent, at which time a 1.0% per month penalty is assessed until taxes are paid.

Uncollected taxes:

1. Second notice mailed in March or April following due date.

2. Letter of intent to sue sent.

3. Tax suit filed.

As ordered; not set by date.

Tax Appraisal District of Bell County.

Source:



**CITY OF TEMPLE, TEXAS**  
**PRINCIPAL PROPERTY TAXPAYERS**  
**Current Year and Ten Years Ago**

**Table VIII**

	FY 2017				FY 2008			
	Taxpayer	Taxable Assessed Value <sup>1</sup>	Rank	Percentage of Total Taxable Assessed Value	Taxable Assessed Value <sup>2</sup>	Rank	Percentage of Total Taxable Assessed Value	
		\$			\$			
	Panda Temple Power, LLC	259,415,797	1	6.53%	-	-	-	
	McLane Company, Inc.	129,264,625	2	3.26%	118,688,778	1	4.16%	
	Wal-Mart Distribution Center	93,531,748	3	2.36%	97,750,496	2	3.42%	
	Pactiv Corporation	79,780,879	4	2.01%	82,208,705	4	2.88%	
	Wilsonart International	73,591,767	5	1.85%	94,819,214	3	3.32%	
	H.E. Butt Grocery	63,203,230	6	1.59%	-	-	-	
	Oncor Electric Delivery Company	61,857,202	7	1.56%	-	-	-	
	BNSF Railway Company	29,338,115	8	0.74%	14,470,690	9	0.51%	
	Reynolds Consumer Products, Inc.	28,731,866	9	0.72%	-	-	-	
	Performance Food Group	20,293,977	10	0.51%	14,940,468	8	-	
	TXU Electric Delivery Company	-	-	-	42,506,170	5	1.49%	
	Southwestern Bell Telephone Company	-	-	-	18,023,271	6	0.63%	
	Coyote Temple Mall	-	-	-	17,751,244	7	0.62%	
	LJT Texas LP	-	-	-	12,308,805	10	0.43%	
	Totals	\$ 839,009,206		21.13%	\$ 513,467,841		17.99%	

Source: Tax Appraisal District of Bell County

<sup>1</sup>- Total taxable value including real and personal property for fiscal year 2017 is \$ 3,970,340,738 (net taxable value not adjusted for frozen values).

<sup>2</sup>- Total taxable value including real and personal property for fiscal year 2008 is \$ 2,854,755,588 (net taxable value not adjusted for frozen values).



**CITY OF TEMPLE, TEXAS**  
**PROPERTY TAX LEVIES AND COLLECTIONS**  
**Last Ten Fiscal Years**

**Table IX**

Fiscal Year	Taxes Levied Within the Fiscal Year of the Levy	Adjustments to Levy in Subsequent Years	Adjusted Taxes Levied for the Fiscal Year	Collected within the Tax Year of the Levy		Collections in Subsequent Years <sup>1</sup>	Total Collections to Date	
				Amount	% of Levy		Amount	% of Levy
2008	\$ 16,089,326	\$ -	\$ 16,089,326	\$ 15,783,170	98.10%	\$ 136,004	\$ 15,919,174	98.94%
2009	17,162,704	-	17,162,704	16,794,390	97.85%	137,448	16,931,838	98.65%
2010	17,957,542	-	17,957,542	17,582,962	97.91%	151,114	17,734,076	98.76%
2011	17,957,507	-	17,957,507	17,538,771	97.67%	168,461	17,707,233	98.61%
2012	18,585,931	-	18,585,931	18,276,652	98.34%	151,138	18,427,790	99.15%
2013	19,534,480	-	19,534,480	19,295,759	98.78%	110,551	19,406,310	99.34%
2014	20,793,147	-	20,793,147	20,295,608	97.61%	95,057	20,390,665	98.06%
2015	21,446,210	-	21,446,210	21,046,789	98.14%	141,163	21,187,952	98.80%
2016	23,742,734	-	23,742,734	23,489,014	98.93%	95,057	23,584,071	99.33%
2017	25,523,538	-	25,523,538	25,197,579	98.72%	-	25,197,579	98.72%

<sup>1</sup> - Collections from subsequent years restated to reflect collections net of refunds.

Source: Tax Appraisal District of Bell County



**CITY OF TEMPLE, TEXAS**  
**TAXABLE SALES BY CATEGORY**  
**Last Ten Calendar Years**

**Table X**

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Building Material	\$ 88,416,785	\$ 89,613,352	\$ 82,462,311	\$ 88,576,484	\$ 87,314,928	\$ 114,672,337	\$ 125,260,898	\$ 134,845,790	\$ 144,716,363	\$ 158,203,586
General Merchandise Stores	166,315,129	175,596,330	164,686,634	170,470,503	170,797,914	173,890,968	175,654,007	170,777,243	183,917,251	195,062,315
Food Stores <sup>1</sup>	37,103,364	39,420,176	41,712,916	49,113,761	56,881,719	59,918,860	62,771,429	64,320,005	63,619,055	91,214,642
Auto Dealers & Service Stations	53,782,893	55,042,952	57,044,251	58,364,792	59,241,754	60,851,311	62,511,559	66,193,984	83,718,933	65,828,409
Apparel & Accessory Stores	30,424,610	28,783,684	24,779,772	24,857,770	25,852,811	30,199,552	31,759,721	32,629,286	30,461,426	28,296,896
Furniture & Home Furnishings	43,464,834	44,804,031	39,113,284	45,981,591	40,458,746	42,097,157	40,792,351	43,053,963	46,769,756	46,078,709
Eating & Drinking Places	106,970,841	112,977,388	113,463,147	118,255,769	123,216,814	129,906,448	134,804,234	144,994,011	150,750,242	158,032,806
Miscellaneous Retail	63,350,221	66,585,331	67,017,206	67,267,029	62,914,213	65,086,919	68,545,563	67,608,100	68,765,668	69,250,856
Nonstore Retailers	15,024	613,748	323,075	13,731	3,894	37,625	67,888	57,976	520,740	349,745
<b>Total Retail Sales</b>	<b>589,843,701</b>	<b>613,436,992</b>	<b>590,602,596</b>	<b>622,901,430</b>	<b>626,682,793</b>	<b>676,661,177</b>	<b>702,167,650</b>	<b>724,480,358</b>	<b>773,239,434</b>	<b>812,317,964</b>
<b>Total Non-Retail Sales</b>	<b>239,215,347</b>	<b>199,854,667</b>	<b>179,375,190</b>	<b>188,040,333</b>	<b>191,399,847</b>	<b>201,318,871</b>	<b>210,353,735</b>	<b>235,550,282</b>	<b>248,333,632</b>	<b>260,445,599</b>
<b>Total Taxable Sales</b>	<b>\$ 829,059,048</b>	<b>\$ 813,291,659</b>	<b>\$ 769,977,786</b>	<b>\$ 810,941,763</b>	<b>\$ 818,082,640</b>	<b>\$ 877,980,048</b>	<b>\$ 912,521,385</b>	<b>\$ 960,030,640</b>	<b>\$ 1,021,573,066</b>	<b>\$ 1,072,763,563</b>

**Applicable Sales Tax Rates:**

City of Temple	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
Bell County	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
State of Texas	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%
<b>TOTAL SALES TAX RATE</b>	<b>8.25%</b>	<b>8.25%</b>	<b>8.25%</b>	<b>8.25%</b>	<b>8.25%</b>	<b>8.25%</b>	<b>8.25%</b>	<b>8.25%</b>	<b>8.25%</b>	<b>8.25%</b>

Source: State of Texas Comptroller, City of Temple, and Bell County.

Notes: Retail sales information is not available on a fiscal-year basis.

<sup>1</sup> - General grocery items are not taxable; the sales tax applies only to prepared food items and nonfood items.

<sup>2</sup> - In prior years erroneously reported Miscellaneous Retail in Non-Retail Sales category.



Table XI

CITY OF TEMPLE, TEXAS  
RATIOS OF OUTSTANDING DEBT BY TYPE  
Last Ten Fiscal Years

Fiscal Year	Governmental Activities						Business-Type Activities						Total Primary Government	Personal Income <sup>1</sup>	Per Capita <sup>1</sup>	
	General Obligation Bonds	Certificates of Obligation Bonds	Contractual Obligations	Revenue Bonds	Pass-Through Revenue & Limited Tax Bonds		Issuance Premium/ Discount	Notes Payable	General Obligation Bonds	Water & Sewer Revenue Bonds		Notes Payable				Issuance Premium/ Discount
2008	\$ 35,135,000	\$ 32,180,000	\$ 575,000	\$ 3,135,000	\$ -	\$ -	\$ -	\$ 1,534,112	\$ -	\$ -	\$ 63,395,000	\$ 490,352	\$ -	\$ 136,444,464	\$ 35,255	\$ 2,173
2009	32,410,000	31,525,000	290,000	2,810,000	-	-	-	1,457,030	-	-	60,125,000	398,055	-	129,015,085	37,106	2,031
2010	46,835,000	27,400,000	-	2,470,000	-	-	-	1,063,548	-	-	73,885,000	302,959	-	151,956,507	37,917	2,299
2011	47,040,000	23,625,000	-	2,110,000	-	-	-	771,478	14,150,000	56,770,000	34,110,000	204,974	-	144,671,452	38,174	2,158
2012	48,315,000	17,160,000	5,745,000	1,730,000	24,700,000	-	-	455,915	32,390,000	34,110,000	30,700,000	104,018	-	164,709,933	39,971	2,411
2013	44,990,000	30,150,000	11,455,000	1,330,000	24,700,000	-	-	137,235	31,230,000	30,700,000	-	-	-	174,692,235	38,852	2,486
2014	49,525,000	20,830,000	5,065,000	910,000	24,700,000	-	-	242,013	36,480,000	35,120,000	-	-	-	172,872,013	37,862	2,409
2015	75,420,000	36,650,000	4,415,000	465,000	24,700,000	8,595,491	-	195,819	39,000,000	52,855,000	52,855,000	-	5,611,395	247,907,705	38,794	3,377
2016	70,300,000	53,360,000	5,700,000	-	24,580,000	11,697,438	-	147,714	36,760,000	50,380,000	50,380,000	-	5,152,424	258,077,576	40,200	3,428
2017	66,265,000	50,440,000	4,525,000	-	23,685,000	10,978,104	-	243,380	34,490,000	80,755,000	80,755,000	-	7,080,452	278,461,936	40,096	3,623

Notes: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

<sup>1</sup> - See the Schedule of Demographic and Economic Statistics on page 181 for personal income and population data. (Table XVI)



CITY OF TEMPLE, TEXAS  
RATIOS OF NET GENERAL BONDED DEBT OUTSTANDING  
Last Ten Fiscal Years

Table XII

Fiscal Year	General Bonded Debt Outstanding										% of Estimated		
	General Obligation Bonds <sup>1</sup>	Certificates of Obligation Bonds	Contractual Obligations	Revenue Bonds	Pass-Through Revenue & Limited Tax Bonds		Notes Payable	Total General Bonded Debt Outstanding	Less: Amounts Available in Debt Service Fund	Total General Net Bonded Debt Outstanding	Actual Taxable Value <sup>2</sup> of Property	Per Capita <sup>3</sup>	
2008	\$ 35,135,000	\$ 32,180,000	\$ 575,000	\$ 3,135,000	\$ -	\$ -	1,534,112	\$ 72,559,112	\$ 1,744,532	\$ 70,814,580	76.34%	\$ 1,128	
2009	32,410,000	31,525,000	290,000	2,810,000	-	-	1,457,030	68,492,030	1,538,432	66,953,598	77.71%	1,054	
2010	46,835,000	27,400,000	-	2,470,000	-	-	1,063,548	77,768,548	1,758,817	76,009,731	78.98%	1,150	
2011	61,190,000	23,625,000	-	2,110,000	-	-	771,478	87,696,478	1,364,049	86,332,429	78.83%	1,288	
2012	80,705,000	17,160,000	5,745,000	1,730,000	24,700,000	24,700,000	455,915	130,495,915	2,960,522	127,535,393	78.15%	1,867	
2013	76,220,000	30,150,000	11,455,000	1,330,000	24,700,000	24,700,000	137,235	143,992,235	7,356,612	136,635,623	78.36%	1,944	
2014	86,005,000	20,830,000	5,065,000	910,000	24,700,000	24,700,000	242,013	137,752,013	1,349,568	136,402,445	79.20%	1,901	
2015	114,420,000	36,650,000	4,415,000	465,000	24,700,000	24,700,000	195,819	180,845,819	959,697	179,886,122	79.64%	2,450	
2016	107,060,000	53,360,000	5,700,000	-	24,580,000	24,580,000	147,714	190,847,714	724,003	190,123,711	77.78%	2,525	
2017	100,755,000	50,440,000	4,525,000	-	23,685,000	23,685,000	243,380	179,648,380	551,747	179,096,633	75.13%	2,330	

Notes: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

<sup>1</sup> - Amounts reported include governmental and business type general obligation bonds.

<sup>2</sup> - See the Schedule of Assessed Value and Estimated Actual Value of Taxable Property on page 171 for property value data. (Table VI)

<sup>3</sup> - Population data can be found in the Schedule of Demographic and Economic Statistics on page 181. (Table XVI)



**CITY OF TEMPLE, TEXAS**  
**DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT**  
**September 30, 2017**

**Table XIII**

<u>Governmental Unit</u>	<u>Net General Obligation Bonded Debt Outstanding <sup>1</sup></u>	<u>Percentage Applicable to City of Temple</u>	<u>Amount Applicable to City of Temple</u>
<b>Direct Debt:</b>			
City of Temple	\$ 178,950,871	100.00%	\$ 178,950,871
Reinvestment Zone No. 1 <sup>2</sup>	40,775,000	100.00%	40,775,000
Total direct debt	<u>219,725,871</u>		<u>219,725,871</u>
<b>Overlapping Debt:</b>			
Temple Independent School District	130,805,000	94.51%	123,623,806
Temple College	17,770,000	100.00%	17,770,000
Bell County	127,695,000	25.53%	32,600,534
Belton Independent School District	235,174,996	24.09%	56,653,657
Troy Independent School District	16,095,010	7.65%	1,231,268
Total estimated overlapping debt	<u>527,540,006</u>		<u>231,879,265</u>
<b>Total direct and overlapping debt</b>	<u><u>\$ 747,265,877</u></u>		<u><u>\$ 451,605,136</u></u>

Sources: Finance departments of respective entities.

Notes: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the City of Temple. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident -- and therefore responsible for repaying the debt -- of each overlapping government.

<sup>1</sup> - For debt repaid with property taxes, the percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of another governmental unit's taxable assessed value that is within the City's boundaries and dividing it by each unit's total taxable assessed value.

<sup>2</sup> - Debt is secured by pledged property taxes attributable to incremental growth in real property within the Zone. Bell County, Temple I.S.D., Belton I.S.D., Troy I.S.D. and Temple College each participate in the Zone.



Legal Debt Margin Calculation for Fiscal Year 2017										
Assessed value 2016/2017 tax roll <sup>1</sup>										
Limit on amount designated for debt service per \$ 100 assessed valuation										\$ 35,439,492
(\$ 3,543,949,168 / \$ 100 = \$ 35,439,492)									x	\$ 1.20
Legal debt service limit										\$ 42,527,390
Actual amount expended by debt										
Service fund for general obligation debt service during the year ended										(13,610,630)
September 30, 2017										
<b>Legal Debt Margin</b>										<b>\$ 28,916,760</b>

	Fiscal Year									
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Debt service limit	\$ 31,159,190	\$ 33,506,296	\$ 34,778,639	\$ 34,475,515	\$ 35,704,035	\$ 36,299,104	\$ 38,747,288	\$ 39,964,632	\$ 41,332,748	\$ 42,527,390
Total net debt applicable to limit	(5,756,359)	(6,744,944)	(6,921,079)	(7,144,451)	(7,597,902)	(8,893,165)	(9,057,343)	(8,687,176)	(11,552,053)	(13,610,630)
Legal debt margin	\$ 25,402,831	\$ 26,761,352	\$ 27,857,560	\$ 27,331,064	\$ 28,106,133	\$ 27,405,938	\$ 29,689,945	\$ 31,277,456	\$ 29,780,695	\$ 28,916,760
Total net debt applicable to the limit										
as a percentage of debt service limit	18.47%	20.13%	19.90%	20.72%	21.28%	24.50%	23.38%	21.74%	27.95%	32.00%

Notes: Statutes of the State of Texas (Article 1028) limit the maximum amount that a city can designate for debt service to \$ 2.50 per \$ 100 of assessed valuation. However, under City Charter, a limitation on taxes levied for general municipal operating purposes and for the purpose of paying interest and providing a proper sinking fund for paying the outstanding bonds and other obligations of the City, issued for municipal purposes, and any such future bonds or obligations which may be authorized, may not exceed \$ 1.20 per \$ 100 assessed valuation.

<sup>1</sup> - Net taxable value adjusted for frozen taxable value. Frozen taxable value is not included in debt service calculation.



**CITY OF TEMPLE, TEXAS**  
**PLEDGED-REVENUE COVERAGE**  
**Last Ten Fiscal Years**

**Table XV**

<b>Water Revenue Bonds</b>					
<b>Fiscal Year</b>	<b>Gross Revenue <sup>1</sup></b>	<b>Less: Operating Expenses <sup>2</sup></b>	<b>Net Available Revenue</b>	<b>Average Annual Debt Service <sup>3</sup></b>	<b>Coverage</b>
2008	\$ 25,656,629	\$ 14,967,382	\$ 10,689,247	\$ 4,697,031	2.28
2009	27,625,658	16,455,192	11,170,466	4,686,147	2.38
2010	26,072,200	17,037,596	9,034,604	5,352,275	1.69
2011	29,513,930	16,271,594	13,242,336	5,275,264	2.51
2012	29,078,891	16,753,197	12,325,694	5,104,498	2.41
2013	30,619,249	17,505,732	13,113,517	4,990,904	2.63
2014	31,670,491	18,216,001	13,454,490	3,453,040	3.90
2015	31,110,346	18,124,858	12,985,488	4,600,597	2.82
2016	32,544,582	19,120,589	13,423,993	4,541,253	2.96
2017	33,835,002	19,165,579	14,669,423	6,065,724	2.42

<b>Water Revenue Bonds</b>					
<b>Fiscal Year</b>	<b>Gross Revenue <sup>1</sup></b>	<b>Less: Operating Expenses <sup>2</sup></b>	<b>Net Available Revenue</b>	<b>Maximum Annual Debt Service <sup>4</sup></b>	<b>Coverage</b>
2008	\$ 25,656,629	\$ 14,967,382	\$ 10,689,247	\$ 4,677,725	2.29
2009	27,625,658	16,455,192	11,170,466	4,677,625	2.39
2010	26,072,200	17,037,596	9,034,604	5,792,125	1.56
2011	29,513,930	16,271,594	13,242,336	5,792,125	2.29
2012	29,078,891	16,753,197	12,325,694	3,158,581	3.90
2013	30,619,249	17,505,732	13,113,517	3,158,581	4.15
2014	31,670,491	18,216,001	13,454,490	3,989,972	3.37
2015	31,110,346	18,124,858	12,985,488	4,661,879	2.79
2016	32,544,582	19,120,589	13,423,993	4,661,879	2.88
2017	33,835,002	19,165,579	14,669,423	4,661,879	3.15

Notes: Details regarding the City's outstanding debt can be found in the notes to the financial section. Operating expenses do not include interest, depreciation, or amortization expenses.

<sup>1</sup> - Gross revenues (as defined by revenue bond covenants) includes all income of the water and sewer system including interest income and noncash contributions of capital.

<sup>2</sup> - Total operating expense less depreciation.

<sup>3</sup> - Includes 2008 Utility Revenue Bonds for fiscal years beginning in 2009, plus 2010 Utility Revenue Bonds for fiscal years beginning in 2010, plus 2014 Utility Revenue Bonds for fiscal years beginning in 2015, plus 2015 Utility Revenue Bonds for fiscal years beginning in 2016, plus 2017 Utility Revenue Bonds beginning in fiscal year 2018.

<sup>4</sup> - Includes 2008 Utility Revenue Bonds for fiscal years beginning in 2009, plus 2010 Utility Revenue Bonds for fiscal years beginning in 2010, plus 2014 Utility Revenue Bonds for fiscal years beginning in 2015, plus 2015 Utility Revenue Bonds for fiscal years beginning in 2016, plus 2017 Utility Revenue Bonds beginning in fiscal year 2018.



**CITY OF TEMPLE, TEXAS**  
**DEMOGRAPHIC AND ECONOMIC STATISTICS**  
**Last Ten Calendar Years**

Table XVI

Calendar Year	Population <sup>1</sup>	Personal Income <sup>2</sup>	Per Capita Personal Income <sup>3</sup>	Median Age <sup>4</sup>	School Enrollment <sup>5</sup>	Unemployment Rate <sup>6</sup>
2008	62,790	\$ 2,213,661,450	\$ 35,255	35.2	8,499	4.04
2009	63,524	2,357,121,544	37,106	35.2	8,629	5.93
2010	66,102	2,506,389,534	37,917	34.6	8,981	6.48
2011	67,036	2,559,032,264	38,174	34.6	8,953	6.68
2012	68,315	2,730,618,865	39,971	34.6	8,850	5.86
2013	70,274	2,730,285,448	38,852	34.6	8,749	5.47
2014	71,761	2,717,014,982	37,862	34.6	8,509	4.67
2015	73,408	2,847,789,952	38,794	34.6	8,635	3.70
2016	75,293	3,026,778,600	40,200	34.6	8,658	3.74
2017	76,864	3,081,938,944	40,096	34.6	8,672	3.69

Source: 2010 population based on 2010 Bureau of Census report.

<sup>1</sup> - 2002 thru 2009 population is based on new residential water customers multiplied by 2000 Census data of average household size of 2.44. 2010 population is based on the 2010 Census and 2011 population is based on new residential water customers multiplied by 2010 Census data of average household size of 2.47.

<sup>2</sup> - Calculating Personal Income based on Per Capita Personal Income and estimated population.

<sup>3</sup> - Per Capita Income provided by Metropolitan Area publication on the U.S. Department of Commerce's Bureau of Economic Analysis website (2007-2010). Based on most recent data available which will lag one year behind. This includes updates to prior years as they are updated by the Bureau of Economic Analysis.

<sup>4</sup> - Median age of 35.2 provided in 2000 Census and 34.6 provided in the 2010 Census.

<sup>5</sup> - School enrollment (for public schools in Temple) provided by Temple Independent School District.

<sup>6</sup> - Unemployment rates provided on the Texas Workforce Commission website. This includes updates to prior years as they are updated by the Texas Workforce Commission.



**CITY OF TEMPLE, TEXAS**  
**PRINCIPAL EMPLOYERS**  
**Current Year and Ten Years Ago**

**Table XVII**

	FY 2017			FY 2008		
	Employees <sup>1</sup>	Rank	Percentage of Total City Employment <sup>2</sup>	Employees <sup>3</sup>	Rank	Percentage of Total City Employment <sup>4</sup>
<b>Employer</b>						
Scott & White Hospital	9,879	1	27.85%	6,100	1	20.71%
Central Texas Veterans Healthcare Systems	2,734	2	7.71%	2,269	2	7.70%
McLane Company - Corporation Headquarters & SW Distribution Center	2,000	3	5.64%	1,532	3	5.20%
Temple Independent School District	1,149	4	3.24%	1,301	5	4.42%
Wilsonart International	982	5	2.77%	1,309	4	4.44%
City of Temple	856	6	2.41%	742	9	2.52%
Wal-Mart Superstore, Distribution Center and Sam's Club	800	7	2.25%	782	8	2.66%
PFG-Performance Food Group	540	8	1.52%	-	-	0.00%
PACTIV Packaging Corporation	515	9	1.45%	820	7	2.78%
H-E-B Retail Distribution Center	500	10	1.41%	-	-	0.00%
Sprint/Nextel Communications	-	-	-	1,120	6	3.80%
King's Daughters Hospital and Clinic	-	-	-	700	10	2.38%
<b>Totals</b>	<b>19,955</b>		<b>56.25%</b>	<b>16,675</b>		<b>56.61%</b>

<sup>1</sup> - Source: Temple Economic Development Corporation

<sup>2</sup> - Source: Texas Workforce Commission website

<sup>3</sup> - Source: Temple Chamber of Commerce

<sup>4</sup> - Source: Texas Workforce Commission website



CITY OF TEMPLE, TEXAS  
FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION/PROGRAM  
Last Ten Fiscal Years

Table XVIII

Function/Program	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
General government -										
Assistant city manager <sup>58, 77 &amp; 131</sup>	-	-	-	-	-	-	2.00	2.00	2.00	-
City council	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
City manager <sup>1, 12, 18, 31, 50, 58, 96, 110, 131 &amp; 145</sup>	4.38	6.00	6.00	8.00	6.75	6.00	4.00	6.00	7.00	10.00
City secretary <sup>51, 78, 97 &amp; 111</sup>	4.63	4.63	4.63	4.63	4.63	4.63	4.63	5.00	6.00	6.00
Facility services <sup>11, 23, 32, 52, 53, 59, 79, 112, 132 &amp; 146</sup>	15.00	15.00	16.70	16.70	14.68	15.02	15.45	15.45	16.45	15.70
Finance <sup>13, 19, 46 &amp; 147</sup>	10.75	11.00	11.00	10.50	11.00	11.00	11.00	11.00	11.00	11.00
Fleet services <sup>33, 60, 133 &amp; 148</sup>	16.00	16.10	16.10	16.10	16.00	17.00	18.00	18.00	18.00	19.00
General services <sup>31, 47, 57, 77, 80, 98, 110, 132 &amp; 146</sup>	-	-	-	-	-	2.25	4.25	3.35	2.90	7.05
Human resources <sup>21, 99 &amp; 114</sup>	6.00	6.00	6.00	6.00	5.00	5.00	5.00	5.00	6.00	6.00
Information technology services <sup>2, 11, 12, 14, 48, 72, 81, 100 &amp; 149</sup>	17.50	17.50	17.50	16.50	16.50	15.50	16.50	18.00	18.00	18.00
Inspections/Permits <sup>54, 62, 82, 84, 115 &amp; 134</sup>	-	-	-	-	-	-	4.00	4.00	7.00	8.00
Legal <sup>75, 83 &amp; 116</sup>	7.13	6.63	6.63	6.63	6.63	6.63	7.00	9.00	9.00	9.00
Planning <sup>11, 20, 34, 85, 101 &amp; 117</sup>	6.33	6.45	6.45	6.45	5.95	6.95	6.45	8.00	8.00	8.00
Permits <sup>54, 82 &amp; 115</sup>	-	-	-	-	-	-	3.50	3.00	-	-
Purchasing <sup>102</sup>	5.00	5.00	5.00	5.00	5.00	5.00	5.00	7.00	7.00	7.00
Total general government	97.72	99.31	101.01	101.51	97.14	99.98	111.78	119.80	123.35	129.75
Public safety -										
Animal services <sup>35 &amp; 150</sup>	6.50	6.50	6.50	6.50	6.50	7.50	7.50	7.50	7.50	7.50
Code compliance <sup>5, 20, 34, 52, 54, 61, 86, 103, 135, 145 &amp; 146</sup>	14.50	14.50	13.50	13.50	14.00	14.00	7.00	9.00	9.00	9.00
Fire <sup>4, 25, 36, 87, 118 &amp; 136</sup>	103.00	107.00	112.00	112.00	115.00	118.00	118.00	121.00	121.00	121.00
Municipal court <sup>3, 11, 119 &amp; 151</sup>	13.53	12.03	12.03	12.03	12.03	12.03	12.03	12.03	12.03	12.03
Police <sup>3, 11, 15, 24, 37, 63, 80, 120, 137 &amp; 152</sup>	155.98	157.50	157.50	158.50	160.50	161.50	164.50	170.50	171.50	177.50
Total public safety	293.51	297.53	301.53	302.53	308.03	313.03	309.03	320.03	321.03	327.03
Highways and streets -										
Engineering <sup>6, 7, 11, 27, 28, 38, 55, 56, 64, 73, 104 &amp; 153</sup>	10.40	8.80	8.35	8.35	6.95	6.95	7.95	7.95	7.95	7.95
Drainage <sup>6, 23, 38, 40, 55, 95, 108, 128, 144, 153 &amp; 154</sup>	12.43	11.58	11.83	11.83	12.98	13.98	14.23	17.23	16.40	16.70
Street <sup>11, 16, 26, 65, 121 &amp; 154</sup>	21.00	20.75	20.15	25.15	25.00	24.00	23.50	23.50	24.50	24.50
Traffic signals <sup>89 &amp; 154</sup>	3.00	3.00	3.55	3.55	3.50	3.50	3.75	4.75	4.75	4.75
Total highway and streets	46.83	44.13	43.88	48.88	48.43	48.43	49.43	53.43	53.60	53.90
Sanitation <sup>60, 90, 122, 138, &amp; 155</sup>	42.26	42.46	42.42	42.42	42.22	42.22	43.22	47.22	48.22	51.22
Health and welfare -										
Community development projects/grants <sup>13, 18, 19, 46, 113, 132 &amp; 146</sup>	-	-	-	0.50	1.25	0.75	0.75	0.65	1.10	2.75
Total health and welfare	-	-	-	0.50	1.25	0.75	0.75	0.65	1.10	2.75

(continued)



CITY OF TEMPLE, TEXAS  
FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION/PROGRAM  
Last Ten Fiscal Years

Table XVIII  
(Continued)

Function/Program	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Cultural and leisure services -										
Golf course <sup>11, 14, 17, 23, 30, 67 &amp; 129</sup>	27.00	27.00	17.87	15.77	18.13	18.13	19.16	19.16	19.16	19.16
Recreation <sup>8, 14, 42, 43, 91, 140 &amp; 157</sup>	41.83	45.10	63.06	62.27	66.46	68.54	64.26	65.24	68.49	69.74
Library <sup>11, 41, 123 &amp; 156</sup>	30.13	29.79	28.66	28.65	28.65	28.15	28.15	28.15	28.15	28.15
Mayborn center <sup>94 &amp; 143</sup>	15.58	15.58	12.70	12.70	13.40	13.40	14.40	15.40	18.29	17.20
Parks <sup>8, 11, 14, 29, 52, 103 &amp; 139</sup>	35.46	37.00	36.53	36.06	37.01	36.01	36.41	35.41	35.41	37.41
Parks & recreation administration services <sup>9, 49, 68 &amp; 157</sup>	-	-	5.75	5.75	5.75	6.23	6.75	6.75	6.75	5.95
Railroad museum <sup>69 &amp; 126</sup>	-	-	-	-	-	4.05	4.88	4.88	5.38	5.38
Tourism/Marketing <sup>9, 45 &amp; 127</sup>	-	-	1.28	1.60	1.60	1.85	1.85	1.85	2.60	2.60
Total cultural and leisure services	150.00	154.47	165.85	162.80	171.00	176.36	175.86	176.84	184.23	185.59
Airport <sup>92, 124 &amp; 141</sup> -	14.38	14.38	14.38	14.38	14.38	14.38	14.38	13.38	14.38	13.38
Water and sewer <sup>10, 22, 27, 38, 39, 44, 55, 56, 70, 71, 74, 76, 83, 105, 106, 107, 109, 125, 130, 142, 144, 153, 158, 159 &amp; 160</sup>	89.13	89.53	90.43	90.43	91.18	92.18	89.19	88.19	91.78	92.48
Totals	733.83	741.81	759.50	763.45	773.63	787.33	793.64	819.54	837.69	856.10

Source: City Budget Office

- <sup>1</sup> - An Assistant to City Manager position was added during FY 07-08 as part of the City Manager Reorganization Plan. In addition, two Administrative Assistant II positions were added, one of these positions is 25% funded by Public Education Government Access Channel (PEG). One Administrative Assistant II position is a reclassification of the Executive Assistant position.
- <sup>2</sup> - In FY 07-08, two GIS Specialist positions were transferred to Engineering as part of the Public Works Reorganization, Phase II.
- <sup>3</sup> - In FY 08-09, the Parking Enforcement Official position was transferred from Municipal Court to the Police Department. In addition, the Facility Attendant at the Police Department was reclassified from a part-time to a full-time position.
- <sup>4</sup> - In FY 08-09, the SAFER Grant was awarded to the City to hire four Fire Control Rescue Officers (FCRO) as part of a plan to hire a total of 12 FCRO's for the new Fire Station # 8 that was completed in March 2011. In FY 09-10, the City was awarded the SAFER Grant to hire an additional four Fire Control Rescue Officers.
- <sup>5</sup> - In FY 07-08, added one additional Code Enforcement Officer and a Plans Examiner/Inspector position.
- <sup>6</sup> - During FY 07-08, the Public Works Reorganization was implemented to include transferring of positions between departments, changing titles, and splitting positions between funds to allocate positions based on function.
- <sup>7</sup> - In FY 08-09, the percentage allocation of personnel positions based on function changed.
- <sup>8</sup> - In FY 08-09, the Parks & Facilities Maintenance Superintendent was transferred from Recreation to the Parks Department. In addition, positions were reclassified, added, and lump sum funding added due to the opening of the Family Aquatic Center and Indoor Pool; added part-time funding for enhancements to the After School Program.
- <sup>9</sup> - In FY 09-10, new division was created.
- <sup>10</sup> - In FY 07-08, Public Works added Crew Leader-Sewer Collection, Senior Utility Technician, Utility Technician II, and Utility Technician I positions to implement the Construction Crew for Sewer Line Repair/Replacement (referred to as the In-House Sewer Crew).
- <sup>11</sup> - In FY 09-10, division has position(s) that are authorized but unfunded.
- <sup>12</sup> - In FY 10-11, Communication Specialist position transferred to City Manager from Information Technology Services
- <sup>13</sup> - In FY 10-11, the Accounting Clerk position was funded 56% in General Fund and 44% with Community Development Block Grant (CDBG).
- <sup>14</sup> - In FY 10-11, positions were authorized but unfunded.
- <sup>15</sup> - In July 2009, Council approved an additional Police Officer position for the TISD Grant.
- <sup>16</sup> - In FY 10-11, the budget included the addition of one Crew Leader and four Maintenance Worker positions to implement a Crack Sealing Program.
- <sup>17</sup> - In FY 10-11, the reduction of staff was due to renovation project.
- <sup>18</sup> - In FY 11-12, the City Manager's Office was reorganized to eliminate the Assistant to the City Manager and one Administrative Assistant II position and add a Director of Administrative Services and an Executive Assistant II position. 25% of the Director of Administrative Services position was funded in the Federal/State Grant Fund.
- <sup>19</sup> - In FY 11-12, an Accounting Clerk position transferred to the Federal/State Grant Fund. An additional Accounting Clerk position was funded in the General Fund. The Budget Analyst position was reclassified to a Senior Accountant. The Accounting Clerk position was eliminated and an Accountant position was added.
- <sup>20</sup> - In FY 11-12, Director of Community Services position was funded 50% in Planning and 50% in Construction Safety.

(continued)



**CITY OF TEMPLE, TEXAS  
FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION/PROGRAM**

**Table XVIII  
(Continued)**

**Last Ten Fiscal Years**

- 21 - In FY 11-12, City Health Doctor position eliminated.
- 22 - In FY 11-12, Assistant Director of Public Works-Operations position was eliminated as a result of a reorganization of Public Works.
- 23 - In FY 11-12, 0.3 FTE of the Maintenance Worker positions and 1.92 FTE's of the Facility Attendant/Custodian positions budgeted in Leisure Services and Golf Course. Part-time Facility Attendant/Custodian position reclassified to a full-time position.
- 24 - In FY 11-12, two Police Officer positions added.
- 25 - In FY 11-12, three Captain positions added and three Fire Control Rescue Officer positions reclassified to Driver positions.
- 26 - In FY 11-12, Construction Supervisor and Maintenance Supervisor - Street/Signs positions changed to Street Services Foreman positions as a result of Public Works reorganization. During FY 2011, the Director of Public Works and Assistant Director of Public Works position allocations were changed.
- 27 - In FY 11-12, the CIP Project Manager position was reclassified as a Project Engineer.
- 28 - In FY 11-12 Assistant City Engineer position was unfrozen and the Mapping & Records Supervisor position was reclassified to a PW Mapping & Technology Manager during FY 2011 as a result of a reorganization of Public Works. During FY 2011, the reorganization included changes in position allocations.
- 29 - In FY 11-12, City Council authorized a TxDOT Mowing/Drainage Crew. Council approved entering into an agreement with TxDOT to mow their ROW's in Temple in-house. The crew is to be utilized by Parks for mowing approximately 6 months of the year and then utilize the crew to clean the city storm drain inlets for the remaining 6 months. 50% of funding from General Fund and 50% funding from Drainage.
- 30 - In FY 11-12, reclassified Crew Leader position to Assistant Golf Course Superintendent.
- 31 - In FY 12-13, the Administrative Services Division was created and the Director of Administrative Services position was transferred from the City Manager's budget.
- 32 - One Facility Attendant/Custodian position was an authorized position but was unfunded in FY 09-10, FY 10-11, and FY 11-12. This position was funded in FY 12-13.
- 33 - Eliminated one Lead Automotive Technician position and added two Automotive Technician II positions for FY 11-12.
- 34 - In FY 12-13, a Development Coordinator position was added. This position was funded with increased permit fees, in addition, the Director of Community Services position was retired to Director of Planning and the Director of Planning position was reclassified to an Assistant Director of Planning position. The Director of Planning was funded 50% in Planning and 50% in Construction Safety.
- 35 - One Animal Control Officer position added in FY 12-13.
- 36 - On June 27, 2011, the Civil Service Commission approved changing the title of the Fire Control & Rescue Officer (FCRO) to Firefighter. Three Firefighter positions were added
- 37 - Two Police Officer positions were added to the Investigations Unit in FY 12-13. One Community Service/Records Tech. I position is not authorized in FY 12-13.
- 38 - One GIS Specialist position was unfrozen in FY 12-13 and reclassified as a GPS Assessment Field Collection Technician position.
- 39 - One Equipment Operator I position and one Equipment Operator II position that was authorized but unfunded in FY 09-10, FY 10-11 and FY 11-12 was funded in FY 12-13.
- 40 - In FY 12-13, the Street Sweeping program transferred to the Drainage Fund.
- 41 - Part-time Circulation Technician position (.5 FTE) that was authorized but unfunded in FY 09-10, FY 10-11 and FY 11-12 was funded in FY 12-13. The vacant part-time Facility Attendant/Custodian was eliminated in FY 12-13.
- 42 - Reclassified a part-time Recreation Leader II position to full-time and added Extra-Help Season part-time funding for Adult Athletics and Lion's Junctions Water Park.
- 43 - One Program Coordinator position that was authorized but unfunded in FY 09-10, FY 10-11 and FY 11-12 was funded in FY 12-13.
- 44 - Added three Maintenance Laborers and one Maintenance Technician I position in FY 2013.
- 45 - In FY 2013, reclassified a part-time Office Assistant II position to full-time.
- 46 - In FY 2012, re-titled Accounting Clerk to Grants Specialist. In FY 2013, 50% of Grants Specialist position was funded in the Administrative Services division in the General Fund and 50% will be funded in the CDBG budget.
- 47 - Grant funding for the Sustainability and Grant Manager position ended in October 2012. At that time, this position transferred to the Administrative Services division in the General Fund.
- 48 - Administrative Assistant II position not authorized in FY 2013.
- 49 - Wellness Program transferred from Human Resources to Parks & Leisure Services in FY 2013. Part-time Health & Wellness Coordinator position added.
- 50 - During FY 2013, the Management Assistant position was reclassified to Executive Assistant to the City Manager.
- 51 - During FY 2013, the Records Technician position was reclassified to a Records Specialist position.
- 52 - During FY 2013, supervision of the Facility Services division transferred from PALS to Administrative Services. The Asst Director of Parks & Leisure Services and Park Planning & Construction Superintendent positions are now 100% funded in the Parks Division.
- 53 - In June 2013, the janitorial services for the Summit Fitness & Recreation Center was contracted out. A vacant Facility Attendant/Custodian position was eliminated to fund this contract.
- 54 - During FY 2013, Planning and Construction Safety underwent a reorganization. The reorganization included splitting Construction Safety into three new divisions: Inspections, Permits and Code Enforcement. The Director of Planning will now be 100% funded in Planning. The Development Coordinator, Permit Assistants, and the part-time position will be transferred to the Permits division. The Chief Building Official, three Building Inspector positions and one Administrative Assistant I (frozen, unfunded) position will be transferred to the Inspection division. As part of the reorganization plan, a Code Enforcement Officer position was eliminated and a Code Enforcement Manager position was added.
- 55 - Unfroze GIS Specialist in FY 2013 and reclassified as a GPS Assessment Field Collection Technician position. This position is funded 40% in General Fund - Engineering, 40% in Water & Wastewater Fund - Public Works Admin and 20% in Drainage Fund.
- 56 - During FY 2013, the Assistant Director of Public Works - City Engineer position was changed to a City Engineer position.

(continued)



**CITY OF TEMPLE, TEXAS  
FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION/PROGRAM  
Last Ten Fiscal Years**

**Table XVIII  
(Continued)**

57	- In FY 2014, a Management Analyst position was added.	
58	- In FY 2014, the Assistant City Manager division was added and the Assistant City Manager and Administrative Assistant II positions were transferred from the City Manager's budget to the new division.	
59	- In FY 2014, a Building Maintenance Worker position was added.	
60	- In FY 2014 a Fleet Services Foreman position was added for a succession plan. The Fleet Services Asst. Director position will be eliminated once the succession takes place.	
61	- In FY 2014, a new Code Enforcement Officer position was authorized as part of the East Temple Redevelopment.	
62	- In FY 2014, the Administrative Assistant I position is not authorized.	
63	- Two Police Officer positions were added to the Patrol Unit in FY 2014, as well as, implementation of the Civil Service Compensation Study. The Compensation Study includes changes to rank structure.	
64	- In FY 2014, a CIP R.O.W. Agent position was authorized. This position is funded with bond proceeds.	
65	- In FY 2014, a Street Services Foreman position was reclassified to a Street & Drainage Services Asst. Director position.	
66	- In FY 2014, the Recycling Attendant position was reclassified to a Recycling Assistant. In addition, a Recycling Coordinator position was added due to the implementation of the Curbside Recycling Program.	
67	- In FY 2014, an Assistant Golf Professional position was added. This position is offset by a reduction in part-time \$'s and an increase in revenues due to increased sales from the addition of the position.	
68	- In FY 2014, the Recreation Specialist position for the Wellness Program was reclassified from a part-time to a full-time position.	
69	- In FY 2014, a part-time Office Assistant II was added.	
70	- During FY 2014, the remaining three Meter Reader positions were eliminated as the final phase to outsourcing meter reading.	
71	- During FY 2014, an Assistant Director Water Production position was created and a Maintenance Laborer position was eliminated.	
72	- During FY 2014, a Systems Analyst position was added.	
73	- During FY 2014, one Project Engineer position was reclassified to a CIP Project Manager - EIT position.	
74	- During FY 2014, the Administrative Assistant I position was eliminated and a Customer Service Rep II position was added.	
75	- In FY 2014, the part-time Office Assistant I position was reclassified to full-time.	
76	- During FY 2014, an Assistant Director Water Production position was created and a Maintenance Laborer position was eliminated.	
77	- During FY 2015, the Administrative Assistant II position was reclassified to a Transformation Coordinator position.	
78	- In FY 2015, the Records Assistant position was reclassified to full time. The position is funded 50% with restricted revenues and 50% from the General Fund.	
79	- In FY 2015, three Facility Attendant/Custodian positions were reclassified to Crew Leader positions.	
80	- In FY 2015, the Administrative Services division was retitled to General Services division. The Director of Administrative Services was retitled to General Services Director and funded 100% in this division. 85% of the Sustainability & Grant Manager position is now funded in the General Services division and 15% funded in the CDBG budget.	
81	- In FY 2015, a Systems Analyst position and a Network Analyst position was added and a part-time Systems Analyst position was eliminated.	
82	- In FY 2015, Permits and Inspections merged into one department - Inspections/Permits. In addition, three Building Inspector positions were reclassified to a new Combination Building Inspector position.	
83	- In FY 2015, one Deputy City Attorney position was reclassified to a First Assistant City Attorney position.	
84	- In FY 2015, the Permit Assistant - PT position was reclassified to a full-time Permit Supervisor.	
85	- In FY 2015, the Planning Intern position was reclassified to a full-time Planning Technician position.	
86	- In FY 2015, an Equipment Operator position was added.	
87	- In FY 2015, three Firefighter positions were added.	
88	- In FY 2015, six Corporal positions were added in FY 2015.	
89	- In FY 2015, a Traffic Signal Communication Technician position were added.	
90	- In FY 2015, three Automated Route Operator positions and one Maintenance Worker position were added.	
91	- In FY 2015, an Assistant Aquatics Coordinator position were added.	
92	- In FY 2015, the Operations Specialist I position was reclassified to an ARFF Specialist I position and one position was eliminated. The Operations Manager was retitled to Assistant Airport Director. The Operations Specialist II position was reclassified to ARFF Supervisor. The ARFF Coordinator (part-time) position was reclassified to ARFF Specialist I (part-time). The Maintenance Specialist position was retitled Operations Supervisor. The Maintenance Technician positions was retitled Operations Specialists. The Operations Specialist II (part-time) was reclassified to an Operations Specialist (part-time) position.	
93	- In FY 2015, an Assistant Lab Technician, Solids Operator, Instrument Technician and Maintenance Technician I positions were reclassified to Operator positions.	
94	- In FY 2015, a Food & Beverage Specialist position was added.	
95	- In FY 2015, one Equipment Operator I position, one Equipment Operator II position and one Crew Leader position were added.	
96	- During FY 2015, the Transformation Agent - Lead and Transformation Agent positions were added.	
97	- During FY 2015, the Records Assistant position was reclassified to an Administrative Assistant III position.	(continued)



**CITY OF TEMPLE, TEXAS  
FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION/PROGRAM**

**Table XVIII  
(Continued)**

<b>Last Ten Fiscal Years</b>	
98	- During FY 2015, the Sustainability & Grant Manager position was eliminated.
99	- During FY 2015, the Assistant Director of Human Resources and Benefits Specialist positions were reclassified to HR Generalist positions. The Human Resources Specialist and Compensation Specialist positions were reclassified to HR Technician positions.
100	- During FY 2015, the Computer Operator position was eliminated and the Information Technology Specialist position was added.
101	- During FY 2015, the Development Coordinator position was transferred to the Planning Department.
102	- During FY 2015, the Senior Buyer and the Senior Buyer II positions were added. The Senior Buyer II position is funded with Bond Funds.
103	- During FY 2015, a Maintenance Worker position was transferred from Parks to Code Enforcement.
104	- During FY 2015, the Assistant City Engineer position was reclassified to Deputy City Engineer. The CIP - Project Engineer - EIT was retitled to Project Manager during FY 2015.
105	- During FY 2015, the Utility Director position was transferred from the Water Treatment Plant.
106	- During FY 2015, the Utility Services Director position was eliminated and the Assistant Utility Services Director position was renamed to Utility Manager.
107	- During FY 2015, the Water Production Director position was renamed to Utility Director and moved to the Public Works Admin department. The Assistant Director Water Production was renamed Deputy Utility Director. The Chief Operator position was renamed Treatment Chief of Operations.
108	- During FY 2015, the Stormwater Program Technician was renamed to Stormwater Program Specialist.
109	- During FY 2015, the ROW Coordinator position was transferred from the City Manager's department. The ROW Coordinator position is funded with Bond Funds.
110	- In FY 2016, an Administrative Assistant II position was transferred from General Services to the City Manager.
111	- In FY 2016, a Public Records Administrator position was added.
112	- In FY 2016, one Troubleshooter position was added.
113	- In FY 2016, a Community Development Manager was added and funded 90% in the Federal/State Grant fund for CDBG Administration and 10% in General Services. The Program Specialist was funded 80% in the General Services department and 20% in the Federal/State Grant fund for CDBG Administration. The General Services Manager position was funded 100% in General Services.
114	- In FY 2016, one HR Generalist position was added.
115	- In FY 2016, the Inspections and Permits departments was combined. Two Permit Assistant position and one Permit Supervisor position was transferred to the combined Inspections/Permits department.
116	- In FY 2016, the Administrative Assistant III position was reclassified to the Executive Assistant to the City Attorney.
117	- In FY 2016, the Planner position was reclassified to a Senior Planner position. Planning Technician was reclassified to a Planner position.
118	- In FY 2016, one Deputy Chief position was reclassified to an Assistant Fire Chief - Operations position.
119	- In FY 2016, one Deputy Court Clerk position was reclassified to a Senior Deputy Court Clerk position.
120	- In FY 2016, one Evidence & Property Technician position was added.
121	- In FY 2016, one Foreman - Concrete Const/Maint position was added.
122	- In FY 2016, one Automated Route Operator position was added.
123	- In FY 2016, one part-time Reference Librarian was added and one part-time Circulation Technician was deleted.
124	- In FY 2016, an Administrative Assistant I position was added.
125	- In FY 2016, two Utility Technician I position were reclassified to Utility Technician II positions. The Office Assistant I part-time position was reclassified to an Administrative Assistant I position. The part-time Special Programs Clerk position was reclassified to full-time. One Environmental Compliance Technician position was also added. Mid-year, a complete reorganization was done reclassifying the positions of Foreman, Crew Leader, Troubleshooter, Senior Utility Technician, Utility Technician II and Utility Technician I to new positions of Utility Services Foreman, Utility Technician III, Utility Technician II, and Utility Technician I. The actual number of positions for each title will vary each year as certification requirements are obtained but the total number of positions in the new titles will not exceed thirty-seven.
126	- In FY 2016, a part-time Museum Development Assistant position was added.
127	- In FY 2016, a Downtown Development Coordinator position was added and the part-time Convention Center Staff was eliminated.
128	- In FY 2016, the Office Assistant I part-time position was reclassified to a full-time Administrative Assistant I position. The Maintenance Worker - Seasonal positions was eliminated.
129	- During FY 2016, one Assistant Director of Golf was created and the Food & Beverage Coordinator and Pro Shop Manager positions were eliminated. One Maintenance Worker was added.
130	- In FY 2016, a complete reorganization took place eliminating the positions of Maintenance Supervisor, Maintenance Technician II, Maintenance Technician I, Maintenance Laborer, and Operator. New positions were created for Lead Water Operator, Water Operator II, Water Operator III, and Water Operator III. Actual number of employees in these positions will change each year as certification requirements are met but the overall total employees between these new positions will not exceed eighteen positions.
131	- During FY 2017, all positions from ACM were transferred to the City Manager's Office.
132	- In FY 2017, the funding allocation to the Community Development Manager position was changed and an Administrative Assistant I position added. The Community Development Manager was funded 90% in the Federal/State Grant fund, of which 16.31% was considered direct costs related to the implementation of the Home Improvement Program activity and 73.69% Administration. The remaining 10% of the Community Development Manager position was funded in General Services. The Administrative Assistant I position was funded 50% in the Federal/State Grant Fund, of which 8.42% was considered direct costs related to the implementation of the Home Improvement Program activity and 41.58% Administration. The remaining 50% of the Administrative Assistant I position was funded 25% in General Services and 25% in Facility Services.

(continued)



**CITY OF TEMPLE, TEXAS  
FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION/PROGRAM  
Last Ten Fiscal Years**

**Table XVIII  
(Continued)**

133	- During FY 2017, one Automotive Technician II was added.
134	- During FY 2017, one Combination Building Inspector was added.
135	- During FY 2017, one Maintenance Worker-PT was added.
136	- In FY 2017, three Firefighter positions were reclassified to Driver positions and the Firefighter positions were eliminated. Also, Fire Captain (Fire Marshall) was reclassified to a Deputy Fire Chief (Fire Marshall) position, eliminating the Fire Captain position.
137	- In FY 2017, two Lieutenant positions, two Sergeant positions and four backfill Police Officer positions were added while four Corporal positions were eliminated. In addition, two officers were added to the CID unit.
138	- In FY 2017, one Automated Route Operator position was added.
139	- In FY 2017, one Maintenance Worker-Aquatics was added, as well as, a Utility Technician II position which was funded by the Reinvestment Zone # 1.
140	- In FY 2017, a part-time Recreation Leader II was added for the Bloomin Festival.
141	- In FY 2017, one Administrative Assistant I position was eliminated and Weather Certification Add pay eliminated for all positions.
142	- In FY 2017, one Environmental Programs Technician was added.
143	- In FY 2017, a reduction in funding for part-time positions occurred due to the type of events booked. One Convention Center Staff-PTB position was eliminated that was split funded between Maybom and Tourism.
144	- In FY 2017, the two Utility Locate Technician position were split funded between Water Fund (85%) and Drainage Fund (15%).
145	- In FY 2017, two new positions were added for a Special Assistant to City Manager and a Citizens Request Coordinator and a salaried Executive Assistant to City Manager position eliminated. The Administrative Assistant II position was reclassified to an hourly Executive Assistant to City Manager position. Three Transform Temple positions were moved to department 37 - Code Compliance.
146	- In FY 2017, a complete reorganization was completed for departments 24, 37, and 60. One Facility Attendant/Custodian was eliminated and an Administrative Assistant position was added to be split between Facility Services/General Services/Federal/State Grant Fund. The following positions were created: two Resources Coordinator positions and one Strategic Initiatives Manager. The following positions were moved from Department 37 to Department 60: Customer Service Representative II and a Housing Inspector.
147	- In FY 2017, as part of the compensation study, the Payroll Specialist position was reclassified to a Payroll Coordinator and the AP/AR Specialist position was reclassified to an Accounting Technician.
148	- During FY 2017, the Fleet Services Assistant Director was eliminated and a Fleet Services Inventory Supervisor position was added.
149	- During FY 2017, as part of the compensation study, several title changes were made including Systems Analyst I, Computer Technician I to Technical Support Specialist I and Technical Support Specialist to Technical Support Specialist II.
150	- During FY 2017, as part of the compensation study, the Animal Control Officer/Volunteer Coordinator position was retitled to Animal Control Officer- PT.
151	- During FY 2017, as part of the compensation study, Administrative Assistant I was reclassified to a Court Coordinator and a title change occurred from Juvenile Case Manager I to Juvenile Case Manager.
152	- During FY2017, as part of the compensation study, the Alarm Coordinator position was changed to an Administrative Assistant II position.
153	- During FY 2017, as part of the compensation study, several title changes occurred to include Asset Management Analyst to Asset Management Specialist, Asset Assessor to Asset Management Technician, PW Mapping and Technology Manager to Asset Management Coordinator. The Project Engineer was reclassified to a Senior Project Engineer.
154	- During FY 2017, as part of the compensation study, a title change occurred from Street and Drainage Services Assistant Director to Street and Drainage Services Manager.
155	- During FY 2017, two Equipment Operator II positions were added for the Recycling Program, the Mechanic/Welder position was reclassified to Maintenance Coordinator.
156	- During FY 2017, as part of the compensation study, several title changes took place including Reference Department Supervisor to Adult Services Supervisor, Assist Children's Librarian to Assistant Youth Services Librarian, Assistant Children's Librarian- PT to Assistant Youth Services Librarian- PT, Children's Librarian and Technician- Library to Library Technician/Cataloger.
157	- During FY 2017, part-time Administrative Assistant position was eliminated and funds combined with approved part-time funding in Recreation to create one full-time Recreation Specialist position to be funded 25% in 41 and 75% in 32. As part of the compensation study, the Marketing Information Systems Specialist title was changed to Communication Specialist.
158	- During FY 2017, as part of the compensation study, title changes were made to include Meter Changer to Meter Technician I and Meter Repairer to Meter Technician II.
159	- During FY 2017, as part of the compensation study, two title changes occurred including Business Manager to Director of Utility Billing and Assistant Business Manager to Assistant Director of Utility Billing.
160	- During FY 2017, as part of the compensation study, two title changes included Special Programs Clerk to Environmental Programs Clerk and Special Programs Technician- Utilities to Environmental Programs Technician.



Function/Program	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
<b>General government -</b>										
Capital projects obligated	\$120M	\$114M	\$106M	\$115M	\$110M	\$159M	\$186M	\$235M	\$251M	\$203M
Total funds invested @ 9/30	\$94,790,751	\$77,527,829	\$97,408,266	\$91,702,563	\$112,611,694	\$145,606,448	\$119,314,561	\$165,743,994	\$159,839,429	\$163,789,917
Average return on investments	3.07%	0.09%	0.20%	0.14%	0.14%	0.15%	0.15%	0.23%	0.42%	0.83%
<b>Public safety -</b>										
Police:										
Noise violations	156	110	52	41	41	25	10	17	13	5
Speeding citations	7,321	6,082	7,021	9,126	7,349	8,458	8,204	7,137	9,310	8,548
Stop sign/red light citations	1,342	963	1,014	795	708	685	851	651	637	576
Priority 1 calls	7 min 33 sec	7 min 38 sec	5 min 3 sec	4 min 51 sec	4 min 43 sec	4 min 50 sec	4 min 43 sec	7 min 13 sec	6 min 44 sec	6 min 46 sec
Priority 2 calls	13 min 49 sec	13 min 52 sec	14 min 33 sec	13 min 56 sec	14 min 24 sec	14 min 27 sec	13 min 4 sec	12 min 34 sec	9 min 44 sec	11 min 35 sec
Fire:										
Fire/EMS response time average (minutes)	5 min 13 sec	5 min 15 sec	5 min 9 sec	5 min 6 sec	5 min 14 sec	4 min 11 sec	4 min 36 sec	4 min 44 sec	5 min 4 sec	4 min 22 sec
Fire/EMS incidents responded to	10,544	11,071	9,747	12,548	12,334	13,851	13,044	13,010	12,659	13,133
% of one & two-family residential structure fires confined to room/structure of origin	36% / 73%	31% / 73%	39% / 89%	60% / 90%	62% / 92%	86% / 87%	79% / 98%	86% / 97%	76% / 96%	63% / 92%
Animal control:										
Animals handled	5,242	4,704	5,009	4,780	4,582	4,082	4,258	4,021	5,034	4,021
Animals euthanized	2,124	2,249	2,471	2,315	1,956	1,685	1,765	1,622	1,574	1,622
Animals adopted	1,692	1,884	1,960	1,862	2,008	1,830	1,710	1,719	1,822	1,719
Animals reclaimed by owner	576	562	532	538	596	526	668	619	612	619
Inspections:										
Permits issued <sup>1</sup>	5,383	4,658	4,949	4,584	4,855	6,106	6,097	7,286	9,094	3,989
Building inspections	11,584	9,914	11,396	8,934	13,837	15,396	12,595	13,475	15,549	17,053
<b>Highways &amp; streets -</b>										
Street:										
New lane miles	32.0	7.0	11.0	7.9	4.0	8.7	7.0	13.0	17.5	8.9
Streets seal coated (lane miles)	11.0	10.0	50.0	15.0	64.0	-	-	-	-	-
Streets overlaid (lane miles)	10.2	9.0	-	-	-	52.0	62.0	50.3	26.9	27.1
Traffic signals:										
Signal lights repaired	110	95	192	312	330	390	460	383	580	441
Equipment upgraded by intersection	2	8	-	-	-	-	27	24	18	6
Engineering:										
Construction contracts administered/managed	14	10	22	17	Not Available	48	84	75	75	95
Construction/building plans & plats reviewed	324	324	404	586	Not Available	489	498	538	523	480
<b>Health and welfare -</b>										
Public service contracts	5	6	5	3	3	4	4	4	3	4
<b>Sanitation -</b>										
Number of residential customers	17,350	18,507	19,064	19,494	19,933	20,576	21,146	21,178	22,496	23,230
Number of commercial/industrial customers	1,982	2,133	2,097	2,055	2,001	1,984	2,004	1,905	2,025	2,082
Tons of garbage and bulk collected	90,905	78,545	83,589	79,590	81,697	84,088	84,417	83,614	88,097	91,443

\* = Not available

(continued)



**CITY OF TEMPLE, TEXAS**  
**OPERATING INDICATORS BY FUNCTION/PROGRAM**  
**Last Ten Fiscal Years**

Table XIX  
(Continued)

Function/Program	Fiscal Year									
Culture and leisure services -	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Parks:										
Ratio of acres maintained per maintenance staff employee	61.7	61.2	32.5	33.0	33.0	34.0	34.0	34.0	37.5	39.3
Park master plans designed	2	2	2	3	3	2	3	2	6	3
Park/city improvement projects completed	115	151	134	161	141	165	214	224	217	214
Leisure services:										
Number of classes offered	650	830	807	1,141	1,182	1,438	1,399	1,544	2,140	2,267
Overall customer satisfaction	93.6%	94.0%	98.6%	99.4%	99.5%	98.0%	97.0%	97.0%	97.0%	95.0%
Mayborn center:										
Number of room nights	5,628	4,210	10,379	8,030	9,200	6,550	12,210	14,180	15,490	13,197
Event days booked	259	192	210	266	305	306	330	336	322	282
Golf course:										
Number of rounds of golf played	40,500	29,506	27,771	6,642	29,654	32,081	29,990	32,081	24,334	26,202
Number of youth in 'Learn to Golf' program	600	240	40	144	176	126	161	126	220	170
Education:										
Circulation per capita	8.23	7.31	7.03	6.68	6.53	6.16	5.71	5.58	5.03	4.65
Library visits per capita	5.48	4.65	4.75	4.78	4.34	4.05	3.74	3.66	3.68	3.43
<b>Airport -</b>										
Airshow attendance	22,000	23,000	26,000	28,600	22,000	22,500	24,262	26,500	21,000	-
T-Hangars available / occupancy rate	86 / 100%	86 / 100%	86 / 100%	86 / 100%	74 / 100%	74 / 100%	74 / 100%	74 / 100%	74 / 100%	74 / 100%
<b>Water/sewer -</b>										
Surface water treated (billions of gallons)	4.75	4.88	4.80	5.68	5.73	5.54	5.46	5.32	5.14	5.71
Number of customers (active meters)	22,418	22,467	22,871	23,245	23,802	24,616	25,226	25,953	26,765	27,435
Water billed (billions of gallons)	4.12	4.50	4.02	4.95	4.68	4.53	4.26	4.21	4.39	4.57
Sewer billed (billions of gallons)	2.29	2.33	2.31	2.37	2.36	2.39	2.39	2.25	2.38	2.45
Average daily production of treated water in MG (millions of gallons)	12,069	13,332	11,966	15,551	13,965	15,086	14,950	14,400	14,000	15,360
Highest daily production of treated water in MG (millions of gallons)	22,832	25,175	21,298	27,047	24,655	22,982	23,800	25,200	26,970	26,410
Average Cost of water treated per 1,000 gallons	\$0.69	\$0.76	\$0.84	\$0.71	\$0.79	\$0.84	\$1.13	\$1.05	\$1.12	\$1.11
Water main breaks repaired	325	325	301	689	595	539	613	289	311	271
New water taps installed	700	700	475	444	646	873	629	837	893	823
Sewer mains replaced (linear feet)	17,000	5,300	10,597	39,934	26,284	24,265	9,406	20,570	18,717	14,675
Average cost for wastewater per 1,000 gallons (Doshier Only)	\$2.55	\$1.15	\$1.96	\$2.06	\$1.79	\$1.95	\$1.73	\$1.44	\$2.00	\$2.05

\* = Not available  
Source: Data collected from various city departments for the budget.  
<sup>1</sup> In FY 2015, permits issued were restated for FY 2013 and FY 2014.



CITY OF TEMPLE, TEXAS  
CAPITAL ASSET STATISTICS BY FUNCTION/PROGRAM  
Last Ten Fiscal Years

Table XX

Function/Program	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
<b>Public safety -</b>										
Police:										
Stations	1	1	1	1	1	1	1	1	1	1
Fire:										
Stations	7	7	7	8	8	8	8	8	8	8
Hydrants <sup>3</sup>	2,690	2,690	2,772	2,831	2,889	3,111	3,368	3,441	3,500	3,500
<b>Highways &amp; streets -</b>										
Paved streets (lane miles) <sup>2</sup>	765.00	765.00	765.00	765.00	1,028.00	1,044.00	1,044.00	1,058.00	1,083.00	1,099.00
Unpaved streets (miles)	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50
Paved alleys (miles)	7.50	7.50	7.50	7.50	7.50	7.50	7.50	7.50	7.50	7.50
<b>Culture &amp; leisure services -</b>										
Parks & recreation:										
Park acreage developed	678	678	688	688	688	688	718	718	718	775
Park acreage undeveloped	49	49	49	109	109	109	109	109	396	403
Golf course	1	1	1	1	1	1	1	1	1	1
Baseball/softball fields	17	17	17	17	17	17	17	17	17	17
Football field	-	-	-	-	-	-	-	-	1	2
Tennis courts	16	16	14	16	16	16	16	14	14	11
Swimming pools/water park	4	4	4	5	5	5	5	5	5	5
Soccer fields	6	6	6	6	6	8	8	8	8	8
Picnic pavilions	25	25	27	26	27	27	27	26	28	31
Basketball courts	18	18	18	18	18	18	18	18	19	20
Playgrounds	36	36	37	39	40	41	41	41	41	41
Community centers	2	2	2	2	2	1	1	1	3	3
Recreation centers	3	3	3	3	3	3	3	3	3	3
Multi-use fields	7	7	8	8	11	9	8	8	8	8
Sand volleyball courts	2	2	2	2	2	2	2	2	2	3
Hike and bike trails	12	12	16	18	18	18	18	18	19	23
Extreme skate park	1	1	1	1	1	1	1	1	1	1
Disc golf course	2	2	2	2	2	2	2	2	2	2
Education:										
Number of volumes	159,767	153,056	166,747	167,550	177,035	189,168	185,450	184,993	190,835	195,327

(continued)



**CITY OF TEMPLE, TEXAS  
CAPITAL ASSET STATISTICS BY FUNCTION/PROGRAM  
Last Ten Fiscal Years**

**Table XX  
(Continued)**

Function/Program	Fiscal Year									
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
<b>Water and sewer -</b>										
Water:										
Water system (square miles)	97.5	97.5	97.5	97.5	97.5	97.5	97.5	97.5	97.5	97.5
Water mains (miles)	593	593	600	600	600	600	594	599	608	613
Daily average production (MGD <sup>1</sup> )	12.069	13.332	11.966	15.551	13.965	15.086	14.950	14.400	14.000	15.360
Plant capacity (MGD <sup>1</sup> ) <sup>4</sup>	41.14	41.14	41.14	41.14	41.14	41.14	41.14	41.14	41.14	41.14
Number of service connections	22,149	22,467	22,871	23,245	23,802	24,616	25,226	25,953	26,765	27,435
Sewer:										
Sewage system (square miles)	90.0	90.0	90.0	90.0	90.0	90.0	90.0	90.0	90.0	90.0
Sanitary sewers (miles)	410	410	410	410	410	410	400	389	397	400
Number of lift stations	24	24	27	27	29	29	31	32	32	32
Daily average treatment:										
Doshier Farm (MGD <sup>1</sup> )	4.080	4.080	3.430	1.900	2.290	2.200	1.430	2.240	3.210	2.290
Temple-Belton WWTP (MGD <sup>1</sup> )	6.590	6.590	5.659	5.470	6.380	6.340	6.490	7.070	8.460	5.220
Maximum capacity of treatment plants:										
Doshier Farm (MGD <sup>1</sup> )	7.500	7.500	7.500	7.500	7.500	7.500	7.500	7.500	7.500	7.500
Temple-Belton WWTP (MGD <sup>1</sup> )	10.000	10.000	10.000	10.000	10.000	10.000	10.000	10.000	10.000	10.000
Number of disposal plants	2	2	2	2	2	2	2	2	2	2
Number of service connections	18,564	18,945	19,395	19,791	20,206	20,826	21,386	21,983	22,757	23,489

<sup>1</sup> - MGD = million gallons daily

<sup>2</sup> - FY 2012, paved streets' total was restated from 1,607 lane miles to 1,028

<sup>3</sup> - FY 2015, hydrants' total was restated from 3,500 to 3,368

<sup>4</sup> - In FY 2017, plant capacity was restated from 41.40 to 41.14 for FY 2008 through FY 2016

Source: Data collected from various departments for the budget statistical section.



Table XXI

**CITY OF TEMPLE, TEXAS  
TEXAS MUNICIPAL RETIREMENT SYSTEM  
ANALYSIS OF FUNDING PROGRESS AND CONTRIBUTION RATES  
Last Ten Calendar Years**

Calendar Year	(1) Actuarial Value of Assets	(2) Actuarial Accrued Liability	(3) Funded Ratio (1/2)	(4) Unfunded Actuarial Accrued Liability	(5) Annual Covered Payroll	(6) UAAAL as a Percentage of ACP (4/5)	(7) Total TMRS Required Contribution Rate <sup>(1)</sup>	(8) Prior Service Portion of the TMRS Rate
2007	\$ 49,247,868	\$ 81,792,995	60.2%	\$ 32,545,127	\$ 21,602,818	150.7%	14.06%	4.56%
2008	51,738,536	86,582,734	59.8%	34,844,198	25,028,861	139.2%	14.31%	4.74%
2009	56,517,812	91,876,796	61.5%	35,358,984	25,179,120	140.4%	14.69%	4.60%
2010 <sup>(2)</sup>	59,088,284	96,482,373	61.2%	37,394,089	25,450,326	146.9%	14.69%	4.60%
2010 <sup>(3)</sup>	102,715,806	132,228,203	77.7%	29,512,397	25,450,326	116.0%	15.39%	4.71%
2011	110,135,037	138,612,957	79.5%	28,477,920	26,260,983	108.4%	16.76%	5.57%
2012	118,079,941	144,378,679	81.8%	26,298,738	26,738,649	98.4%	17.51%	6.42%
2013	127,071,062	158,609,168	80.1%	31,538,106	27,491,028	114.7%	17.51%	6.34%
2014	136,099,382	164,924,797	82.5%	28,825,415	28,503,722	101.1%	17.50%	6.16%
2015	145,276,139	174,865,079	83.1%	29,588,940	30,081,165	98.4%	16.73%	7.06%
2016	153,186,312	184,073,312	83.2%	30,887,000	31,463,368	98.2%	15.85%	6.37%

Source: Texas Municipal Retirement System

Note: In June, 2011, SB 350 was enacted by the Texas Legislature, resulting in a restructure of the TMRS funds. This legislation provided for the actuarial valuation to be completed, as if restructuring had occurred on December 31, 2010. In addition, the actuarial assumptions were updated for the new fund structure, based on an actuarial experience study that was adopted by the TMRS Board at their May, 2011 meeting (the review compared actual to expected experience for the four-year period of January 1, 2006 through December 31, 2009). For a complete description of the combined impact of the legislation and new actuarial assumptions, including the effects on TMRS city rates and funding ratios, please see the December 31, 2010 TMRS Comprehensive Annual Financial Report (CAFR).

<sup>(1)</sup> This rate does not include the supplemental death benefit component of the total TMRS rate.

<sup>(2)</sup> Prior to restructuring

<sup>(3)</sup> Restructured



Table XXII

**CITY OF TEMPLE, TEXAS**  
**TEMPLE FIREFIGHTERS' RELIEF AND RETIREMENT FUND**  
**ANALYSIS OF FUNDING PROGRESS AND CONTRIBUTION RATES**  
**Last Ten Fiscal Years**

Fiscal Year*	(1) Actuarial Value of Assets	(2) Actuarial Accrued Liability	(3) Funded Ratio (1/2)	(4) Unfunded Actuarial Accrued Liability	(5) Annual Covered Payroll	(6) UAAL as a Percentage of ACP (4/5)	(7) Total Actual Contribution Rate
2007	-	-	-	Not Available	-	-	-
2008	\$ 30,270,841	\$ 39,027,627	77.6%	\$ 8,756,786	\$ 6,176,101	141.8%	14.31%
2009	-	-	-	Not Available	-	-	-
2010	33,272,723	43,373,453	76.7%	10,100,730	6,164,329	163.9%	14.93%
2011	-	-	-	Not Available	-	-	-
2012	34,400,736	45,148,511	76.2%	10,747,775	6,503,608	165.3%	14.93%
2013	-	-	-	Not Available	-	-	-
2014	39,633,562	50,613,335	78.3%	10,979,773	7,308,427	150.2%	15.20%
2015	37,387,617	53,217,119	70.3%	15,829,502	8,038,339	196.9%	15.21%
2016	39,862,402	56,277,136	70.8%	16,414,734	8,001,862	205.1%	15.21%

Source: Temple Firefighters' Relief and Retirement Fund

\* Measurement date September 30



Table XXIII

CITY OF TEMPLE, TEXAS  
ACTIVE AND RETIREE HEALTH CARE COSTS  
Last Ten Fiscal Years

Fiscal Year <sup>1</sup>	Total Health Care Expenses	Retiree Expense	Percentage Retiree Costs to Total	Active Members	Retirees Using City Health Care	Total TMRS Retirees	Total Firemen's Retirees	Percentage Retirees Using Plan to Total Members	Retiree Contributions	Net Subsidy of Retirees	Subsidy as Percentage of Total Expense	Cost per Active Member	Cost per Retiree
2008	\$ 2,803,703	\$ 451,326	16.1%	665	110	258	50	16.5%	\$ 292,279	\$ (159,047)	5.7%	\$ 3,537	\$ 4,103
2009	2,873,954	459,334	16.0%	678	113	250	52	16.7%	306,720	(152,614)	5.3%	3,561	4,065
2010	2,990,243	507,156	17.0%	640	109	264	54	17.0%	353,534	(153,622)	5.1%	3,880	4,653
2011 <sup>2</sup>	2,883,066	478,695	16.6%	618	109	273	56	17.6%	312,355	(166,340)	5.8%	3,891	4,392
2012	3,607,614	655,846	18.2%	636	109	302	60	17.1%	304,384	(351,462)	9.7%	4,641	6,017
2013	3,778,482	609,871	16.1%	559	106	319	63	19.0%	327,884	(281,987)	7.5%	5,668	5,754
2014 <sup>3</sup>	3,835,827	483,487	12.6%	585	99	340	67	16.9%	327,376	(156,110)	4.1%	5,730	4,884
2015	4,228,885	489,387	11.6%	588	110	354	73	18.7%	342,249	(147,138)	3.5%	6,360	4,449
2016	4,595,754	506,246	11.0%	609	101	377	78	16.6%	361,625	(144,620)	3.1%	6,715	5,012
2017	4,737,595	513,254	10.8%	623	106	392	81	17.0%	388,197	(145,056)	3.1%	6,781	4,842
<b>Total</b>	<b>\$ 36,335,123</b>	<b>\$ 5,154,602</b>							<b>\$ 3,296,605</b>	<b>\$ (1,857,997)</b>		<b>\$ 50,765</b>	<b>\$ 48,170</b>
<b>Average</b>	<b>\$ 3,633,512</b>	<b>\$ 515,460</b>	14.6%	620	107	313	63	17.3%	<b>\$ 329,661</b>	<b>\$ (185,800)</b>	5.3%	<b>\$ 5,076</b>	<b>\$ 4,817</b>

Source: City records, Texas Municipal Retirement System and the Temple Firefighters' Relief and Retirement Fund.

<sup>1</sup> - Information prior to FY 2005 is not available in this format. As additional years of data become available, the City will report 10 years of historical data.

<sup>2</sup> - In FY 2011, the City changed from a group health insurance plan to self funded plan for both employees and retirees.

<sup>3</sup> - In FY 2014, the City changed from self funded plan to a group health insurance plan for both employees and retirees.



## AVERAGE DAILY TREATED WATER VS. AVERAGE DAILY TREATMENT CAPACITY

Last Ten Fiscal Years

<b>Fiscal Year</b>	<b>Average Daily Treatment (MGD)</b>	<b>Average Daily Treatment Capacity (MGD) <sup>1</sup></b>	<b>Peak Day Usage (MGD)</b>
2008	12.0690	41.14	22.83
2009	13.3220	41.14	25.18
2010	11.9660	41.14	21.30
2011	15.5510	41.14	27.05
2012	13.9650	41.14	24.66
2013	15.0860	41.14	22.98
2014	14.9500	41.14	23.80
2015	14.4000	41.14	25.20
2016	14.0000	41.14	26.97
2017	15.3600	41.14	26.41

Source: Public Works Administration Office

<sup>1</sup> - In FY 2017, average daily treatment capacity was restated from 41.40 to 41.14 for FY 2008 through FY 2016



**CITY OF TEMPLE, TEXAS**  
**ANNUAL TREATED WATER VS. TOTAL AVAILABLE WATER**  
**Last Ten Fiscal Years**

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**Table XXV**

<b>Fiscal Year</b>	<b>Annual Treated Water (Acre feet)</b>	<b>Total Available Water (Acre feet)</b>
2008	14,568	44,453
2009	14,952	44,453
2010	14,733	44,453
2011	19,041	44,453
2012	15,699	44,453
2013	17,006	44,453
2014	14,775	44,453
2015	16,313	44,453
2016	15,767	44,453
2017	17,525	44,453

Source: Public Works Administration Office



**CITY OF TEMPLE, TEXAS**  
**WATER AND WASTEWATER UTILITY SYSTEM**  
**Schedule of Water Pumped to Town vs. Water Billed**

Table XXVI

Fiscal Year	Water Pumped to Town (gals) <sup>1</sup>	Water Billed (gals) <sup>1</sup>	City Usage (gals) <sup>1</sup>	% (Billed + City) vs Pumped	Water Revenues	% Increase (Decrease)	
						Water Revenues	Water Billed
2008	4,746,950	4,121,433	106,891	89.07%	\$ 14,364,289	8.60%	-5.82%
2009	4,875,819	4,507,169	104,772	94.59%	16,226,526	12.96%	9.36%
2010	4,800,000	4,019,774	92,223	85.67%	14,466,103	-10.85%	-10.81%
2011	5,685,057	4,947,980	156,261	89.78%	17,784,551	22.94%	23.09%
2012	5,733,506	4,678,166	129,123	83.85%	16,948,961	-4.70%	-5.45%
2013	4,995,801	4,539,199	120,740	93.28%	16,968,854	0.12%	-2.97%
2014	4,814,440	4,260,031	106,503	90.70%	16,297,510	-3.96%	-6.15%
2015	4,750,924	4,213,140	97,517	90.73%	16,278,062	-0.12%	-1.10%
2016	4,922,493	4,391,601	91,018	91.06%	16,780,446	3.09%	4.24%
2017	5,636,190	4,568,607	96,354	82.77%	17,727,639	5.64%	4.03%

Source: Public Works Administration Office and Utility Business Office

<sup>1</sup> - Information is reported in thousands of gallons



**CITY OF TEMPLE, TEXAS**  
**WATER AND WASTEWATER UTILITY SYSTEM**  
**Schedule of Water Customers - Residential and Commercial**

Table XXVII

<u>Fiscal Year</u>	<u>Residential</u>	<u>Commercial</u>	<u>Total</u>	<u>Percentage Growth</u>
2008	19,385	2,764	22,149	4.17%
2009	19,686	2,781	22,467	1.44%
2010	20,139	2,732	22,871	1.80%
2011	20,517	2,728	23,245	1.64%
2012	21,035	2,767	23,802	2.40%
2013	21,828	2,788	24,616	3.42%
2014	22,430	2,796	25,226	2.48%
2015	23,097	2,856	25,953	2.88%
2016	23,860	2,905	26,765	3.13%
2017	24,496	2,939	27,435	2.50%

Source: Utility Business Office



**AVERAGE DAILY TREATED WASTEWATER VS. AVERAGE DAILY TREATMENT CAPACITY**  
**Last Ten Fiscal Years**

<u>Fiscal Year</u>	Average Daily Wastewater Treated (MGD)			<u>Average Daily Treatment Capacity (MGD)</u>
	<u>Temple-Belton WWTP</u>	<u>Doshier</u>	<u>Total</u>	
2008	5.71	2.14	7.85	17.50
2009	3.46	2.25	5.71	17.50
2010	5.66	2.43	8.09	17.50
2011	5.47	1.90	7.37	17.50
2012	6.38	2.29	8.67	17.50
2013	6.34	2.20	8.54	17.50
2014	6.49	1.43	7.92	17.50
2015	7.07	2.24	9.31	17.50
2016	8.46	3.21	11.67	17.50
2017	6.61	2.29	8.90	17.50

Source: Public Works Administration Office



**CITY OF TEMPLE, TEXAS**  
**WATER AND WASTEWATER UTILITY SYSTEM**  
**Schedule of Wastewater Customers - Residential and Commercial**

Table XXIX

<u>Fiscal Year</u>	<u>Residential</u>	<u>Commercial</u>	<u>Total</u>	<u>Percentage Growth</u>
2008	16,485	2,079	18,564	6.96%
2009	16,849	2,096	18,945	2.05%
2010	17,314	2,081	19,395	2.38%
2011	17,704	2,087	19,791	2.04%
2012	18,101	2,105	20,206	2.10%
2013	18,715	2,111	20,826	3.07%
2014	19,259	2,127	21,386	2.69%
2015	19,823	2,160	21,983	2.79%
2016	20,582	2,175	22,757	3.52%
2017	21,284	2,205	23,489	3.22%

Source: Utility Business Office



**CITY OF TEMPLE, TEXAS**  
**WATER AND WASTEWATER UTILITY SYSTEM**  
**Schedule of Water and Wastewater Rates**

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**Table XXX**

<b>WATER RATES <sup>1</sup></b>	
<b>Minimum Water Bill Service Charge by Meter Size</b>	
5/8" or 3/4"	\$ 10.00
1"	\$ 16.00
1 1/2"	\$ 20.00
2"	\$ 64.00
3"	\$ 128.00
4"	\$ 200.00
6"	\$ 640.00
8"	\$ 1,120.00
10"	\$ 1,120.00

<b>Water Volumetric Rates</b>	
Straight Volumetric Rate (above 2,000 gallons)	\$ 3.20

<b>WASTEWATER RATES <sup>1</sup></b>	
Minimum Bill Service Charge	\$ 13.00
Straight Volumetric Rate (above 2,000 gallons)	\$ 4.50

Source: Finance Department

<sup>1</sup> - Effective October 1, 2012 per Resolution No. 2012-6697-R



**City of Temple, Texas  
Top 10 Water Customers  
For the year ended September 30, 2017**

<b>Customer</b>	<b>Gallons</b>	<b>Revenue</b>	<b>% of Total Annual Revenue</b>	<b>% of Total Usage</b>
Baylor Scott & White Hospital	184,813,100	\$ 692,514	3.91%	4.05%
City of Morgan's Point Resort *	160,870,800	537,648	3.03%	3.52%
VA Hospital	107,295,600	370,312	2.09%	2.35%
City of Temple	96,354,300	442,577	2.50%	2.11%
City of Troy *	83,384,300	274,433	1.55%	1.83%
Pactiv Corporation	80,668,200	281,052	1.59%	1.77%
Panda Temple Power, LLC	66,861,500	240,578	1.36%	1.46%
Wilsonart International	61,589,800	225,804	1.27%	1.35%
Temple Public Schools	43,395,600	176,375	0.99%	0.95%
Housing Authority	40,355,800	152,429	0.86%	0.88%
	<u>925,589,000</u>	<u>\$ 3,393,722</u>	<u>19.15%</u>	<u>20.27%</u>
* Wholesale customers		<u>\$ 1,254,659</u>		

**City of Temple, Texas  
Top 10 Wastewater Customers  
For the year ended September 30, 2017**

<b>Customer</b>	<b>Gallons</b>	<b>Revenue</b>	<b>% of Total Annual Revenue</b>	<b>% of Total Usage</b>
Baylor Scott & White Hospital	147,860,000	\$ 667,743	5.39%	6.04%
VA Hospital	92,073,300	414,378	3.34%	3.76%
Pactiv Corporation	30,798,400	138,925	1.12%	1.26%
Housing Authority	34,153,800	154,512	1.25%	1.39%
Temple Public Schools	27,517,100	125,613	1.01%	1.12%
Wilsonart International	31,113,000	141,188	1.14%	1.27%
City of Temple	15,730,500	74,685	0.60%	0.64%
Meadow Village Apartments	13,877,400	62,736	0.51%	0.57%
Twin Oaks Apartments	15,107,300	68,031	0.55%	0.62%
Dr Pepper Bottling	14,995,700	67,529	0.54%	0.61%
	<u>423,226,500</u>	<u>\$ 1,915,340</u>	<u>15.45%</u>	<u>17.28%</u>

Source: Utility Business Office



**City of Temple, Texas  
Insurance Coverage**

**Table XXXII**

Type of Coverage and Insurer	Amount of Coverage	Deductible Amounts <sup>(1)</sup>	Policy Expiration Date <sup>(2)</sup>
<b>Property:</b>			
Building & Contents:			
Texas Municipal League	\$ 274,324,532	Real and Personal \$ 5,000	10/01/17
Fine Arts/Valuable Papers:			
Texas Municipal League	\$ 263,450	Fine Arts \$ 500	10/01/17
	\$ 1,600,000	Valuable Papers & Records: Includes EDP Media \$ 5,000	10/01/17
Mobile equipment:			
Texas Municipal League	\$ 6,407,865	\$ 1,000	10/01/17
Portable Equipment:			
Texas Municipal League	\$ 300,000	Equipment \$ 1,000	10/01/17
<b>Liability:</b>			
Employee Dishonesty, Theft, Disappearance, & Destruction:			
Texas Municipal League	\$ 200,000	\$ 5,000 per event	10/01/17
Airport:			
Texas Municipal League	\$ 1,000,000	Premises \$ -	10/01/17
	\$ 1,000,000	Products/ Completed Operations \$ -	10/01/17
	\$ 1,000,000	Hangar- Keepers-Each \$ 2,500	10/01/17
	\$ 1,000,000	Aircraft Non-Owned- Each Occurrence \$ -	10/01/17
Error & omissions:			
Texas Municipal League	\$ 1,000,000	\$ 10,000	10/01/17
General:			
Texas Municipal League	\$ 1,000,000	\$ -	10/01/17

**(Continued)**



**City of Temple, Texas  
Insurance Coverage**

**Table XXXII  
(Continued)**

Type of Coverage and Insurer	Amount of Coverage	Deductible Amounts <sup>(1)</sup>	Policy Expiration Date <sup>(2)</sup>
<b>Liability (Cont'd):</b>			
Auto:			
Texas Municipal League	\$ 1,000,000	\$ -	10/01/17
Auto Physical Damage:			
Texas Municipal League	Per Schedule	\$ 25,000	
Law Enforcement:			
Texas Municipal League	\$ 1,000,000	\$ 10,000	10/01/17
<b>Bonds:</b>			
Western Surety Company	\$ 500,000	Finance Director	03/03/17
Hartford Casualty Ins. Co	\$ 500,000	City Manager	05/19/17
Hartford Casualty Ins. Co	\$ 400,000	Each (2) Finance	10/01/17
Hartford Casualty Ins. Co	\$ 400,000	Each (2) Finance	07/14/17
Hartford Casualty Ins. Co	\$ 200,000	City Secretary	10/01/17
Hartford Casualty Ins. Co	\$ 5,000	Electrical Inspector	09/01/18
	\$ 5,000	Plumbing Inspector	06/08/18
<b>Worker's Compensation:</b>			
Texas Municipal League			10/01/17

Source: City of Temple Legal Department

<sup>(1)</sup> Per occurrence, unless noted.

<sup>(2)</sup> Policies are renewed annually or replaced with similar coverage.





# Fast Facts

2017 Population: 76,864<sup>1</sup>

2017 Assessed Value: \$ 4,148,669,011

Median Age: 34.9

Median Household Income: \$ 47,475

Total Employment in Temple: 34,065

Total Labor Force in Temple: 35,400

Square Miles: 75.2487

Developable Land Remaining: 16.22 Square Miles

Housing Units:

- Owner Occupied: 55.4%
- Renter Occupied: 44.6%
- Vacant: 15.1%

Average Home Sale Price: \$159,416

Average Temperatures in January: HI: upper 50's LOW: upper 30's

Average Temperatures in July: HI: upper 90's LOW: lower 70's

Average Annual Temperature: 66.6 degrees

Rainfall:

- Wettest Month: May / 3.12"
- Driest Month: December / 1.30"
- Average Annual Rainfall: 25.78"

Only Health & Bioscience District in Texas

Baylor Scott & White Hospital - Only Level I Trauma Center between Dallas and Austin

McLane Children's Hospital Scott & White - Only acute care pediatric hospital between Dallas and Austin

80% of Texas' population is within 180 miles of Temple



<sup>1</sup> 2017 Population based on new residential water customers multiplied by 2010 Census data of average household size of 2.47.

Sources: 2010 United States Census, Temple Economic Development Corporation, Texas Workforce Commission, Texas Labor Market Information, Weather Base and the City of Temple.



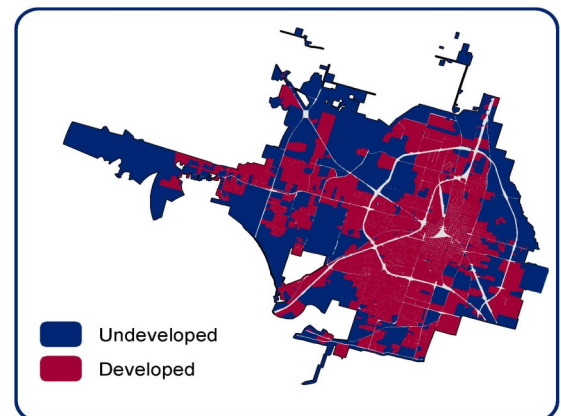
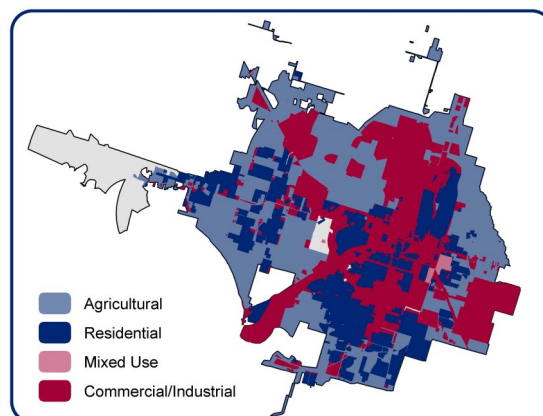
# Miscellaneous Statistical Data

## GOVERNMENT

Form of government:	Council-Manager, July 8, 1922
Area in square miles:	75.2487
Date of original public sale of town lots:	June 20, 1881
Original charter, special:	March 27, 1907
Amendment to charter:	August 5, 1919
Second charter, home rule city:	July 8, 1922
Amendment to charter:	April 7, 1926
Third charter, present:	September 23, 1953
Amendment to charter:	October 23, 1967
Amendment to charter:	April 2, 1977
Amendment to charter:	January 20, 1990
Amendment to charter:	May 4, 1996
Amendment to charter:	May 6, 2000
Amendment to charter:	November 4, 2014
2017 Population (est.):	76,864

## LAND USE (Square Miles)

Agriculture:	29.32
Commercial/Industrial:	23.03
Mixed use:	0.33
Residential:	16.89





# Miscellaneous Statistical Data

## SERVICE STATISTICS

### Airport

Number of airports: ..... 1

7,000' full precision approach runway and  
a 4,740' crosswind runway serving  
general aviation, jet, charter, medical,  
helicopter and military operations

Open 5 am—10 pm 7 days a week, 365  
days a year



### Police Protection

Number of stations: ..... 1

Number of officers: ..... 155

Officers per 1,000 population: ..... 2.02



### Fire Protection

Number of stations: ..... 8

Number of hydrants: ..... 3,700

Number of firefighters: ..... 122

Firefighters per 1,000 population: .... 1.59

Insurers Services Office (ISO) Rating: .. 3





# Miscellaneous Statistical Data

## SERVICE STATISTICS CONTINUED



### Libraries

Number of libraries (public): .....	1
Number of volumes: .....	195,327
Circulation of volumes: .....	357,448
Library cards in force: .....	54,826

### Parks and Recreation

Park acreage developed: .....	775
Park acreage undeveloped:...	403
Golf course: .....	1
Baseball/softball fields: .....	17
Football field: .....	2
Tennis courts: .....	11
Swimming pools: .....	4
Soccer fields: .....	8
Picnic pavilions: .....	31
Basketball courts: .....	20
Playgrounds: .....	41
Community center: .....	3
Recreation center: .....	3
Multi-use fields: .....	8
Sand volleyball courts: .....	3
Trail miles: .....	23
Extreme skate park: .....	1
Disc golf course: .....	2
Family water park: .....	1
Splash pads: .....	4





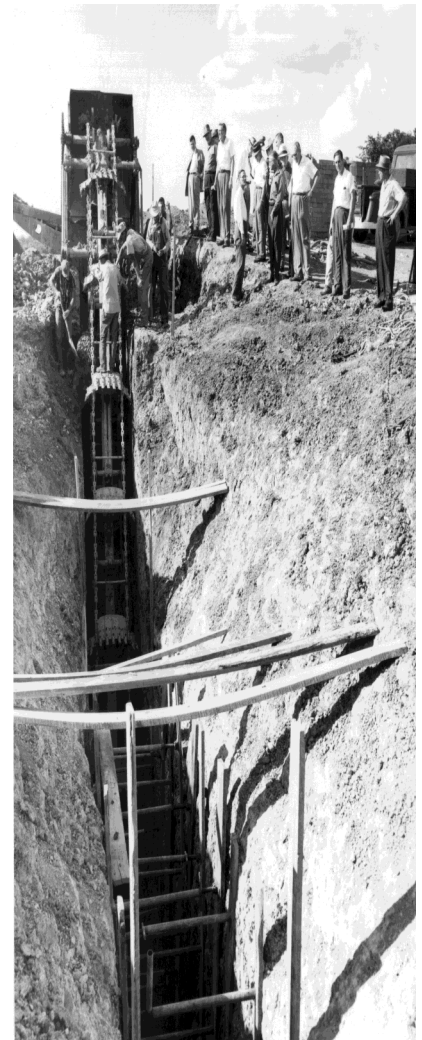
# Miscellaneous Statistical Data

## SERVICE STATISTICS CONTINUED

### Utilities

Water system: .....	97.5 sq. miles
Miles of water mains: .....	613 miles
Daily average water treatment: .....	15.36 MGD
Water treatment plant capacity:.....	41.14 MGD
Number of water service connections: .....	27,435
Source of water: .....	Surface Water
Wastewater collection system: .....	90 sq. miles
Miles of wastewater collection system lines:..	400 miles
Number of lift stations: .....	32
Daily average wastewater treatment:	
Doshier Farm WWTP .....	2.29 MGD
Temple-Belton WWTP .....	5.22 MGD
Maximum capacity of treatment plants:	
Doshier Farm WWTP .....	7.5 MGD
Temple-Belton WWTP .....	10.0 MGD
Number of wastewater treatment plants: .....	2
Number of wastewater service connections: .....	23,489

\*MGD—Million gallons daily



### Streets

Paved streets:.....	1,099 lane miles
Unpaved streets: .....	1.5 miles
Paved alleys: .....	7.5 miles
Unpaved alleys: .....	72.5 miles

(all figures are approximate)



# Miscellaneous Statistical Data

## EDUCATION STATISTICS

### Temple Independent School District

Senior high schools: ..... 2

Number of classrooms: ..... 140

Number of students: .....2,318

Middle schools:..... 3

Number of classrooms: ..... 142

Number of students: .....1,883

Elementary schools: ..... 8

Number of classrooms: ..... 265

Number of students: .....3,935

Early childhood academy: ..... 1  
(pre-kindergarten school)

Number of classrooms: ..... 14

Number of students: ..... 503

Alternative education program: . 1

Number of classrooms: ..... 6

Number of students: ..... 33



### Private Schools

Central Texas Christian School  
(Pre K3 - 12th grade)

Christ Church School  
(Pre K3 - 5th grade)

Holy Trinity Catholic School  
(9th - 12th grade)

Immanuel Lutheran School  
(Pre K2 - Pre K4)

St. Francis Episcopal School  
(Pre K3 - Kindergarten)

St. Mary's Catholic School  
(Pre K3 - 8th grade)

Temple Christian Academy  
(1st - 12th grade)

The Montessori School  
(2 yrs. - 6th grade)

Young World Kindergarten & Daycare Center  
(Pre K2 - 5yrs.)





# Miscellaneous Statistical Data

## EDUCATION STATISTICS CONTINUED

### Temple College

Number of classrooms & labs: .....190  
 Number of administrative personnel: .....44  
 Number of full-time professors: .....125  
 Number of full-time students: .....1,637  
 Number of part-time students: .....3,343  
 Population served .....198,588  
 Counties served:.....3  
     (East Bell, Milam and East Williamson Counties)  
 Annual budget: ..... \$47,044,894



### Higher Educational Institutions

(within 75 miles of Temple)

Austin Community College

Baylor University

Central Texas College

Concordia Lutheran College

Hill Junior College

Huston-Tillotson College

McLennan Community College

St. Edward's University

Southwestern University

Tarleton State University

Temple College

Texas A&M University

Texas State Technical College

The University of Texas at Austin

University of Mary Hardin-Baylor



# Miscellaneous Statistical Data

## OTHER STATISTICS

### Hospitals

Number of hospitals: ..... 4

Scott & White Medical Center

Baylor Scott & White McLane Children's Medical Center

Baylor Scott & White Continuing Care Hospital

Veteran's Administration Hospital

Number of beds:..... 1,176



### Bond Rating—General Obligation (G.O.) Debt

Moody's Investors Service: ..... Aa2 Rating

Standard & Poor's:..... AA Rating

### Bond Rating—Utility System Revenue Debt

Moody's Investors Service: ..... Aa2 Rating

Standard & Poor's:..... AA Rating







## **Compliance Section**









**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING  
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL  
STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

The Honorable Mayor and  
Members of the City Council  
City of Temple, Texas

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Temple, Texas (the City), as of and for the year ended September 30, 2017, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated January 25, 2018.

**Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City of Temple, Texas' internal control. Accordingly, we do not express an opinion on the effectiveness of the City of Temple, Texas' internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.



**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING  
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL  
STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*  
(CONTINUED)**

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Temple, Texas  
January 25, 2018





## **INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE**

The Honorable Mayor and  
Members of the City Council  
City of Temple, Texas

### **Report on Compliance for Each Major Federal Program**

We have audited the City of Temple, Texas' (the City) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended September 30, 2017. The City's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

#### ***Management's Responsibility***

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

#### ***Auditors' Responsibility***

Our responsibility is to express an opinion on compliance for each of the City's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the City's compliance.

#### ***Opinion on Each Major Federal Program***

In our opinion, the City of Temple, Texas complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2017.



**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM  
AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE  
(CONTINUED)**

**Report on Internal Control over Compliance**

Management of the City is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

*A deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.



Temple, Texas  
January 25, 2018



**CITY OF TEMPLE, TEXAS  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS  
FOR THE YEAR ENDED SEPTEMBER 30, 2017**

**Section I-Summary of Auditors' Results**

**Financial Statements**

Type of auditor's report issued was unmodified.

Internal control over financial reporting:

Material weakness(es) identified:	<u>      </u> yes	<u>  X  </u> no
Significant deficiency(ies) identified:	<u>      </u> yes	<u>  X  </u> none reported
Noncompliance material to financial statements noted?	<u>      </u> yes	<u>  X  </u> no

**Federal Awards**

Internal control over major programs:

Material weakness(es) identified:	<u>      </u> yes	<u>  X  </u> no
Significant deficiency(ies) identified:	<u>      </u> yes	<u>  X  </u> no none reported

Type of auditors' report issued on compliance for major programs was unmodified.

Any audit findings disclosed that are required to be reported in accordance with  
2 CFR 200.516(a)?

      yes   X  no

Identification of major programs:

CFDA Number(s)

Name of Federal Program or Cluster

14.218

Community Development Block Grants/  
Entitlement Grants

Dollar threshold used to distinguish between  
type A and type B programs:

\$ 750,000

Auditee qualified as low-risk auditee?

  X  yes       no



**CITY OF TEMPLE, TEXAS  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS  
FOR THE YEAR ENDED SEPTEMBER 30, 2017**

**Section II-Financial Statement Findings**

There were no findings and no matters were reported.

**Section III-Federal Award Findings and Questioned Costs**

There were no findings and no matters were reported.





## COUNCIL AGENDA ITEM MEMORANDUM

---

02/01/18  
Item #7(A)  
Consent Agenda  
Page 1 of 1

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

Lacy Borgeson, City Secretary

**ITEM DESCRIPTION:** Approve Minutes:

(A) January 18, 2018 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:**

January 18, 2018 Special and Regular Meetings - **To be provided**





## COUNCIL AGENDA ITEM MEMORANDUM

---

02/01/18  
Item #7(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 a Storage Area Network as part of our body worn camera project for the Police Department from GOV Connection, Inc. of Merrimack, NH, in the amount of \$73,209.47.

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

**ITEM SUMMARY:** The City of Temple Police Department applied for a grant from the Criminal Justice Division, Office of the Governor, in January 2017. The City Council adopted the Grant application at their January 19, 2017 Council Meeting and the Grant was awarded by the State to the City on March 1, 2017.

The purpose of the program was to aid municipal police departments in establishing or enhancing the body worn camera program. The Temple Police Department instituted a body worn camera program in which the cameras were purchased from L3 Mobile-Vision and issued to the officers. The storage space on the server was not going to meet capacity since three terabytes are added monthly by the body worn cameras. The plan is to add storage and backup capacity this fiscal year.

The State of Texas awarded \$52,848 and requires a 20% match in the amount of \$13,212 for a total of \$66,060. We however see much more benefit to the City by upgrading from a Network Attached Storage (NAS) solution to a Storage Area Network (SAN) solution for an additional \$7,149.47. Although NAS is a cheaper option for our storage needs. It really does not suit for an enterprise level high performance application. SAN has better redundancy, fast backup times and allows for frequent snapshots of the data. We use SAN technology from Dell called Compellent and we are trained on this solution and is ideal for our mission critical environment.

Gov Connection, Inc., Inc. has been awarded State of Texas DIR Contracts DIR-TSO-3763 through the State of Texas Department of Information Resources (DIR). Contracts awarded through DIR have been competitively procured and meet the statutory procurement requirements for all Texas governmental entities per Texas Government Code TGC 2157.068 for the Purchase of Technology Commodity items.



**FISCAL IMPACT:** The purchase of the Storage Area Network (SAN) for the Police Department is appropriated for the purchase of the equipment in the amount of \$73,209.47, project 101718, as shown below:

<b><u>Description</u></b>	<b><u>Account #</u></b>	<b><u>Amount</u></b>
Storage Area Network (Grant/City Match)	260-2000-521-6218	\$66,060.00
Storage Area Network (IT Portion)	351-1900-519-6218	\$7,149.47
<b><u>Total Funds Available</u></b>		<b><u>\$ 73,209.47</u></b>

**ATTACHMENTS:**  
[Budget Adjustment](#)  
[Resolution](#)



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	
351-1900-519-62-18	101718	Capital Equipment/Computer Hardware	\$ 7,150			
351-0000-490-25-82		Transfer In- Desg Capital Proj Fund	\$ 7,150			
110-0000-351-09-43		Desg Capital Unallocated Tech Funds			7,150	
110-9100-591-81-51		Transfer Out- Desg Capital Proj Funds	7,150			
		<b>Do Not Post</b>				
<b>TOTAL.....</b>			\$ 21,450		\$ 7,150	

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

Storage Area Network for Police Department body worn camera storage upgrade.

DOES THIS REQUEST REQUIRE COUNCIL APPROVAL?

☒

Yes

☐

No

DATE OF COUNCIL MEETING

2/1/2018

WITH AGENDA ITEM?

☒

Yes

☐

No

Alan DeLoera

1/22/2018

Date

☒

Approved

☐

Disapproved

Department Head/Division Director

Finance

Date

☐

Approved

☐

Disapproved

City Manager

Date

☐

Approved

☐

Disapproved



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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING THE PURCHASE OF A STORAGE AREA NETWORK THROUGH GOV CONNECTION, INC. OF MERRIMACK, NEW HAMPSHIRE, IN THE AMOUNT OF \$73,209.47, AS PART OF THE CITY'S BODY WORN CAMERA PROJECT FOR THE POLICE DEPARTMENT; AND PROVIDING AN OPEN MEETINGS CLAUSE.

---

**Whereas**, the Temple Police Department applied for a grant from the Criminal Justice Division, Office of the Governor, in January 2017 to aid municipal police departments in establishing or enhancing a body-worn camera program;

**Whereas**, Council authorized the submission of the grant application at its January 19, 2017 meeting and the grant was awarded by the State to the City on March 1, 2017;

**Whereas**, the Police Department instituted a body worn camera program in which the cameras were purchased from L3 Mobile-Vision and issued to the officers - the storage space on the server was not enough to meet the capacity added monthly by the body worn cameras;

**Whereas**, the State of Texas awarded \$52,848 and requires a 20% match in the amount of \$13,212 for a total of \$66,060;

**Whereas**, Gov Connection, Inc. has been awarded a State of Texas Department of Information Resources Contract (DIR-TSO-3763) - contracts awarded through DIR have been competitively procured and meet the statutory procurement requirements for all Texas governmental entities per Texas Government Code Section 2157.068 for the purchase of technology commodity items;

**Whereas**, Staff recommends Council authorize the purchase of a Storage Area Network from GOV Connection, Inc. of Merrimack, New Hampshire in the amount of \$73,209.47, as part of the Police Departments body worn camera project;

**Whereas**, funding is available for this purchase, but an amendment to the fiscal year 2018 budget needs to be approved to appropriate the funds into Account No. 260-2000-521-6218 and Account No. 351-1900-519-6218, Project No. 101718; 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 storage area network from GOV Connection, Inc. of Merrimack, New Hampshire in the amount of \$73,209.47, as part of the Police Department's body worn camera project.

**Part 3:** The City Council authorizes the 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:** 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 5:** 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 1<sup>st</sup> day of **February**, 2018.

THE CITY OF TEMPLE, TEXAS

---

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

---

Lacy Borgeson  
City Secretary

---

Kayla Landeros  
City Attorney





## COUNCIL AGENDA ITEM MEMORANDUM

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02/01/18  
Item #7(C)  
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 the purchase of right of way necessary for the expansion of Hogan Road and authorizing closing costs associated with the purchase in an estimated amount of \$55,000.

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

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

**ITEM SUMMARY:** The City is currently in the design phase for the proposed expansion of Hogan Road from South Pea Ridge Road to State Highway 317. The design requires the acquisition of seven rights-of-way and one easement from six property owners. Appraisals have been performed and offers have been made to all the property owners based upon the appraisals.

The City has acquired four rights of way and the easement. An agreement has been reached on two of the remaining right of ways and closing is being coordinated. The City has reached an agreement with the remaining property owner for the right of way on her property. At this time, Staff is asking for authorization to purchase the remaining right of way needed and pay closing costs in an estimated amount of \$55,000.

The address and Bell County Appraisal District ID Number of the property is 6001 Highway 317, Temple—Bell CAD ID #80883.

**FISCAL IMPACT:** Funding is available for the purchase of the right of way necessary for the expansion of Hogan Road in an estimated amount of \$55,000 in account 365-3400-531-6857, project #100952.

**ATTACHMENTS:**

[Resolution](#)



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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING THE PURCHASE OF RIGHT OF WAY NECESSARY FOR THE EXPANSION OF HOGAN ROAD; AUTHORIZING THE PAYMENT OF CLOSING COSTS ASSOCIATED WITH THE PURCHASE IN AN ESTIMATED AMOUNT OF \$55,000; AND PROVIDING AN OPEN MEETINGS CLAUSE.

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**Whereas**, the City is currently in the design phase for the proposed expansion of Hogan Road from South Pea Ridge Road to State Highway 317 and the design requires the acquisition of seven rights-of-way and one easement from six property owners;

**Whereas**, appraisals have been performed, and offers have been made to all property owners, based upon the appraisals;

**Whereas**, the City has acquired four rights of way and the easement and an agreement has been reached on two of the remaining rights of way and those closings are being scheduled;

**Whereas**, the City has reached an agreement with the remaining property owner for the right of way on her property and Staff recommends Council authorize the purchase of the remaining right of way needed and authorize the payment of closing costs in an estimated amount of \$55,000;

**Whereas**, the address of this property is 6001 Highway 317 and the BellCAD ID No. is 80883;

**Whereas**, funding for the purchase of this right of way is available in Account No. 365-3400-531-6857, Project No. 100952; 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 right of way on property located at 6001 Highway 317 which is necessary for the expansion of Hogan Road, and authorizes the payment of closing costs associated with this purchase, in an estimated amount of \$55,000.



**Part 3:** The City Council authorizes the 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 1<sup>st</sup> day of **February**, 2018.

THE CITY OF TEMPLE, TEXAS

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DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

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Lacy Borgeson  
City Secretary

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Kayla Landeros  
City Attorney





## COUNCIL AGENDA ITEM MEMORANDUM

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Page 1 of 2

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

Buford Craig, Director of Transform Temple  
Belinda Mattke, Director of Purchasing & Facility Services

**ITEM DESCRIPTION:** Consider adopting a resolution authorizing a contract with Lloyd D. Nabors Demolition, LLC of Hutchins, in the amount of \$40,700 for the asbestos abatement and demolition of 210 South Main Street and 220 South 2<sup>nd</sup> Street.

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

**ITEM SUMMARY:** Demolition and asbestos abatement of the property located at 210 South Main Street and the demolition of the property located at 220 South 2<sup>nd</sup> Street will allow for the connection of the walking trail from the Santa Fe Plaza area to the Martin Luther King Jr. Festival Fields.

As shown on the attached bid tabulation, on January 18, 2018, seven bids were received for the work, ranging from a low bid of \$40,700 to a high bid of \$69,785. The Invitation to Bid specified that the contract would be awarded to the contractor with the lowest responsive bid for the total compiled cost of both properties. The low bidder for this project is Lloyd D. Nabors Demolition, LLC ("LDND").

LDND has previously performed demolitions for the City, and staff found them to be a responsive and responsible vendor. Accordingly, staff recommends award of the demolition contract to LDND.

Per the bid specifications, LDND will have 28 calendar days to complete the work, which will be defined in the notice to proceed that will be executed after execution of the contract.

**FISCAL IMPACT:** Funding for the contract with Lloyd D. Nabors Demolition, LLC for the asbestos abatement and demolition of 210 South Main Street and 220 South 2<sup>nd</sup> Street in the amount of \$40,700 is available in Reinvestment Zone account 795-9500-531-6566, project 101262, as follows:

Project Budget	\$ 5,285,000
Encumbered/Committed to Date	(2,581,607)
Demolition Contract - Lloyd D. Nabors Demolition, LLC	(40,700)
<b>Remaining Project Funds Available</b>	<b>\$ 2,662,693</b>

The Martin Luther King Jr. Festival Fields project and the Santa Fe Market Trail project were combined into one project on the Financing/Project Plans as the Santa Fe Market, Line 404. The remaining project funds are for the construction of the Santa Fe Market Trail.



**ATTACHMENTS:**

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



**Tabulation of Bids Received  
on January 18, 2018 at 2:30 p.m.  
for Demolition and Asbestos Abatement of 210 S Main Street & Demolition of 220 S 2nd Street  
Bid # 95-04-18**

Description	Bidders						
	Lloyd D. Nabors Demolition LLC	Yoko Excavating, LLC	Garrett Demolition, Inc.	RNDI Companies, Inc.	Total Demolition, Inc.	Tasman Geosciences, Inc.	AAR, Inc.
	Hutchins, TX	Belton, TX	Burleson, TX	Rockwall, TX	West, TX	El Paso, TX	Liberty Hill, TX
1. <u>Asbestos Abatement and Demolition of 210 S Main Street:</u> Abate the asbestos from the structure prior to the demolition. Demo structure, remove and dispose of debris and concrete without damage to the adjoining structure.	<b>\$22,400.00</b>	\$28,656.00	\$31,681.00	\$22,478.00	\$26,147.00	\$31,785.00	\$21,100.00
2. <u>Demolition of 220 S 2nd Street:</u> Demo structure, concrete, asphalt, and remove & dispose of debris to the street.	<b>\$18,300.00</b>	\$15,691.00	\$23,060.00	\$30,852.00	\$15,028.00	\$38,000.00	\$19,900.00
<b>TOTAL BID PRICE</b>	<b>\$40,700.00</b>	<b>\$44,347.00</b>	<b>\$54,741.00</b>	<b>\$53,330.00</b>	<b>\$41,175.00</b>	<b>\$69,785.00</b>	<b>\$41,000.00</b>
Acknowledge Addendum (1)	Yes	Yes	Yes	Yes	Not acknowledged	Not acknowledged	Yes
Exceptions	None	None	None	None	None	None	None
Bid Bond	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Bond Requirement Affidavit	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Credit Check Authorization	Yes	Yes	Yes	Yes	Not Received	Yes	Yes

**Recommended for Council Approval**



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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A DEMOLITION CONTRACT WITH LLOYD D. NABORS DEMOLITION, LLC OF HUTCHINS, TEXAS IN THE AMOUNT OF \$40,700, FOR THE ASBESTOS ABATEMENT AND DEMOLITION OF 210 SOUTH MAIN STREET, AND 220 SOUTH 2<sup>ND</sup> STREET; AND PROVIDING AN OPEN MEETINGS CLAUSE.

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**Whereas**, demolition and asbestos abatement of the property located at 210 South Main Street and the demolition of the property located at 220 South 2nd Street will allow for the connection of the walking trail from the Santa Fe Plaza area to the Martin Luther King Jr. Festival Fields;

**Whereas**, on January 18, 2018, seven bids were received for the project - the Invitation to Bid specified that the contract would be awarded to the contractor with the lowest responsive bid for the total compiled cost of both properties;

**Whereas**, Lloyd D. Nabors Demolition, LLC ("LDND") was the low bidder at \$40,700 - LDND has previously performed demolitions for the City, and Staff finds them to be a responsive and responsible vendor;

**Whereas**, Staff recommends Council authorize a demolition contract with Lloyd D. Nabors Demolition, LLC in the amount of \$40,700 for the asbestos abatement and demolition of 201 South Main Street, and 220 South 2<sup>nd</sup> Street;

**Whereas**, funds are available for the asbestos abatement and demolition in Account No. 795-9500-531-6566, Project No. 101262; 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 City Manager, or her designee, after approval as to form by the City Attorney, to execute a demolition contract with Lloyd D. Nabors Demolition, LLC in the amount of \$40,700 for the asbestos abatement and demolition of 201 South Main Street, and 220 South 2<sup>nd</sup> 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 1<sup>st</sup> day of **February**, 2018.

THE CITY OF TEMPLE, TEXAS

---

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

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Lacy Borgeson  
City Secretary

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Kayla Landeros  
City Attorney





## COUNCIL AGENDA ITEM MEMORANDUM

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

Floyd Mitchell, Chief of Police

**ITEM DESCRIPTION:** Consider adopting a resolution authorizing the renewal of an Interlocal Agreement with Bell County for the Bell County Crime Coalition project that is administered by the Bell County Juvenile Probation Department.

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

**ITEM SUMMARY:** This agreement will allow Temple Police Officers assigned to investigate juvenile crimes to work with Bell County Juvenile Probation Officers in making home visits of children on court-ordered probation within the City of Temple. This program has been in place for a number of years. The program provides reimbursement for the overtime pay incurred by officers performing home visits after normal business hours. Reimbursement for these services will not exceed \$60 per hour which covers the cost of salary and benefits for the officers who work the program.

The goal of this program is to team Juvenile Police Officers with Juvenile Probation Officers to monitor and reduce technical violations of court imposed sanctions through home visits, curfew checks, and drug screening for juveniles on court ordered probation.

The term of this contract will commence on September 1, 2017 and will end on September 30, 2018.

**FISCAL IMPACT:** There is no requirement for the City of Temple to provide any funding to this program. All expenditures related to overtime pay incurred by the Temple Police Officers will be reimbursed by Bell County.

The revenue and associated expenditures for the FY 2018 portion of this agreement are included in the FY 2018 Operating budget in the amount of \$9,000.

### **ATTACHMENTS:**

[Resolution](#)



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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A RENEWAL TO THE INTERLOCAL AGREEMENT WITH BELL COUNTY FOR THE BELL COUNTY CRIME COALITION PROJECT WHICH IS ADMINISTERED BY THE BELL COUNTY JUVENILE PROBATION DEPARTMENT; AND PROVIDING AN OPEN MEETINGS CLAUSE.

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**Whereas**, the Bell County Crime Coalition project is administered by the Bell County Juvenile Probation Department which allows Temple Police Officers assigned to investigate juvenile crimes, to work with Bell County Juvenile Probation Officers in making home visits of children on court ordered probation within the City of Temple;

**Whereas**, this program has been in place for a number of years and provides reimbursement for the overtime pay incurred by officers performing home visits after normal business hours;

**Whereas**, reimbursement for these services will not exceed \$60 per hour which covers the cost of salary and benefits for the officers who work the program;

**Whereas**, the goal of this program is to team juvenile police officers with juvenile probation officers to monitor and reduce technical violations of court imposed sanctions through home visits, curfew checks, and drug screenings for juveniles on court ordered probation;

**Whereas**, the City is required to enter into an interlocal agreement with Bell County to participate in this program – the term of this contract will be from September 1, 2017 to September 30, 2018;

**Whereas**, the City will not be required to provide any funding for the program and all expenditures related to overtime pay incurred by the Temple police officers will be reimbursed by Bell County; 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 City Manager, or her designee, after approval as to form by the City Attorney, to execute a renewal to an Interlocal Agreement with Bell County for the Bell County Crime Coalition project that is administered by the Bell County Juvenile Probation Department.

**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 1<sup>st</sup> day of **February**, 2018.

THE CITY OF TEMPLE, TEXAS

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DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

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Lacy Borgeson  
City Secretary

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Kayla Landeros  
City Attorney





## COUNCIL AGENDA ITEM MEMORANDUM

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Item #7(F)  
Consent Agenda  
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**DEPT./DIVISION SUBMISSION & REVIEW:**

Chief Mitch Randles, Fire Chief  
Charla Thomas, Deputy City Attorney

**ITEM DESCRIPTION:** Consider adopting a resolution authorizing a Mutual Aid Agreement between Belton, Central Bell, Copperas Cove, Killeen, Morgan's Point Fire Departments and the Temple Fire Department for mutual aid by the respective fire departments at various locations.

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

**ITEM SUMMARY:** This Mutual Aid Agreement will allow Temple Fire Department to provide and receive mutual aid fire services with Belton, Central Bell, Copperas Cove, Killeen, and Morgan's Point Fire Departments throughout the City of Temple, and in various of locations in Bell County which include the cities of Belton, Copperas Cove, Killeen, Morgan's Point, and Nolanville for fire protection and prevention services, including, but not limited to, emergency services, including basic and advanced life support, hazardous materials containment and confinement, special rescue events, and specialized rescue incidents as deemed necessary by the respective Fire Chiefs. City firefighters will perform fire services and respond with appropriate/designated fire equipment and will receive reciprocal mutual aid.

Each party shall bear their own costs in the fulfillment of this agreement, to include personnel, equipment, insurance and liability.

The Mutual Aid Agreement will be effective until terminated by any party in writing but may be reviewed and amended from time to time as needed.

**FISCAL IMPACT:** Each party identified in the Mutual Aid Agreement will be responsible for their own costs associated with fulfillment of the agreement.

**ATTACHMENTS:**

[Mutual aid agreement  
Resolution](#)



# **INTERLOCAL MUTUAL AID AGREEMENT FOR FIRE SERVICES**

STATE OF TEXAS

COUNTY OF BELL

THIS CONTRACT AND AGREEMENT (“*Agreement*”), entered into on this first day March 2018, by and between the cities of **BELTON, TEMPLE, COPPERAS COVE, HARKER HEIGHTS, KILLEEN, CENTRAL BELL FIRE AND RESCUE DEPARTMENT, CITY OF MORGAN’S POINT RESORT** and the **COUNTY OF BELL** (each a “*Party*” and collectively the “*Parties*”), such governmental entities acting herein under the authority and pursuant to the terms of the Texas Government Code, Section 791.001 *et seq.*, known as the “Interlocal Cooperation Act.”

WITNESSETH:

WHEREAS, the Parties hereto desire to secure for each other the benefits of mutual aid in fire protection for the protection of life and property, emergency medical services, and specialized rescue or hazmat operations; and

WHEREAS, the Parties, through their respective fire departments, are owners of certain trucks and other equipment designed for and capable of being used in the protection of persons and property from and in the suppression and the fighting of fires and has assigned individuals trained in the use of such equipment; and

WHEREAS, the Parties have authority to enter into contracts providing for the use of fire trucks and other fire protection, firefighting equipment, emergency medical services, and specialized rescue operations for citizens outside of their respective jurisdictional limits; and

WHEREAS, each Party is desirous of obtaining additional secondary service for its citizens in the event of an emergency in which its own fire department is in need assistance;

NOW, THEREFORE, for and in consideration of the mutual benefits to be derived by each of the Parties hereto, the Parties agree to provide fire suppression and other emergency services, and to dispatch equipment and/or personnel in accordance with and subject to the following terms and conditions:

## **PART 1: SERVICES AND CONDITIONS**

1.01 The Parties agree to furnish emergency fire suppression and other emergency services to each other upon a request for assistance from the Fire Chief, City Manager, Mayor,



County Judge, or other individual as designated in writing by an authorized representative of a Party to this Agreement.

1.02 A responding Party's Fire Chief (or his or her designee) shall be the sole judge of the type and amount of equipment and manpower dispatched in response to a request for assistance. Responding forces will work under the authority of the requesting Party upon arrival at the scene.

1.03 Any request for aid hereafter shall include a statement of the amount and type of equipment and number of personnel requested, and shall specify the location to which the equipment and personnel are to be dispatched, but the amount and type of equipment and number of personnel to be furnished will be determined by the representative of the responding Party.

1.04 The responding Party shall report to the officer in-charge of the requesting Party at the location to which the equipment and/or personnel is dispatched, and thereto render the assistance required.

1.05 A responding Party shall be released by the requesting Party when the services of the responding Party are no longer required or when the responding Party is needed within the area it normally provides fire protection services. Alternatively, the authorized official of the responding Party, upon determining that the health, safety and welfare of the responding Party's personnel or property is endangered, may withdraw from the scene.

1.06 Although each Party will endeavor to respond to all requests for assistance, nothing herein is to be interpreted as imposing any duty or obligation upon any Party to respond to any fire emergency. The provision of fire protection service to each Party's own area of responsibility will always remain the primary function of that Party's department.

1.07 In the event a Party is unable or unwilling to respond to a request for assistance, that Party will endeavor to immediately notify the requesting Party through the Communications Center or other appropriate means of communication.

1.08 The Parties' Fire Chiefs in accordance with the terms of this Agreement may consult as necessary with respect to the implementation of additional policies and procedures for improving the provision of fire protection services by each Party in response to requests for assistance.

1.09 Each Party shall maintain applicable insurance coverage on its personnel, motor vehicles, and other property or equipment.



1.10 All equipment used by a responding Party will continue to be owned, leased, or rented by the responding Party. At all times while equipment and personnel of a responding Party are traveling to, from, or within the geographical limits of the requesting Party in accordance with the terms of this Agreement, such personnel and equipment shall be deemed to be employed or used, as the case may be, in the full line and cause of duty of the responding Party. In addition, such personnel will be deemed to be engaged in a governmental function of the responding Party.

1.11 All claims for workers compensation benefits arising out of this Agreement shall be the sole responsibility of the Party who is the general employer of the employee filing such claim, and at no time shall the employees of a responding Party be considered to be borrowed servants or on loan to the requesting Party under this Agreement.

1.12 To ensure safety, all participants agree that their standard operating procedures and command procedures shall match those adopted by the Combined Emergency Services Organization (CESO) Mutual Aid Guidelines. Shall use safety officers that will follow standardized procedures as recommended by NFPA

## **PART 2: TERM AND TERMINATION**

This Agreement shall become effective as to each Party when approved and executed by that Party. Thereafter, this Agreement shall continue in force and remain binding on each and every Party, provided that any Party may terminate its participation and withdraw from this Agreement upon ninety (90) days' written notice to the other Parties hereto. Termination of participation in this Agreement by a Party shall not affect the continued operation of this Agreement between and among the remaining Parties and this Agreement shall continue in force and remain binding on the remaining Parties.

## **PART 3: PAYMENT**

A requesting Party will reimburse a responding Party for any chemical agent or supplies used by the responding Party. The responding Party will submit an itemized bill for any such agent or supplies used and the requesting Party will pay the amount billed within thirty (30) days of receipt of the bill. All payments made hereunder must be made from current revenues available to the paying Party, and no Party shall have any liability for the failure to expend funds to provide aid hereunder. Texas Government Code, Section 179.011(d)3: Each party paying for the performance of governmental functions or services must make those payments from current revenues available to the paying party.

## **PART 4: LIABILITY & IMMUNITY**

4.01 Each Party waives all claims against the other Parties hereto for compensation for any



loss, damage, personal injury, or death occurring as a consequence of the performance of this Agreement, except (i) as otherwise expressly set forth herein, or (ii) to the extent caused by the gross negligence or intentional wrongdoing of an officer, employee, or agent of another Party. No provision hereof will be construed as a waiver, relinquishment, or limitation upon any immunity or defense that would otherwise be available to a Party, its officers, employees or agents, all such rights and defenses being expressly retained.

4.02 Each Party shall at all times be and remain legally responsible for the conduct of their respective fire department personnel regardless of whether such employees were performing duties under this agreement at the request of the requesting Party and regardless of whether such personnel were acting under the authority, direction, suggestion, or orders of an officer of the requesting Party. This assignment of civil liability is specifically permitted by section 791.006(a-1) of the Texas Government Code and is intended to be different than the liability otherwise assigned under section 791.006(a) of the Texas Government Code.

## **PART 5: GENERAL PROVISIONS**

5.01 *Non-Exclusive Agreement.* This Agreement is not exclusive, and shall not prevent any Party from contracting with or providing mutual aid assistance to another Party, or another municipality, county, rural fire prevention district, emergency services district, fire protection agency, organized volunteer group, or other emergency services entity. To assist each other in the process of mutual aid response planning, each Party agrees to inform the other Parties of all mutual aid agreements that each Party has with other municipalities, entities, counties, and state or federal agencies.

5.02 *Signatories.* Each person signing this Agreement represents and warrants that he or she is duly authorized and has legal capacity to execute and deliver this Agreement and any related documents on behalf of the Party indicated.

5.03 *Notices.* All notices under this Agreement shall be in writing, and (i) delivered personally to the person to whom the notice is to be given, (ii) given by certified or registered mail, return receipt requested, (iii) delivered via Federal Express or any other nationally recognized courier service that provides a return receipt showing the name of the recipient and the date of actual delivery, or (iv) given by e-mail or facsimile transmission. Notice given by mail shall be effective three (3) days (exclusive of Saturdays, Sundays and postal holidays) after the same is deposited in the United States Postal Service, properly post-paid and certified and addressed to the Party to be notified. Notice given by e-mail or facsimile transmission shall only be deemed received if the transmission thereof is confirmed and such notice is followed by written notice as provided in subparts (i) through (iii) within three (3) business days following the e-mail or facsimile notice. Notice given in any other manner shall be effective only if and when actually delivered to the Party to be notified or at such Party's address for purposes of notice as set forth herein. A change in the notice address of any Party may be effected by serving written notice of such change and of such new address upon the other Parties in the manner provided herein. Initially, notices shall be addressed as indicated on **Exhibit A**.



5.04 *Law Governing and Venue.* The laws of the State of Texas govern this Agreement without regard to any conflict of laws provision and no lawsuit may be prosecuted on this Agreement except in a court of competent jurisdiction located in Bell County, Texas.

5.05 *Assignment.* This Agreement may not be assigned without the written consent of all Parties, and any attempted or purported assignment in the absence of such consent shall be void.

5.06 *Severability.* If any provision hereof shall be finally declared void or illegal by any court or administrative agency having jurisdiction, the entire Agreement shall not be void, but the remaining provisions shall continue in effect as nearly as possible in accordance with the original intent of the Parties.

5.07 *Binding Effect.* This Agreement shall be binding upon, and shall inure to the benefit of, the Parties' respective successors and permitted assigns.

5.08 *Third Party Beneficiaries.* This Agreement is intended to inure only to the benefit of the Parties hereto. This Agreement is not intended to create, nor shall be deemed or construed to create, any rights in third parties.

5.09 *Survival.* All provisions of this Agreement that require any performance following termination or expiration of this Agreement shall survive such termination or expiration.

5.10 *Interpretation.* Each Party has carefully read this entire Agreement, understands the meaning and effect of each and every provision contained herein, and acknowledges that it has relied on its own judgment in entering into this Agreement. Each Party executes this Agreement only after first having obtained, or having had the opportunity to obtain, competent legal advice. The use of the masculine or neuter genders herein shall include the masculine, feminine and neuter genders. The singular form shall include the plural when the context requires. Headings used throughout this Agreement are for convenience and reference only, and the words contained therein shall in no way be held to explain, restrict, modify, amplify or aid in the interpretation or construction of the meaning of the provisions of this Agreement. The terms "hereof," "hereunder" and "herein" shall refer to this Agreement as a whole, inclusive of all exhibits, except as otherwise expressly provided. This Agreement represents the result of extensive discussion between the Parties, and thus should not be construed strictly for or against any Party.

5.11 *Operational Period.* The period of time scheduled for execution of a given set of operation actions as specified in the Incident Action Plan. Operational Periods can be of various lengths, although usually not over 12 hours.

5.12 *Entire Agreement; Modification.* This Agreement, including all exhibits, constitutes the sole and entire agreement between the Parties relating to the subject matter hereof and supersedes all previous understandings and agreements between the Parties (whether oral or written) relating to its subject matter. The Parties have not relied upon any statement, promise or representation except those specifically set forth herein, and any other statements or representations that may have been made are void and of no effect. This Agreement may be cancelled or amended by mutual consent of the Parties. The exhibits, attachments and addenda which are a part of this Agreement are:



Exhibit A: Party Contact Information and Capabilities

5.13 *Multiple Counterparts.* To facilitate execution, this Agreement may be executed in as many counterparts as may be convenient or required. It shall not be necessary that the signature or acknowledgment of, or on behalf of, each Party, or that the signature of all persons required to bind any Party, or the acknowledgment of such Party, appear on each counterpart. All counterparts shall collectively constitute a single instrument. It shall not be necessary in making proof of this Agreement to produce or account for more than a single counterpart containing the respective signatures of, or on behalf of, and the respective acknowledgments of, each of the Parties hereto. Any signature or acknowledgment page to any counterpart may be detached from such counterpart without impairing the legal effect of the signatures or acknowledgments thereon and thereafter attached to another counterpart identical thereto except having attached to it additional signature or acknowledgment pages.

***SIGNATURE PAGE FOLLOWS***



**CITY OF BELTON**

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

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

Title: \_\_\_\_\_

**CITY OF COPPERAS COVE**

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

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

Title: \_\_\_\_\_

**CITY OF HARKER HEIGHTS**

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

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

Title: \_\_\_\_\_

**CITY OF KILLEEN**

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

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

Title: \_\_\_\_\_

**CENTRAL BELL FIRE AND RESCUE  
DEPARTMENT**

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

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

Title: \_\_\_\_\_

**BELL COUNTY**

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

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

Title: \_\_\_\_\_

**CITY OF MORGAN'S POINT RESORT**

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

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

Title: \_\_\_\_\_

**CITY OF TEMPLE**

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

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

Title: \_\_\_\_\_



## **EXHIBIT A**

Listed are fire departments with specialized capabilities and manpower which may be utilized or requested for specialized or difficult emergencies for fire or EMS.

Add contact information for each party below.

- a. Temple Fire & Rescue - Fire Chief Mitch Randles (254) 298-5682
  - Haz Mat response
  - Confined Space
  - Vertical Rescue
  - Aerial Ladder Support
  - Heavy Rescue
  - Aircraft fire suppression
  - Trench Rescue
- b. Belton Fire Department - Fire Chief Bruce Pritchard (254) 933-5885
  - Swift water rescue (personnel and rescue boat)
  - Confined Space Rescue
  - Aerial Ladder Support
  - MICU ambulance response
- c. Harker Heights Fire Department - Fire Chief Paul Sims (254) 699-7693
  - Aerial Support
  - MICU ambulance response
  - Communications unit
- d. Killeen Fire Department - Fire Chief Brian Brank (254) 501-7660
  - Haz Mat Response
  - Confined Space
  - Vertical Rescue
  - Aerial Ladder Support
  - Heavy Rescue
  - Structural Collapse Rescue
  - Aircraft fire suppression
  - Swift water rescue (personnel and rescue boat)
  - MICU ambulance response
  - Trench Rescue
- e. Copperas Cove Fire Department - Fire Chief Michael Neujahr (254) 547-2514
  - Aerial ladder support
  - MICU ambulance response
- f. Central Bell Fire & Rescue - Fire Chief Jason Worsadale (254) 698-6891
  - 1000 gallon Engine
  - 5000 gallon tanker
- g. City of Morgan's Point Resort – Fire Chief John Phillips (254) 780-2022
  - Swift water rescue (personnel and rescue boat)
  - Flood water rescue (personnel and rescue boat)
  - Open water rescue – Lake (personnel and rescue boat)
  - Underwater Recovery – Side scan 3D Sonar (personnel and rescue boat)



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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING INTERLOCAL AGREEMENTS BETWEEN (1) THE BELTON FIRE DEPARTMENT AND THE TEMPLE FIRE DEPARTMENT; (2) THE CENTRAL BELL FIRE DEPARTMENT AND THE TEMPLE FIRE DEPARTMENT; (3) THE COPPERAS COVE FIRE DEPARTMENT AND THE TEMPLE FIRE DEPARTMENT; (4) THE KILLEEN FIRE DEPARTMENT AND THE TEMPLE FIRE DEPARTMENT; (5) THE MORGAN'S POINT FIRE DEPARTMENT AND THE TEMPLE FIRE DEPARTMENT FOR THE PROVISION OF MUTUAL AID BY THE RESPECTIVE FIRE DEPARTMENTS AT VARIOUS LOCATIONS; AND PROVIDING AN OPEN MEETINGS CLAUSE.

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**Whereas**, the Cities of Belton, Central Bell, Copperas Cove, Killeen, and Morgan's Point Resort have agreed to enter into interlocal agreements to provide and receive mutual aid fire services at locations throughout their respective cities for first alarm structural fire incidents;

**Whereas**, City firefighters will perform fire protection and prevention services, including, but not limited to, emergency services, including basic and advanced life support, hazardous materials containment and confinement, special rescue events, and specialized rescue incidents as deemed necessary by the respective Fire Chiefs;

**Whereas**, City firefighters will perform fire services and respond with appropriate/designated fire equipment and will receive reciprocal mutual aid;

**Whereas**, the interlocal agreement with Belton Fire Department provides that the City will also receive advanced life support units in certain medical emergencies if designated from Belton Fire Department EMS in stipulated response areas - all parties shall bear their own costs in the fulfillment of this agreement, to include personnel, equipment, insurance and liability;

**Whereas**, these Interlocal Agreements will be effective until terminated by any party in writing but shall be reviewed annually and amended from time to time, as needed;

**Whereas**, each fire department shall bear their own costs in the fulfillment of the agreements, to include personnel, equipment, insurance and liability; 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 City Manager, or her designee, after approval as to form by the City Attorney, to enter into interlocal agreements between the Belton Fire Department and the Temple Fire Department, the Central Bell Fire Department and the Temple Fire Department, the Copperas Cove Fire Department and the Temple Fire Department, the Killeen Fire Department and the Temple Fire Department, and the Morgan's Point Resort Fire Department and the Temple Fire Department for the provision of mutual aid by respective fire departments at various locations.

**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 **1<sup>st</sup>** day of **February**, 2018.

THE CITY OF TEMPLE, TEXAS

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DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

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Lacy Borgeson  
City Secretary

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Kayla Landeros  
City Attorney





## COUNCIL AGENDA ITEM MEMORANDUM

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Page 1 of 1

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

Brynn Myers, City Manager  
Kayla Landeros, City Attorney

**ITEM DESCRIPTION:** Consider adopting a resolution amending Resolution Number 2017-8944-R which authorized an agreement with the Texas Lobby Group for legislative lobbying services to amend the name of the contracting entity from Texas Lobby Group to Bill Messer PC.

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

**ITEM SUMMARY:** The City has engaged the services of the Texas Lobby Group for the past several years for state legislative consulting services. The Texas Lobby Group monitors and engages in negotiations on behalf of the City related to legislative items of interest to the City as well as assisting in the communication of the City's position on legislative items to members of the Legislature and other Texas agencies.

On November 16, 2017, Council authorized an agreement with Texas Lobby Group for legislative lobbying services through September 30, 2018. After the agreement was authorized, Staff was informed by Bill Messer, with the Texas Lobby Group, that the entity on the agreement should be Bill Messer, PC.

The term of the contract is one year and will begin retroactively on October 1, 2017 and continue through September 30, 2018. Fees associated with this contract shall not exceed \$66,000.

**FISCAL IMPACT:** The Texas Lobby Group fee for lobbying services is \$5,500 per month. Funding in the amount of \$66,000 is appropriated in account 110-1000-511-2616 to fund the agreement with Bill Messer PC through September 30, 2018.

**ATTACHMENTS:**

[Resolution](#)



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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AMENDING RESOLUTION NO 2017-8944-R WHICH AUTHORIZED AN AGREEMENT WITH THE TEXAS LOBBY GROUP FOR LEGISLATIVE LOBBYING SERVICES, TO AMEND THE NAME OF THE CONTRACTING ENTITY FROM TEXAS LOBBY GROUP TO BILL MESSER, PC.; AND PROVIDING AN OPEN MEETINGS CLAUSE.

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**Whereas**, the City has engaged the services of the Texas Lobby Group for the past several years for state legislative consulting services - the Texas Lobby Group monitors and engages in negotiations on behalf of the City, related to legislative items of interest to the City as well as assisting in the communication of the City's position on legislative items to members of the Legislature and other Texas agencies;

**Whereas**, on November 16, 2017, Council authorized an agreement with Texas Lobby Group for legislative lobbying services through September 30, 2018 - after the agreement was authorized, Staff was informed by Bill Messer, with the Texas Lobby Group, that the entity on the agreement should be Bill Messer, PC.;

**Whereas**, the term of the contract is one year and will begin retroactively on October 1, 2017 and continue through September 30, 2018 - fees associated with this contract shall not exceed \$66,000;

**Whereas**, the fees for lobbying services are \$5,500 per month and funding is appropriated in Account No. 110-1000-511-2616 to fund the agreement 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 amends Resolution Number 2017-8944-R which authorized an agreement with the Texas Lobby Group for legislative lobbying services to amend the name of the contracting entity from Texas Lobby Group to Bill Messer PC.

**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 **1<sup>st</sup>** day of **February**, 2018.

THE CITY OF TEMPLE, TEXAS

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DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

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Lacy Borgeson  
City Secretary

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Kayla Landeros  
City Attorney





## COUNCIL AGENDA ITEM MEMORANDUM

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Item #7(H)  
Consent Agenda  
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### **DEPT./DIVISION SUBMISSION & REVIEW:**

Kayla Landeros, City Attorney

**ITEM DESCRIPTION:** Consider ratifying a lease agreement with Stephanie Lalouette, for lease of space in the E. Rhodes and Leona B. Carpenter Foundation Building (the Temple Public Library).

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

**ITEM SUMMARY:** Stephanie Lalouette has requested to lease Suite 306-B in the E. Rhodes and Leona B. Carpenter Foundation Building (the Temple Public Library). Suite 306-B consists of approximately 325 sq. ft. of office space.

Due to a short time frame, Ms. Lalouette asked to enter into a lease agreement with the City as quickly as possible and Staff now requests Council ratify this lease agreement.

The lease term will run from December 15, 2017 to December 14, 2018. The rent will be \$1.00 per square foot or \$325 per month.

**FISCAL IMPACT:** Annual lease revenue of \$3,900 will be deposited into account 110-0000-461-0937, Library Building Rental.

### **ATTACHMENTS:**

[Resolution](#)



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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, RATIFYING A LEASE AGREEMENT WITH STEPHANIE LALOUE, FOR LEASE OF SPACE IN THE E. RHODES AND LEONA B. CARPENTER FOUNDATION BUILDING; AND PROVIDING AN OPEN MEETINGS CLAUSE.

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**Whereas**, Stephanie Lalouette has requested to lease Suite 306-B in the E. Rhodes and Leona B. Carpenter Foundation Building (the Temple Public Library) which consists of approximately 325 sq. ft. of office space;

**Whereas**, the term of this lease will run from December 15, 2017 to December 14, 2018 and Ms. Lalouette will pay a rental rate of \$1.00 per square foot (\$325 per month);

**Whereas**, Staff recommends Council ratify a lease agreement with Stephanie Lalouette for lease of space in the E. Rhodes and Leona B. Carpenter Foundation Building (Temple Public Library);

**Whereas**, the lease agreement allows for a 30-day termination clause for any reason should the lessee or the City desire to terminate the lease;

**Whereas**, the City will receive annual rent in year one of \$3,900, and those funds will be deposited into Account No. 100-0000-461-0937; 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 ratifies a lease agreement with Stephanie Lalouette for lease of space in the E. Rhodes and Leona B. Carpenter Foundation Building (Temple Public Library).

**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 **1<sup>st</sup>** day of **February**, 2018.

THE CITY OF TEMPLE, TEXAS

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DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

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Lacy Borgeson  
City Secretary

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Kayla Landeros  
City Attorney





## COUNCIL AGENDA ITEM MEMORANDUM

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Consent Agenda  
Page 1 of 2

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

Kevin Beavers, Parks and Recreation Director

**ITEM DESCRIPTION:** SECOND READING: Consider adopting an ordinance authorizing the Temple Youths' Program Standards of Care.

**STAFF RECOMMENDATION:** Conduct public hearing and adopt the ordinance as presented in item description on second and final reading on February 1, 2018.

**ITEM SUMMARY:** On August 19, 2004, City Council adopted the Standards of Care for youth programs sponsored by the Parks and Recreation Department. The standards were developed after the department was contacted by the Texas Department of Protective and Regulatory Services (TDPRS). One of the requirements of the TDPRS is for Cities that conduct youth programs to adopt a Standards of Care policy. The purpose of the policy is to assure the community that when they place their child/children in one of our programs our facilities are safe, a background check has been conducted on our staff and that they are properly trained for the program they will be conducting.

Some of the key elements of the City or Temple standards include:

- Defining a participant as a youth, ages 5-13, whose parent(s) have completed all required registration procedures and is determined to be eligible for a Temple Youth Program.
- Ensuring that criminal background checks will be conducted on prospective youth program employees.
- Stating that as soon as possible after employment all appropriate staff will complete a course in first aid and Cardiopulmonary Resuscitation (CPR).
- Stating that the Parks and Recreation Department will provide training and orientation to program employees and that staff will be provided with a program manual specific to each Youth Program.
- Indicating that in a Temple youth recreation program, the number of participants may not exceed leaders by a minimum ratio of one leader per 20 participants for children five years to 13 years of age.



- Assuring parents that they will be notified immediately if a:
  - (1) participant is injured.
  - (2) participant has a sign or symptom requiring exclusion from the site (i.e. communicable disease, fever, illness).
  - (3) if there is an outbreak of any communicable disease that is reportable to the State Department of Health.
- Requiring the Parks and Recreation Director to provide an annual report to the City Council on the overall status of the Youth Programs and their operation relative to compliance with the adopted Standards of Care.

In 2017, average daily enrolled attendance at the afterschool sites remained at 313 participants. The summer camp average enrolled attendance decreased slightly from 265 to 253. All training and inspection requirements were met.

Each year the Parks and Recreation Department is required to review the previous year's afterschool and camp programs and develop an annual report, including making any recommendations believed to be necessary to change the Child Care Ordinance. City Council is then asked to conduct a public hearing, approve the report and adopt the Standards of Care.

We are not recommending any changes to the current (and proposed) Child Care Ordinance.

**FISCAL IMPACT:** None

**ATTACHMENTS:**

[2017 Child Care Standards Report](#)

[2018 Child Care Standards Ordinance](#)



Parks and Recreation Services Department  
Child Care Standards Annual Report  
2017

Throughout the 2017 school year, the City of Temple Parks and Recreation Services Department provided after-school programs for boys and girls ages 5-13 at four Temple I.S.D campuses, four Belton I.S.D campuses and St. Mary's Catholic School. The department also organized three summer camps, a spring break camp (Camp Adventure), and a holiday camp (Camp Holidayze) for children ranging from 5 to 13 at the Wilson Recreation Center.

**After School Programs**

The after-school programs run concurrent with each of the school's academic calendars including holidays and teacher workdays. Children attended the programs from 3:00 p.m. to 6:00 p.m. Monday through Friday. On teacher workdays and school holidays, the program is offered from 7am – 6pm at Wilson Park Recreation Center.

The children are provided with a quality recreation program that includes activities such as tutoring and dedicated homework/educational time, arts and crafts, athletics, gym games, etc. The children are also provided a healthy snack. The after school programs are staffed with part-time employees but supervised by a full time Program Coordinator and Recreation Specialist.

<b><u>Location</u></b>	<b><u>Attendance (daily average)</u></b>	
	2016	2017
Thornton Elementary	26	18
Western Hills	16	13
Kennedy Powell	40	12
Cater	22	12
Lakewood	48	61
Pirtle	51	60
Tarver	44	62
St. Mary's	20	13
High Point	46	62

**Camps**

Summer camps included Camp Heatwave, which took place at the Wilson Park Recreation Center and Camp Horizon & Harmony which were held at Pirtle Elementary School. Camp Heatwave was an 11 week program and Horizon and Harmony lasted 10 weeks. Both camps were staffed with part-time recreation leaders and supervised by a full-time Recreation Specialist and a Recreation Coordinator. The same staffing format also occurred at Camp Holidayze and Camp Adventure.

The summer camp schedule was 7:00 a.m. to 6:00 p.m. Monday through Friday. The children participated in a variety of activities including arts and crafts, athletics, swimming, field trips, hiking, disc golf, archery, outdoor adventure programs, etc. The children at Camp Heatwave were provided a lunch and an afternoon snack from the Temple I.S.D. summer lunch program.

Each participant submitted a signed waiver, registration form and emergency contact information.



**Camp Name****Attendance (daily average)**

	<u>2016</u>	<u>2017</u>
Camp Holiday (Christmas Break)	54	70
Camp Adventure (Spring Break)	59	68
Camp Heatwave (Summer Camp)	123	132
Camp Horizon (Summer Camp)	69	68
Camp Harmony (Summer Camp)	73	53

**Scholarships**

Parents who are in need of financial support are provided the opportunity to apply for assistance. Based upon the guidelines adopted by The Parks and Recreation Advisory Board, 31 participants received aid in the form of reduced fees.

After School Program:

3 – 50% reduced (Parents paid \$20 per child, weekly)

1 – 20% reduced (Parents paid \$32 per child, weekly)

Camp Heatwave, Quest, Horizon

11 – 50% reduced (Parents paid \$35 per child, weekly)

At the beginning of the 2012-2013 school year, the Parks and Recreation Advisory Board adopted new guidelines for scholarships.

**Inspection Schedule**

The Wilson Recreation Center and all after school sites were inspected in April, May and December 2017 for any hazards or potential problems by the Recreation Superintendent. None were noted.

The Wilson Recreation Center passed the annual fire inspection in January, 2017.

**Training**

Per the adopted Childcare Standards, all staff are CPR/First Aid trained within one year of their hire date. Training occurs twice each year.

All staff who worked with children attended a minimum of 12 hours of training pertinent to their programming responsibilities.

All staff were given quarterly safety training.

All training requirements were met.

**Recommendations**

No recommendations at this time.



## TEMPLE YOUTH PROGRAMS' STANDARDS OF CARE

The following Standards of Care have been adopted by the City Council of the City of Temple, Texas to pursuant to with Texas Human Resources Code Section 42.041(14). The Standards of Care are the minimum standards by which the City of Temple Parks and Recreation Department will operate the City's Youth Programs.

### ***General Administration***

#### 1. Organization

- A. The governing body of the City of Temple youth programs is the Temple City Council.
- B. Implementation of the Youth Program Standards of Care is the responsibility of the Superintendent of Recreation.
- C. Youth Programs ("Program") to which these Standards will apply are the programs held at the Wilson Recreation Center and other "Outreach" programs currently operated by the City of Temple. Other programs may be subsequently designated by the City of Temple.
- D. Each Youth Program site will have available for public and staff review a current copy of the Standards of Care.
- E. Standards of Care will be made available on the Parks and Recreation Website [www.templeparks.com](http://www.templeparks.com).
- F. Criminal background checks will be conducted on prospective Youth Program employees. If results of that criminal check indicate that an applicant has been convicted of any of the following offenses, he or she will not be considered for employment:
  - (1) felony or a misdemeanor classified as an offense against a person or family;
  - (2) felony or misdemeanor classified as public indecency;
  - (3) felony or misdemeanor violation of any law intended to control the possession or distribution of any controlled substance;
  - (4) offense involving moral turpitude;
  - (5) offense that would potentially put the City of Temple at risk.

#### 2. Definitions



- A. City: City of Temple
- B. City Council: City Council of the City of Temple
- C. Department: Recreation Division of the Parks and Recreation Department of the City of Temple
- D. Youth Programs or Program: City of Temple youth programs held at the Wilson Recreation Center, and “Outreach” programs currently operated by the City of Temple. Other programs may be subsequently designated by the City of Temple.
- E. Program Manual: Notebook of policies, procedures, required forms, and organizational and programming information relevant to Temple Youth Programs
- F. Director: City of Temple Director of Parks and Recreation or his or her designee
- G. Recreation Superintendent: person responsible for the overall oversight of the Parks and Recreation
- H. Program Coordinator or Coordinator: City of Temple, Parks and Recreation Department full-time recreation staff person who has been assigned administrative responsibility for a Temple Youth Program
- I. Recreation Specialist: City of Temple, Parks and Recreation Department full-time recreation staff person who has been assigned day to day responsibilities to implement the City’s Youth Program.
- J. Recreation Leader or Leaders: City of Temple, Parks and Recreation Department part-time employee who has been assigned responsibility to conduct the City’s Youth Programs
- K. Program Site: Any area or facility where Temple Youth Programs are held
- L. Participant: A youth, ages 5-13, whose parent(s) have completed all required registration procedures and determined to be eligible for a Temple Youth Program
- M. Parent(s): This term will be used to represent one or both parent(s) or guardian(s) who have legal custody and authority to enroll their child(ren) in Temple Youth Programs
- N. Employee(s): Term used to describe people who have been hired to work for the City of Temple, Parks and Recreation Department and have been assigned responsibility for managing, administering, implementing or conducting some portions of the Temple Youth Programs.

### 3. Inspections/Monitoring/Enforcement



- A. A bi-annual inspection report will be initiated by the Recreation Superintendent to confirm the Standards of Care are being adhered to.
  - (1) Inspection reports will be sent to the Director for review and kept on record for at least two years.
  - (2) The Director will review the report and establish deadlines and criteria for compliance with the Standards of Care.
- B. The Recreation Superintendent will make visual inspections of the facilities based on the following schedule:
  - (1) pre-summer check in May of each year
  - (2) winter check in January
- C. Complaints regarding enforcement of the Standards of Care will be directed to the Coordinator. The Coordinator will be responsible to take the necessary steps to resolve the problems. All complaints regarding enforcement of the Standards of Care and their resolution will be recorded by the Coordinator. Unresolved complaints regarding enforcement of the Standards of Care will be addressed by the Recreation Superintendent, and should they still not be resolved, by the Director. The complaint and the resolution will be documented.
- D. The Director will provide an annual report to the City Council on the overall status of the Youth Programs and their operation relative to compliance with the adopted Standards of Care.

#### 4. Enrollment

- A. All children participating in the program must be 5 years of age. Before a child can be enrolled, the parents must sign registration forms that contain the child's:
  - (1) name, address, home telephone number;
  - (2) name and address of parents and telephone during program hours;
  - (3) names and telephone numbers of people to whom the child can be released;
  - (4) statement of the child's special problems or needs;
  - (5) proof of residency when appropriate;
  - (6) liability waiver which also includes permission for field trips and emergency



medical authorization.

- (7) any medicines the child may be taking

## 5. Suspected Abuse

Program employees will report suspected child abuse in accordance with the Texas Family Code.

## ***Staffing-Responsibilities and Training***

### 6. Youth Program Coordinator Qualifications

- A. Coordinators will be full-time, employees of the Temple Parks and Recreation Department and will be required to have all Program Leader qualifications as outlined in Section 8 of this document.
- B. Coordinators must be at least 21 years old.
- C. Coordinators must have two years' experience planning and implementing recreation activities.
- D. Coordinators must be able to pass a background investigation including testing for illegal substances.
- E. As soon as possible after employment with the City of Temple, but within one year, Coordinators must successfully complete a course in first aid and Cardiopulmonary Resuscitation (CPR) offered by either: the City of Temple, American Red Cross, American Heart Association, Medic First-Aid Training Program of America, National Safety Council, any agency of the State of Texas authorized to provide Emergency Medical Technician or Emergency Care Attendant certification, or any other agency recognized by any agency of the U.S. Department of Labor to provide certification.
- F. Coordinators must be able to furnish proof of a clear tuberculosis test within 12 months prior to their employment date.

### 7. Coordinator's Responsibilities

- A. Coordinators are responsible to administer the Programs' daily operations in compliance with the adopted Standards of Care.
- B. Coordinators are responsible to recommend for hire, supervise, and evaluate Leaders.



- C. Coordinators are responsible to plan, implement, and evaluate programs.

#### 8. Recreation Leader (“Leader”) Qualifications

- A. Leaders will be full-time, part-time or temporary employees of the Parks and Recreation Department.
- B. Leaders working with children must be age sixteen (16) or older.
- C. Leaders should be able to consistently exhibit competency, good judgment, and self-control when working with children.
- D. Leaders must relate to children with courtesy, respect, tolerance, and patience.
- E. As soon as possible, but within one year of hiring, all of the Leaders at each site must have successfully completed a course in first aid and Cardiopulmonary Resuscitation (CPR) offered by either: the City of Temple, American Red Cross, American Heart Association, Medic First-Aid Training Program of America, National Safety Council, any agency of the State of Texas authorized to provide Emergency Medical Technician or Emergency Care Attendant certification, or any other agency recognized by any agency of the U.S. Department of Labor to provide certification.
- F. Each Leader applicant must be able to furnish proof of a clear tuberculosis test within the 12 months prior to their employment date.
- G. Leader must pass a background investigation including testing for illegal substances.

#### 9. Leader Responsibilities

- A. Leaders will be responsible to provide participants with an environment in which they can feel safe, can enjoy wholesome recreation activities, and can participate in appropriate social opportunities with their peers.
- B. Leaders will be responsible to know and follow all City, Departmental, and Program standards, policies, and procedures that apply to Temple Youth Programs.
- C. Leaders will ensure that participants are released only to a parent or an adult designated by the parent. All Program sites will have a copy of the Department approved plan to verify the identity of a person authorized to pick up a participant if that person is not known to the Leader.
- D. A leader must be with participants at all times or aware of the participants location.

#### 10. Training/Orientation



- A. The Department is responsible to provide training and orientation to Program employees in working with children and for specific job responsibilities. Coordinators will provide each Leader with a Program manual specific to each Youth Program.
- B. Leaders must be familiar with the Standards of Care for Youth Program operation as adopted by the City Council.
- C. Program employees must be familiar with the Program's policies including discipline, guidance, and release of participants as outlined in the Program Manual.
- D. Program employees will be trained in appropriate procedures to handle emergencies.
- E. Program employees will be trained in areas including City, Departmental, and Program policies and procedures; provision of recreation activities; safety issues; and organization.
- F. All program employees will receive 10 hours of training annually.
- G. Program employees will be required to sign an acknowledgment that they received the required training.

### ***Operations***

#### **11. Staff-Participant Ratio**

- A. In a Temple Youth Program, the number of participants may not exceed leaders by a minimum ratio of 1 Leader per 20 participants for children 5 years to 14 years of age.
- B. Each participant should have a Program employee who is responsible for him or her and who is aware of details of the participant's habits, interests, and any special problems as identified by the participant's parents during the registration process.

#### **12. Notification**

- A. Parents must be notified immediately if:
  - (1) Participant is injured; or
  - (2) Participant has a sign or symptom requiring exclusion from the site (i.e. communicable disease, fever, illness).
- B. All parents must be notified if there is an outbreak of any communicable disease that is reportable to the State Department of Health.



### 13. Discipline

- A. Program employees will implement discipline and guidance in a consistent manner based on the best interests of Program participants.
- B. There will be no cruel or harsh punishment or treatment.
- C. Program employees may use brief, supervised separation from the group if necessary.
- D. As necessary, Program employees will initiate discipline reports to the parent(s) of participants. Parents will be asked to sign participant discipline reports to indicate they have been advised about a specific problem or incident.
- E. A sufficient number and/or severe nature of discipline reports as detailed in the Program manual may result in a participant being suspended from the Program.
- F. In instances where there is a danger to participants or staff, offending participants will be removed from the Program site as soon as possible.

### 14. Programming

- A. Program employees will attempt to provide activities for each group according to the participants' ages, interests, and abilities. The activities must be appropriate to participants' health, safety, and well-being. The activities also will be flexible and promote the participants' emotional, social, and mental growth.
- B. Program employees will attempt to provide indoor and outdoor time periods to include:
  - (1) alternating active and passive activities,
  - (2) opportunity for individual and group activities, and
  - (3) outdoor time each day weather permits.
- C. Program employees will be attentive and considerate of the participants' safety on field trips and during any transportation provided by the Program.
  - (1) During trips, Program employees supervising participants must have immediate access to emergency medical forms and emergency contact information for each participant.
  - (2) Program employees must have a written list of the participants in the group and must check the roll frequently.
  - (3) Program employees must have first aid supplies and a guide to first



aid and emergency care available on field trips.

- (4) Notice of any field trips will be displayed at a prominent place at each site.

#### 15. Communication

- A. Each Program site will have access to a telephone for use in contacting the Recreation Center or making emergency calls.
- B. The Coordinator will post the following telephone numbers adjacent to a telephone accessible to all Program employees at each site:
  - (1) Temple ambulance or emergency medical services.
  - (2) Temple Police Department.
  - (3) Temple Fire Department.
  - (4) Poison Control.
  - (5) The telephone number for the site itself.
  - (6) Numbers at which parents may be reached.

#### 16. Transportation

- A. First aid supplies and a first aid and emergency care guide will be available in all Program vehicles that transport children.
- B. All Program vehicles used for transporting participants must have available a 6-BC portable fire extinguisher which will be installed in the passenger compartment of the vehicle and which must be accessible to the adult occupants.
- C. A notebook containing the names and telephone numbers of Parents and Physicians shall be available in all Program vehicles that transport Participants.

### ***Facility Standards***

#### 17. Safety

- A. Program employees will inspect Youth Program sites daily to detect sanitation and safety concerns that might affect the health and safety of the participants. A daily inspection report will be completed by the Program staff and kept on file by the Program Coordinator.



- B. Buildings, grounds, and equipment on the Program site will be inspected, cleaned, repaired, and maintained to protect the health of the participants.
- C. Program equipment and supplies must be safe for the participant's use.
- D. Program employees must have first aid supplies available at each site, during transportation, and for the duration of any off-site activity.
- E. Program air conditioners, electric fans, and heaters must be mounted out of participants' reach or have safeguards that keep participants from being injured.
- F. Program porches and platforms more than 30 inches above the ground must be equipped with railings participants can reach.
- G. All swing seats at Program sites must be constructed of durable, lightweight, relatively pliable material.
- H. Program employees must have first aid supplies readily available to staff in a designated location. Program employees must have an immediately accessible guide to first aid and emergency care.
- H. The list of Program sites will be provided to the Bell County Health District- Environmental Health Division so that the Health Division can conduct health inspection(s).

#### 18. Fire

- A. In case of fire, danger of fire, explosion, or other emergency, Program employees' first priority is to evacuate the participants to a designated safe area.
- B. The Program site(s) will have an annual fire inspection by the City Fire Marshall prior to September 1 of each year, and the resulting report will detail any safety concerns observed, the report will be forwarded to the Director who will review and establish deadlines and criteria for compliance. Information from this report will be included in the Director's annual report to the Council.
- C. Each Program site must have at least one fire extinguisher approved by the Fire Marshall readily available to all Program employees. The fire extinguisher is to be inspected monthly by the Program Coordinator, and a monthly report will be forwarded to the Coordinator's supervisor who will keep the report on file for a minimum of two years. All Youth Program staff members will be trained in the proper use of fire extinguishers.

#### 19. Health

- A. Illness or Injury



- (1) A participant who is considered to be a health or safety concern to other participants or staff will not be admitted to the Program.
- (2) Illnesses and injuries will be handled in a manner to protect the health of all participants and employees.
- (3) Program employees will follow plans to provide emergency care for injured participants or for participants with symptoms of an acute illness as specified in the Program manual.
- (4) Program employees will follow the recommendation of the Texas Department of Health concerning the admission or readmission of any participant after a communicable disease.

B. Program employees will administer medication only if:

- (1) Parent(s) or guardian(s) complete and sign a medication form that provides authorization for staff to dispense medication with details as to time and dosages. The form will include a hold harmless clause to protect the City.
- (2) Prescription medications are in the original containers labeled with the child's name, a date, directions, and the physician's name. Program staff members will administer the medication only as stated on the label. Program staff will not administer medication after the expiration date.
- (3) Nonprescription medications are labeled with the child's name and the date the medication was brought to the Program. Nonprescription medication must be in the original container. The Program staff will administer it only according to label direction.
- (4) Medications dispensed will be limited to routine oral ingestion not requiring special knowledge or skills on the part of Program employees. No injections will be administered by the Program employees.
- (5) Program employees must ensure medications are inaccessible to participants or, if it is necessary to keep medications in the refrigerator (when available), medications will be kept separate from food.

C. Toilet Facilities

- (1) The Program site will have inside toilets located and equipped so children can use them independently and program staff can supervise as needed.



- (2) There must be one flush toilet for every 30 children. Urinals may be counted in the ratio of toilets to children, but must not exceed 50% of the total number of toilets.
- (3) An appropriate and adequate number of lavatories will be provided.

D. Sanitation

- (1) The Program site must have adequate light, ventilation, and heat.
- (2) The Program must have an adequate supply of water meeting the standards of the Texas Department of Health for drinking water and ensure that it will be supplied to the participants in a safe and sanitary manner.
- (3) Program employees must see that garbage is removed from sites daily.

- E. The City will contact the Health Department and request an annual health inspection by the Health Department prior to September 1 of each year, and the resulting report will detail any safety concerns observed, the report will be forwarded to the Director who will review and establish deadlines and criteria for compliance



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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, ADOPTING THE TEMPLE YOUTHS' PROGRAM STANDARDS OF CARE POLICY FROM THE PARKS AND RECREATION DEPARTMENT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

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**Whereas**, on August 19, 2004, City Council first adopted the Standards of Care for youth programs sponsored by the Parks and Recreation Department which were developed after the department was contacted by the Texas Department of Protective and Regulatory Services (TDPRS);

**Whereas**, one of the requirements of the TDPRS is for cities that conduct youth programs to adopt a Standards of Care policy annually – the purpose is to assure the community that when they place their child/children in one of the City of Temple's programs, the facilities are safe, a background check has been conducted on the Staff, and they are properly trained for any program they conduct;

**Whereas**, in 2017, the average daily enrolled attendance at the afterschool sites remained at 313 participants with the summer camp average decreasing slightly from 265 to 253;

**Whereas**, the Temple Youths' Program Standards of Care policy, attached hereto as Exhibit 'A,' outlines several key elements including the average daily attendance at all afterschool sites;

**Whereas**, each year the Parks and Recreation Department is required to review the previous year's afterschool and camp programs and develop an annual report, including making any recommendations Staff believes is necessary to change the Standards of Care Ordinance – Staff is not recommending any changes to the current (and proposed) Standards of Care Ordinance at this time; and

**Whereas**, the City Council has considered these matters and deems it in the public interest to authorize these actions.

**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 adopts the Temple Youths' Program Standards of Care Policy from the Temple Parks and Recreation Department, which is required by the Texas Department of Protective and Regulatory Services and which assures the community that the City of Temple's facilities are safe, a background check has been conducted on the Staff and they are properly trained for any program they conduct, as outlined 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 **18<sup>th</sup>** day of **January, 2018**.

PASSED AND APPROVED on Second Reading on the **1<sup>st</sup>** day of **February, 2018**.

THE CITY OF TEMPLE, TEXAS

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DANIEL A. DUNN, MAYOR

ATTEST:

APPROVED AS TO FORM:

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Lacy Borgeson  
City Secretary

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Kayla Landeros  
City Attorney





## COUNCIL AGENDA ITEM MEMORANDUM

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02/01/18  
Item #7(J)  
Consent Agenda  
Page 1 of 2

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

Sandra Esqueda, Civil Service Director

**ITEM DESCRIPTION:** SECOND READING: Consider adopting an ordinance amending the number of positions in the Police Department Deputy Chief classification and the Police Officer Classification.

**STAFF RECOMMENDATION:** Conduct public hearing and adopt ordinance as presented in item description on second and final reading on February 1, 2018.

**ITEM SUMMARY:** Chapter 143 of the Local Government Code requires that the Council establish by ordinance the classifications in the Police and Fire Departments, and prescribe by ordinance the number of positions in each classification. In September 2017, the City of Temple and the Temple Police Association (TPA) ratified a Meet and Confer Agreement for fiscal year 2018. Article 2 of the Agreement established a third appointed Deputy Chief position in the Police Department in addition to the two Deputy Chief positions authorized by statute. This additional position is necessary to align the Departmental command structure with the organization of the Department into three bureaus, Patrol, Investigations and Administration, and to efficiently address the continued growth of the Department and the community.

The FY2018 budget allocated funding for the first staffing phase for a new Proactive Enforcement/Violent Crime Squad. This new squad will allow a dedicated unit to routinely perform proactive strategies designed to reduce violent crime and apprehend criminal offenders. The first staffing phase includes the addition of one police officer to the force, as well as the reassignment of an existing officer.

At this time, the Police Chief requests the approval of one additional appointed Deputy Chief position and one police officer. This will increase the number of positions in the Deputy Chief classification from two to three and the number of officers from 104 to 105. All remaining classifications will maintain the current number of personnel as follows:

- Police Chief – 1 position
- Deputy Chief – 3 positions
- Lieutenants – 7 positions
- Sergeant – 18 positions
- Corporal – 18 positions
- Officers – 105 positions



**FISCAL IMPACT:** Funding in the amount of \$181,331 is included in the FY 2018 Operating Budget of the Police Department for the one additional appointed Deputy Chief position. This amount also includes funding for a vehicle, equipment and other operational costs associated with this position.

Funding in the amount of \$131,698 is included in the FY 2018 Operating Budget of the Police Department for the one additional police officer position. This amount also includes funding for a vehicle, equipment and other operational costs associated with this position.

**ATTACHMENTS:**

[Ordinance](#)



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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AMENDING THE NUMBER OF POSITIONS IN THE POLICE DEPARTMENT, DEPUTY CHIEF CLASSIFICATION, AND THE POLICE OFFICER POSITION; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

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**Whereas**, Chapter 143 of the Local Government Code requires that the City Council establish by Ordinance, the classifications in the Police and Fire Departments, and prescribe by Ordinance the number of positions in each classification;

**Whereas**, in October 2017, the City of Temple and the Temple Police Association (TPA) ratified a Meet and Confer Agreement for fiscal year 2018 - Article 2 of the Agreement established a third appointed Deputy Chief position in the Police Department in addition to the two Deputy Chief positions authorized by statute;

**Whereas**, this additional position is necessary to align the Departmental command structure with the organization of the Department into three bureaus - Patrol, Investigations and Administration, as well as to efficiently address the continued growth of the Department and the community;

**Whereas**, Staff recommends that Council authorize the approval of one additional appointed Deputy Chief position and one police officer – these additions will increase the number of positions in the Deputy Chief classification from two to three, and the number of officers from 104 to 105;

**Whereas**, all remaining classifications will maintain the current number of personnel as follows:

Police Chief – 1 position;  
Deputy Chief – 3 positions;  
Lieutenants – 7 positions;  
Sergeant – 18 positions;  
Corporal – 18 positions;  
Officers – 105 positions;

**Whereas**, the fiscal year 2018 budget allocated funding for the first staffing phase for a new Proactive Enforcement/Violent Crime Squad - this new squad will allow a dedicated unit to routinely perform proactive strategies designed to reduce violent crime and apprehend criminal offenders;

**Whereas**, the first staffing phase includes the addition of one police officer to the force, as well as the reassignment of an existing officer;

**Whereas**, funding for these positions is included in the fiscal year 2018 Operating Budget for the Police Department– this also includes funding for a vehicle, equipment and other operational costs associated with the positions; and



**Whereas**, the City Council has considered these matters and deems it in the public interest to authorize these actions.

**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:** Council establishes the following Classifications and the Number of Positions of Certified Police Officers for civil service positions in the Police Department:

#### CLASSIFICATIONS AND POSITIONS OF CERTIFIED POLICE OFFICERS

##### I. UNCLASSIFIED POSITIONS

###### A. *POLICE CHIEF* – 1 Position

The Police Chief is appointed by the City Manager. No person shall be eligible for appointment as the Chief of the Police Department who is not eligible for certification by the Commission on Law Enforcement Standards and Education at the intermediate level or its equivalent as determined by that Commission or who has not served as a bona fide law enforcement officer for at least 5 years.

###### B. *DEPUTY CHIEF* – 3 Positions

No person shall be eligible for appointment as a Deputy Chief who has not served as a Lieutenant or continuously served for a minimum of 2 years as a Sergeant in the Department.

##### II. CLASSIFIED POSITIONS

###### A. *LIEUTENANT* – 7 Positions

No person shall be eligible for appointment as a Lieutenant who has not served continuously as a Sergeant in the Department for at least 2 years. In addition to base pay, every Lieutenant having more than 5, 8, 12, 16 or 20 years of service in the Department shall receive the amount shown on the attached compensation plan for such increments of seniority.

###### B. *SERGEANT* – 18 Positions

No person shall be eligible for appointment as a Sergeant who has not served continuously as a Corporal in the Department for at least 2 years. In addition to base



pay, every Sergeant having more than 3, 6, 10, 15 or 20 years of service in the Department shall receive the amount shown on the attached compensation plan for such increments of seniority.

C. *CORPORAL* – 18 Positions

No person shall be eligible for appointment as a Corporal who has not served continuously as a Police Officer in the Department for at least 2 years. In addition to base pay, every Corporal having more than 3, 6, 10, 15 or 20 years of service in the Department shall receive the amount shown on the attached compensation plan for such increments of seniority.

D. *POLICE OFFICER* – 105 Positions

1. *POLICE OFFICER*: Only TCOLE certified personnel in this state shall occupy this classification upon completion of their probationary status.
2. *PROBATIONARY POLICE OFFICER*: Only TCOLE certified personnel in this state shall occupy this classification upon the end of their probationary status. Upon successful completion of all aspects of the Probationary position, the Probationary employee shall automatically advance to the Police Officer position.

Probationary police officers, hired on a probationary status for the period prescribed by law, may be hired only in such numbers as, together with Cadet police officers, will not exceed the vacancies in the total authorization for Police Officers and shall, during their period of probation, receive the pay allotted to them by the budget.

3. *CADET POLICE OFFICER*: An employee not certified in this state shall start in this classification. Upon successful completion of the requirements for certification by the Texas Commission on Law Enforcement, the Cadet shall automatically advance to the Probationary position. Cadet police officers may be hired only in such numbers as, together with Probationary police officers, will not exceed the vacancies in the total authorization for Police Officers and shall, during the period of time that they occupy this position, receive the pay allotted to them by the budget.

**Part 3:** 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 4:** This ordinance shall take effect February 1, 2018.

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



**PASSED AND APPROVED** on First Reading and Public Hearing on the **18<sup>th</sup>** day of **January, 2018**.

**PASSED AND APPROVED** on Second Reading on the **1<sup>st</sup>** day of **February, 2018**.

THE CITY OF TEMPLE, TEXAS

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DANIEL A. DUNN, MAYOR

ATTEST:

APPROVED AS TO FORM:

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Lacy Borgeson  
City Secretary

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Kayla Landeros  
City Attorney





## COUNCIL AGENDA ITEM MEMORANDUM

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02/01/18  
Item #7(K)  
Consent Agenda  
Page 1 of 4

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

Tammy Lyerly, Senior Planner

**ITEM DESCRIPTION:** SECOND READING - Z-FY-18-01: Consider adopting an ordinance authorizing a Conditional Use Permit for a proposed wireless telecommunications facility, including a new 100-foot monopole tower, being a part of a 3.103 +/- acre tract of land out of the McKinney and Williams Survey, Abstract No. 609, Bell County, Texas, located at 1402A Commerce Street.

**PLANNING AND ZONING COMMISSION RECOMMENDATION:** At its November 20, 2017, meeting the Planning and Zoning Commission voted seven to zero, to recommend approval of the proposed wireless telecommunications facility, including a new 100-foot monopole tower, per Staff's recommendation.

**STAFF RECOMMENDATION:** Staff recommends approval of the requested CUP for the following reasons:

1. Compliance with the Future Land Use Plan;
2. Compliance with surrounding zoning and land uses; and;
3. Compliance of availability of public facilities to serve the subject property; and
4. The applicant has demonstrated compliance with the design standards in Section 5.4.5 of the UDC.

**ITEM SUMMARY:** The applicant is pursuing a CUP for a personal use wireless service facility, including a 100-foot wireless monopole tower. Although the use is allowed in the property's existing Light Industrial and Heavy Industrial zoning districts, **the proposed site does not meet the distance separation of 1000 feet from the nearest residential use or zoning district**, per Unified Development Code (UDC) Section 5.4.4 and therefore requires a CUP.

**A Conditional Use Permit is also required because the proposed personal wireless monopole tower is not a collocation**, per UDC Section 5.4 (Personal Wireless Service Facilities). The applicant has submitted a letter regarding the inability to collocate.



Personal wireless cell towers pursuing a CUP are subject to the following design standards in Section 5.4.5 of the UDC:

**A. Boundary and Use Setbacks**

1. A guy or guy anchor for a facility must not be closer than 20 feet to a bounding property line. **Staff note: The proposed freestanding monopole does not have a guy or guy anchors.**

2. The distance between the base of a self-supported tower and the property line of any residential zoning district or use must not be less than three times the height of the tower structure. **Staff note: The proposed tower is located in the Light Industrial and Heavy Industrial zoning districts and is surrounded by immediately by industrial and retail uses. The nearest residential zoning district is across the railroad tracks, and is approximately 250 feet from the proposed wireless facility site. The nearest residence is approximately 390 feet from the proposed site.**

**B. Security Screening Fence**

1. A solid, wood or masonry fence, a minimum of eight feet in height, must completely enclose the base of every tower. **Staff note: The applicant proposes an eight foot high wood fence enclosed around the tower base and equipment shelter.**

2. In a residential zoning district or on property that abuts a residential zoning district or use, a solid wood or masonry fence, a minimum of eight feet in height, must completely enclose all mechanical equipment and accessory structures. **Staff note: The request is in the Light Industrial and Heavy Industrial zoning districts and proposes an eight foot high wood fence enclosed around the tower base and equipment shelter.**

3. A security screening fence for a facility built or permitted after May 17th, 2001, may not be less than six feet in height. **Staff note: The applicant proposes an eight foot high wood fence.**

4. A security fence must be built to safely discourage unauthorized access to facilities by climbing. **Staff note: The applicant proposes an eight foot high fence topped with three strands of barbed wire, as allowed by UDC Section 7.7.5 D.**

5. External and internal gates and doors that provide access to a facility must be equipped with a self-locking or self-latching mechanism for purposes of preventing unauthorized access. **Staff note: The site plan reflects compliance with this requirement.**

6. Screening is not required for a facility located on a building that is not designed or built primarily to support the facility, if the ancillary equipment, including but not limited to the equipment enclosure, is not visible from an abutting property line or public street right-of-way. **Staff note: The site plan reflects an eight foot high wood fence for screening around the site's perimeter, as well as an existing tree line surrounding the proposed site.**



### C. Screening

1. As much of the total facility as possible must be screened or located so as to not be visible from prevalent views. **Staff note: The proposed tower base and equipment shelter will be screened by an eight foot high wood fence.**

2. Landscaping must be continuously maintained in a healthy, growing condition and be trimmed as necessary to comply with ordinances governing height of grass, corner sight obstruction and street and sidewalk obstruction. **Staff note: Verizon assures staff that although the existing tree line will be removed in order to properly construct the site, the construction team will save as much natural vegetation as possible.**

### D. Collocation

**A new freestanding tower is not permitted unless the applicant demonstrates to the satisfaction of the approving authority that existing, permitted or proposed alternative support structures cannot accommodate the proposed facilities for the following reasons:**

1. Height is not sufficient to meet applicant's engineering requirements;
2. Structural strength is not sufficient to support applicant's proposed facilities and cannot be reinforced in accordance with engineering requirements;
3. Other aspects of structure do not meet applicant's technical design requirements;
4. Electromagnetic interference would result from collocation;
5. Fees or costs for sharing or adapting are unreasonable; any cost that is less than the cost to construct and develop a new tower is presumed to be reasonable;
6. Owners of alternative structures are unwilling to accommodate the applicant's needs within 30 days after the date such owners received applicant's written request; or
7. Other factors render alternative support structures unsuitable.

**Staff note: The applicant has submitted a letter regarding the inability to collocate. Please see the attached letter.**

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

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

The subject property is within the **Industrial character district** of the *Choices '08* City of Temple Comprehensive Plan. The applicant's pursuit for a personal use wireless service facility, including a 100-foot wireless monopole tower is allowed in the property's existing Light Industrial and Heavy Industrial zoning districts, but lacks in the distance setback from residential zoning and uses. **The requested use complies with the Future Land Use and Character Plan.**

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

The subject property fronts Commerce Street, a local street on the Thoroughfare Plan. The requested use will not generate traffic. **This request complies with the Thoroughfare Plan.**



Availability of Public Facilities (CP Goal 4.1)

An existing water line and sewer line are located within the Commerce Street right-of-way. **This request complies with availability of Public Facilities.**

**PUBLIC NOTICE:** Twelve notices of the Planning and Zoning Commission public hearing were sent out to property owners within 500-feet of the subject property, as required by State law and City Ordinance. **Staff sent out notices to all property owners within 500 feet, per UDC Section 5.4.5.D (Conditional Use Permit), which requires a notification boundary of 500 feet.** As of Wednesday November 15, 2017 at 8:00 AM, no notices were returned in favor of the CUP and no notices were returned in denial of the request.

**FISCAL IMPACT:** Not Applicable




**ATTACHMENTS:**

[Site and Surrounding Property Photos](#)  
[Location map with Aerial](#)  
[Zoning Map](#)  
[Future Land Use and Character Map](#)  
[Thoroughfare Map](#)  
[Utility Map](#)  
[Notification Map](#)  
[Surrounding Properties and Uses](#)  
[Applicant's Collocation Letter](#)  
[Verizon Site Plan Exhibits](#)  
[Ordinance](#)




**SURROUNDING PROPERTY AND USES:**



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

Direction	Zoning	Current Land Use	Photo
Subject Property	LI & HI	Undeveloped Land	 <p>Commerce Street</p>
			
East	C & HI	Shopping Center with Restaurant	



Direction	Zoning	Current Land Use	Photo
			
West	MF-2 & SF-1	Single-Family Residential and Undeveloped Land	

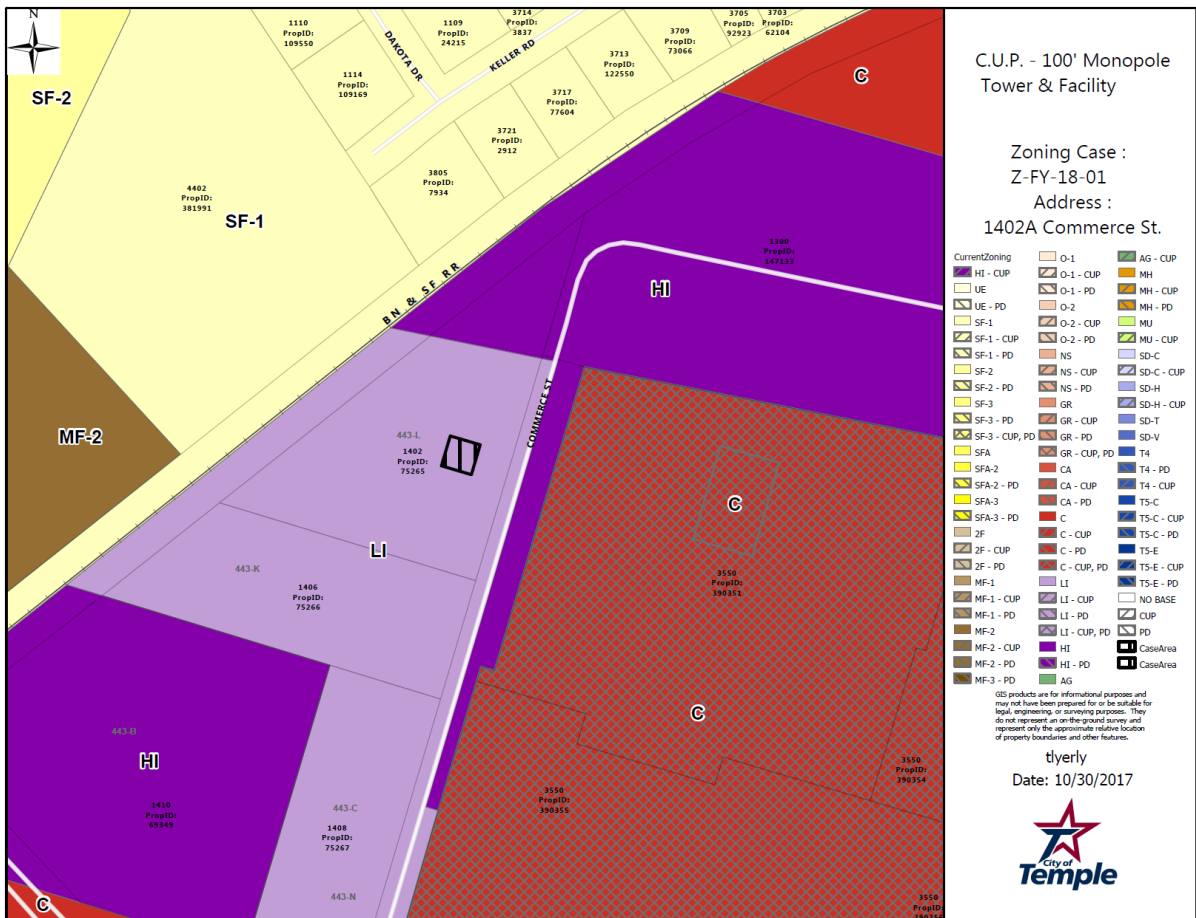
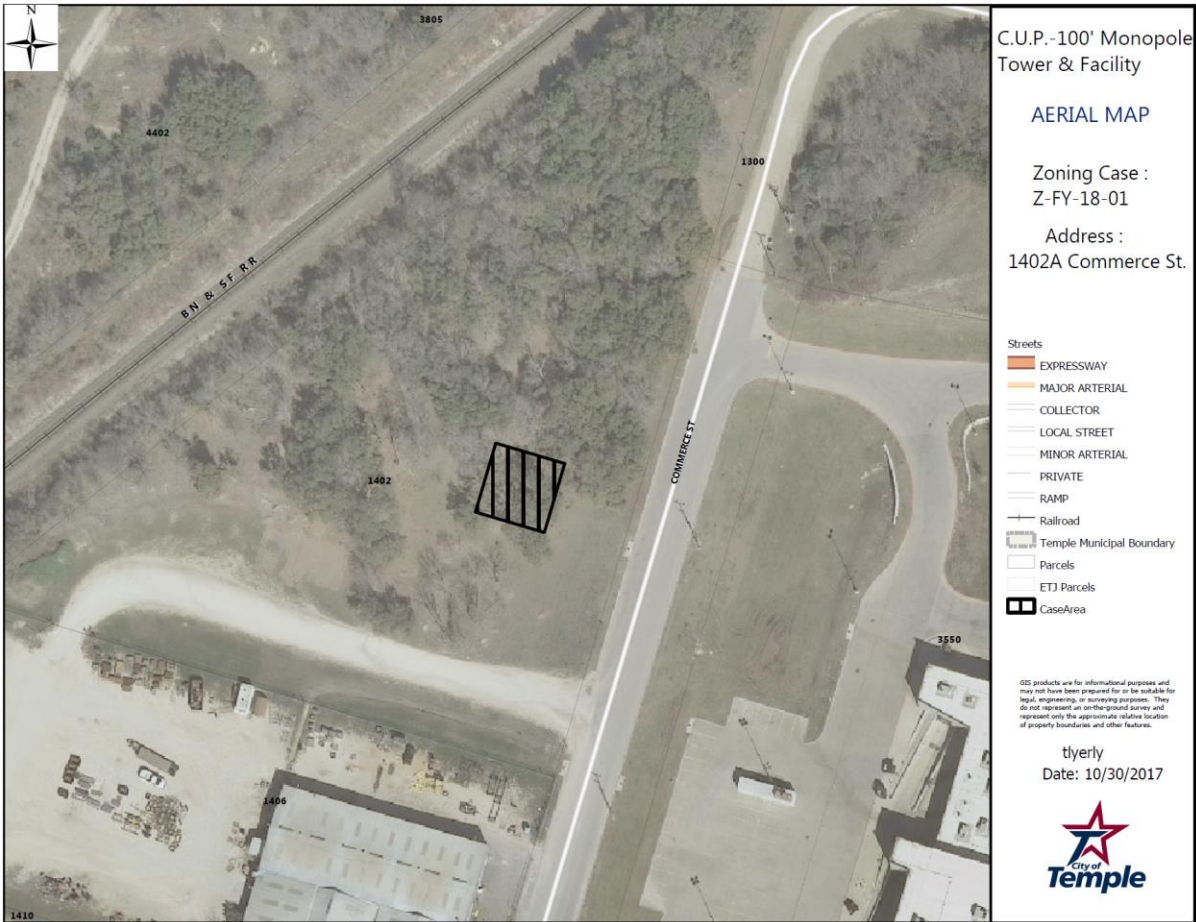


Direction	Zoning	Current Land Use	Photo
			
South	LI & HI	Industrial / Manufacturing Plant	
			



Direction	Zoning	Current Land Use	Photo
North	LI & HI	Undeveloped Land & Oncor facilities	
			
			

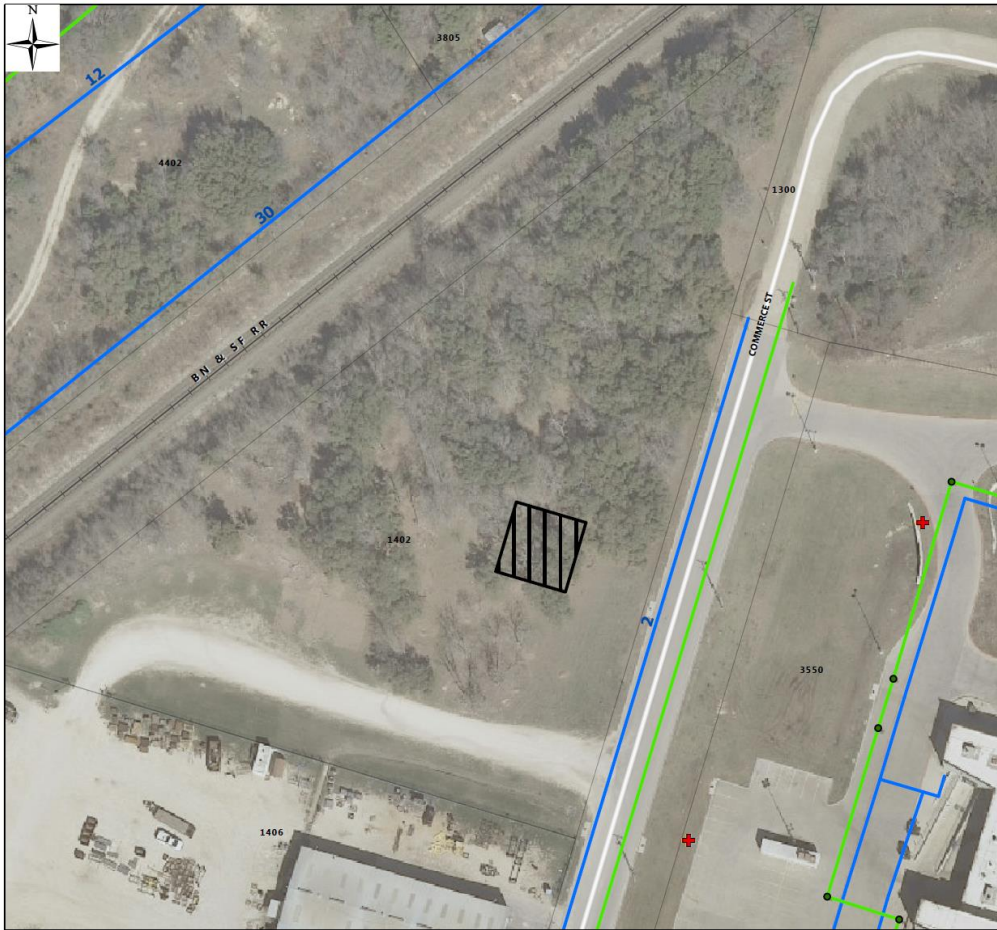












# C.U.P.-100' Monopole Tower & Facility

## UTILITY MAP

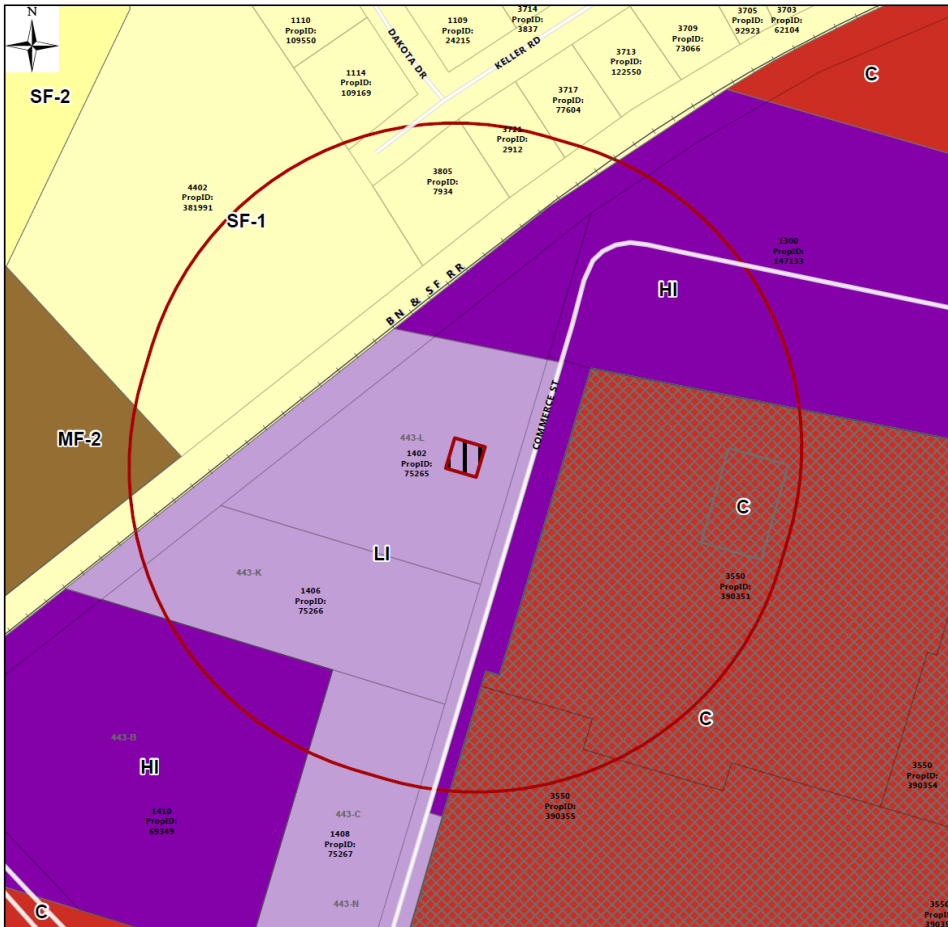
Zoning Case :  
Z-FY-18-01

Address :  
1402A Commerce 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.

tlyerly  
Date: 10/30/2017



# C.U.P. - 100' Monopole Tower & Facility

## 500' RADIUS NOTIFICATION MAP

Zoning Case :  
Z-FY-18-01

Address :  
1402A Commerce St.

- |                 |               |             |
|-----------------|---------------|-------------|
| Current Zoning  | O-1 - PD      | MIJ         |
| HI - CLUP       | O-2           | MIJ - CLUP  |
| UE              | O-2 - CLUP    | SD-C        |
| UE - PD         | O-2 - PD      | SD-C - CLUP |
| SF-1            | NS            | SD-H        |
| SF-1 - CLUP     | NS - CLUP     | SD-H - CLUP |
| SF-1 - PD       | NS - PD       | SD-T        |
| SF-2            | GR            | SD-V        |
| SF-2 - PD       | GR - CLUP     | T4          |
| SF-3            | GR - PD       | T4 - PD     |
| SF-3 - PD       | GR - CLUP, PD | T4 - CLUP   |
| SF-3 - CLUP, PD | CA            | TS-C        |
| SFA             | CA - CLUP     | TS-C - CLUP |
| SFA-2           | CA - PD       | TS-C - PD   |
| SFA-2 - PD      | C             | TS-E        |
| SFA-3           | C - CLUP      | TS-E - CLUP |
| SFA-3 - PD      | C - PD        | TS-E - PD   |
| 2F              | C - CLUP, PD  | NO BASE     |
| 2F - CLUP       | LI            | CLUP        |
| 2F - PD         | LI - CLUP     | PD          |
| MF-1            | LI - PD       | CaseArea    |
| MF-1 - CLUP     | LI - CLUP, PD | CaseArea    |
| MF-1 - PD       | HI            | Buffer      |
| MF-2            | HI - PD       |             |
| MF-2 - CLUP     | AG            |             |
| MF-2 - PD       | AG - CLUP     |             |
| MF-3 - PD       | MH            |             |
| O-1             | MH - CLUP     |             |
| O-1 - CLUP      | MH - PD       |             |

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.

tlyerly  
Date: 10/30/2017





Surrounding Property & Uses			
<u>Direction</u>	<u>Future Land Use Map</u>	<u>Zoning</u>	<u>Current Land Use</u>
Site	Industrial	LI & HI	Undeveloped Land
North	Industrial	LI & HI	Undeveloped Land
South	Industrial	LI & HI	Manufacturing Plant
East	Auto-Urban Commercial	C & HI	Shopping Center with Restaurants
West	Suburban Residential	MF-2 & SF-1	Single-Family Residential and Undeveloped Land



**MALES & ASSOCIATES**

*Real Estate Consulting Services*

*P.O. Box 310816*

*New Braunfels, Texas 78131*

*Allen.Males@yahoo.com*

*512-751-6920*

May 15, 2017

TXU Electric Delivery Company

PO Box 219071

Dallas, Texas 75221-9071

RE: Verizon Cell Site Proposal

To Whom It May Concern:

I am a leasing specialist representing Verizon Wireless. Verizon Wireless is interested in leasing a small portion of your Property located off Commerce St, Temple, Texas for the purpose of installing a telecommunications facility and attaching antennas to your existing communication tower.

The basic terms of the lease would be as follows:

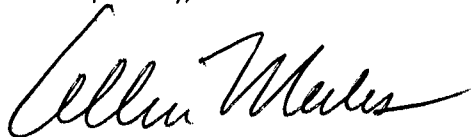
- 1) Initial Term of five (5) years with four (4) 5-year Renewal Terms;
- 2) Verizon Wireless will be responsible for improvements and its own utilities;
- 3) 30' x 30' (900 sq.ft.) lease area or less;
- 4) Rent Schedule including 10% escalation each 5-year renewal term;
- 5) Commencement upon start of construction.

The breakdown would be as follows:

Term	Monthly Rental	Annual Rental	Term Rental

Upon receipt of this letter, please contact me at **512-751-6920** to discuss this opportunity further.

Respectfully,

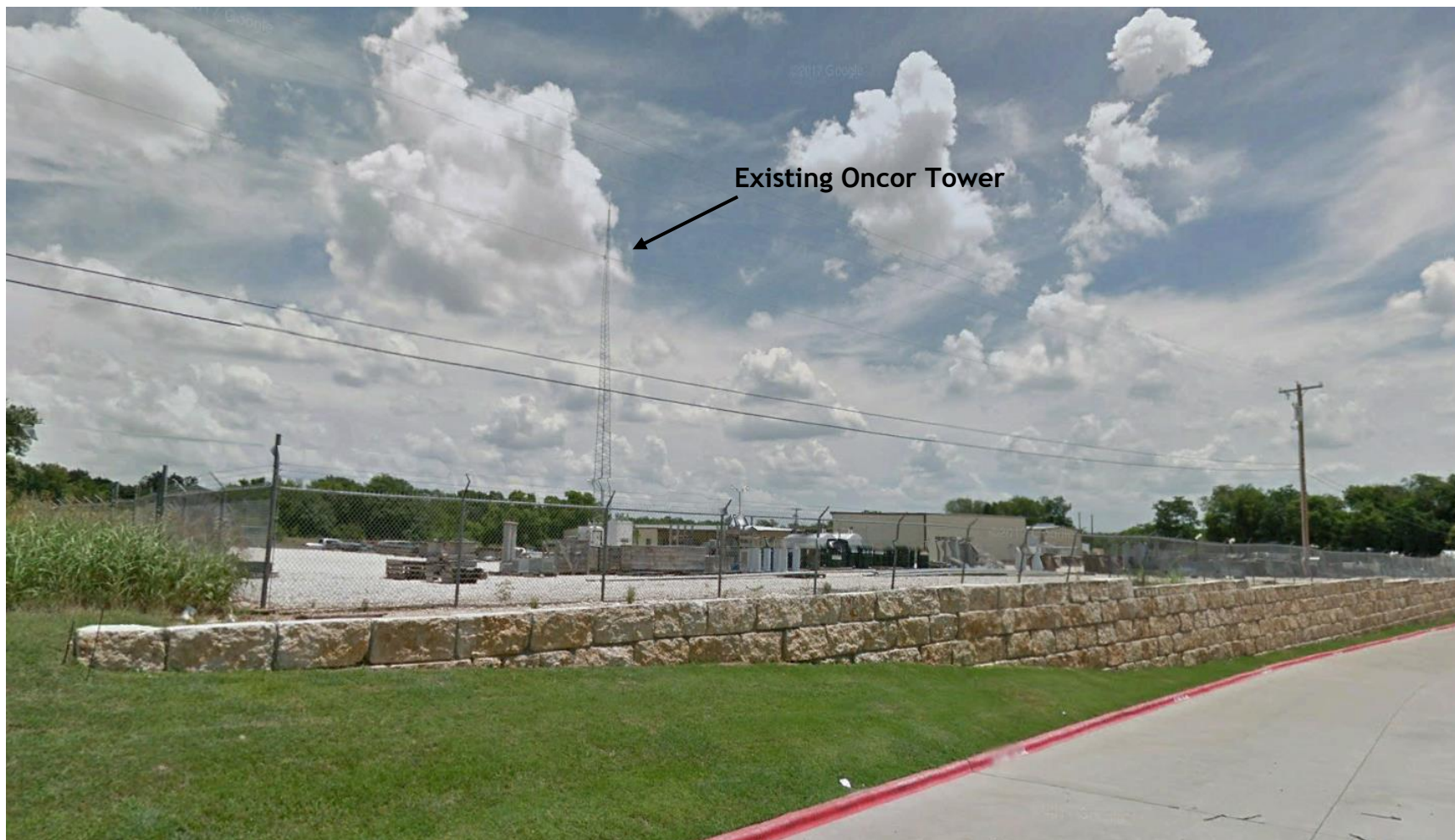


Allen Males

President

Males & Associates





Existing Oncor Tower



## Response from Oncor:

----- Forwarded Message -----

**From:** "Reese, David" <[David.Reese@oncor.com](mailto:David.Reese@oncor.com)>

**To:** "[allen.males@yahoo.com](mailto:allen.males@yahoo.com)" <[allen.males@yahoo.com](mailto:allen.males@yahoo.com)>

**Sent:** Monday, June 5, 2017 11:00 AM

**Subject:** Temple Comm Tower Attachment Request

Allen,

Oncor does not allow new attachments to their Communication Towers.

Thank you for your interest on behalf of Verizon.

Sincerely,

David Reese

*MTLS, Inc.*

Telecom Management Services

Representing **Oncor Electric Delivery**

115 W. 7<sup>th</sup> Street #525

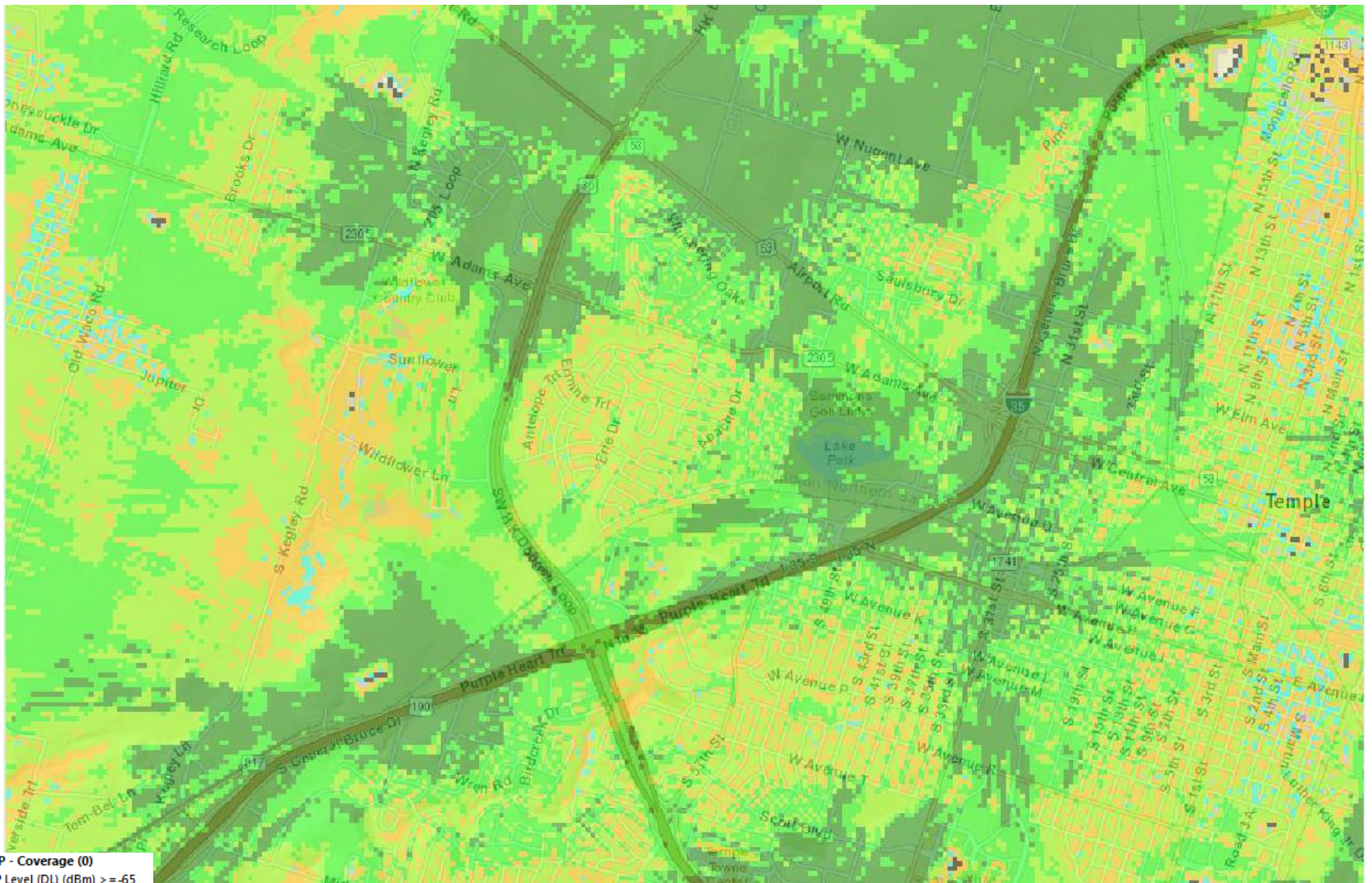
Ft. Worth, Texas 76102

(817)215-6658 (office)

Confidentiality Notice: This email message, including any attachments, contains or may contain confidential information intended only for the addressee. If you are not an intended recipient of this message, be advised that any reading, dissemination, forwarding, printing, copying or other use of this message or its attachments is strictly prohibited. If you have received this message in error, please notify the sender immediately by reply message and delete this email message and any attachments from your system.



# IRA\_YOUNG (before)

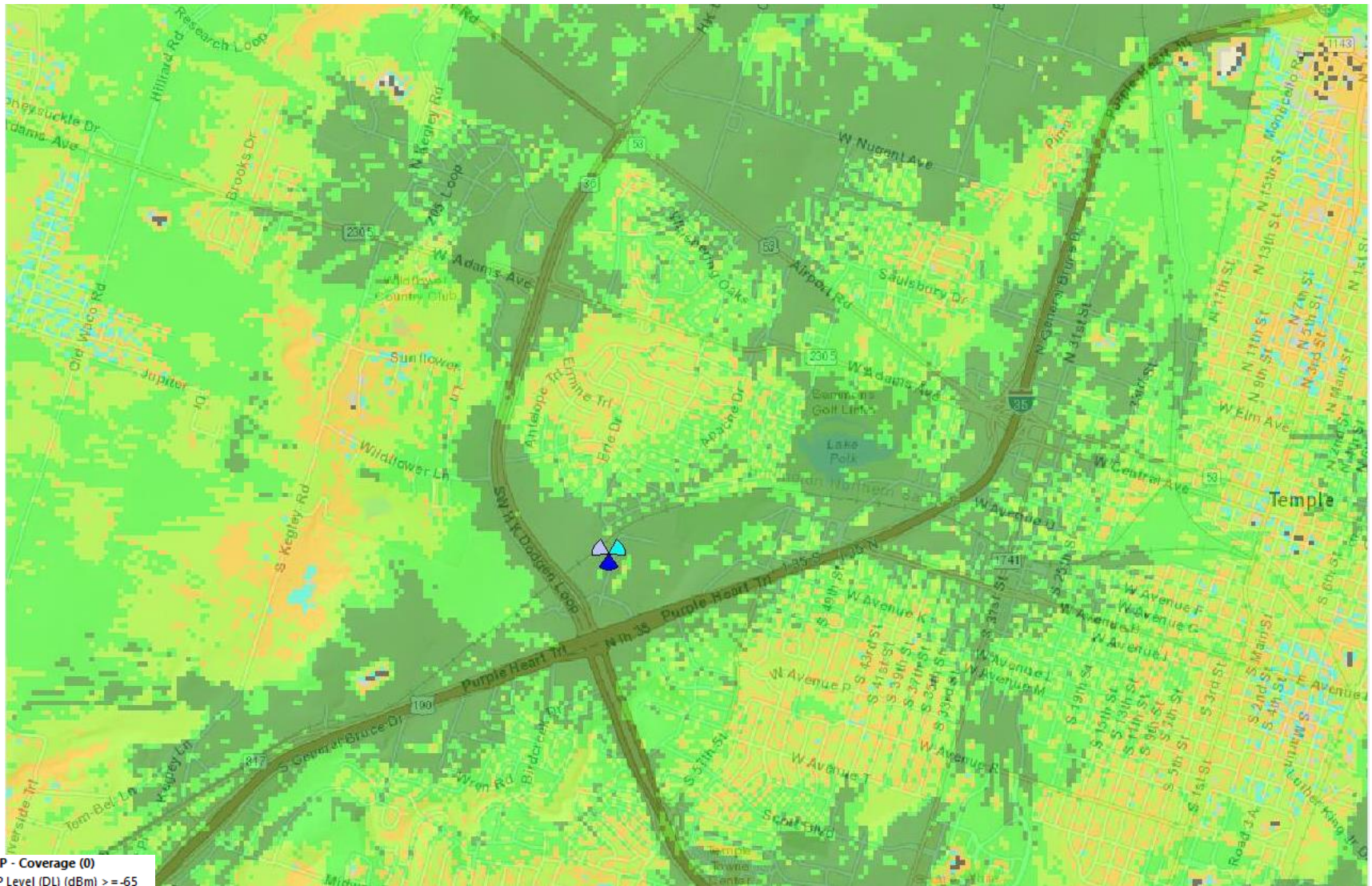


## LTE: RSRP - Coverage (0)

- RSRP Level (DL) (dBm)  $\geq -65$
- RSRP Level (DL) (dBm)  $\geq -75$
- RSRP Level (DL) (dBm)  $\geq -85$
- RSRP Level (DL) (dBm)  $\geq -95$
- RSRP Level (DL) (dBm)  $\geq -100$
- RSRP Level (DL) (dBm)  $\geq -105$
- RSRP Level (DL) (dBm)  $\geq -120$



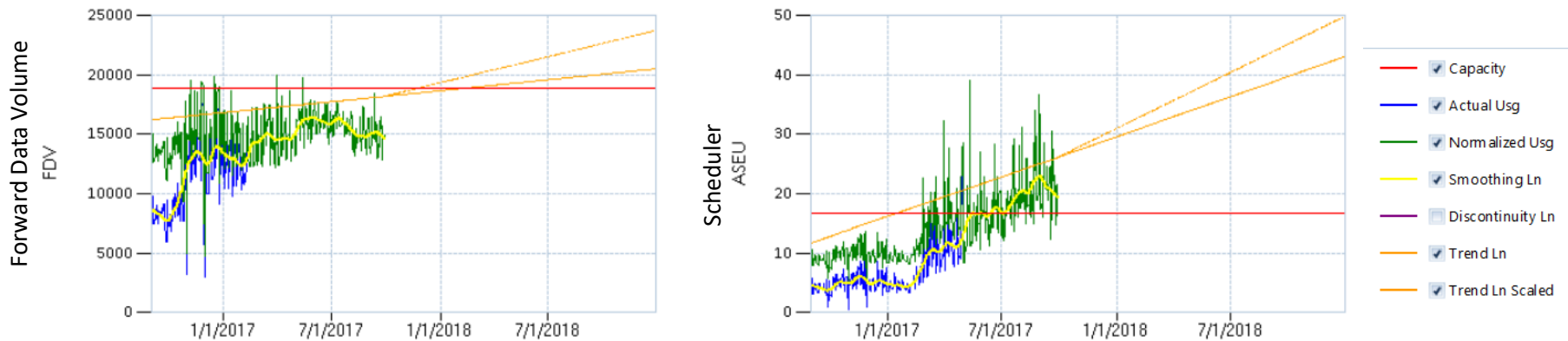
# IRA\_YOUNG (after)



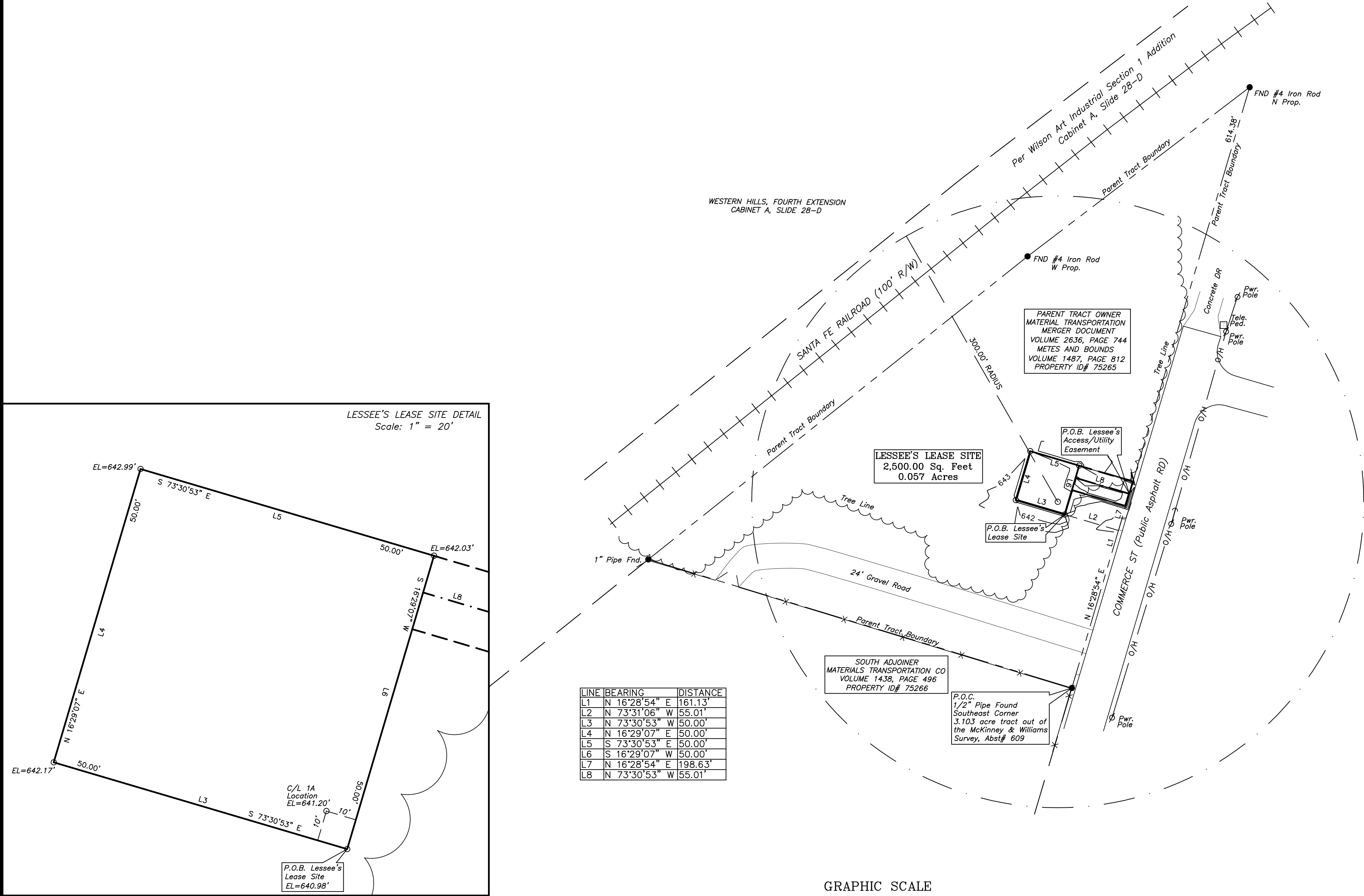
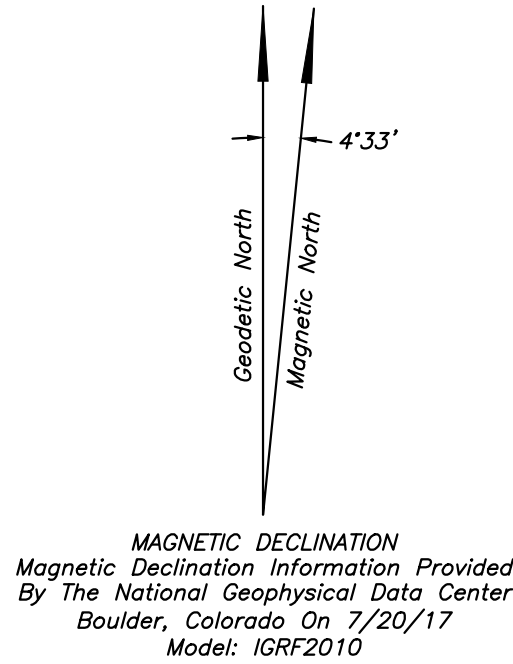
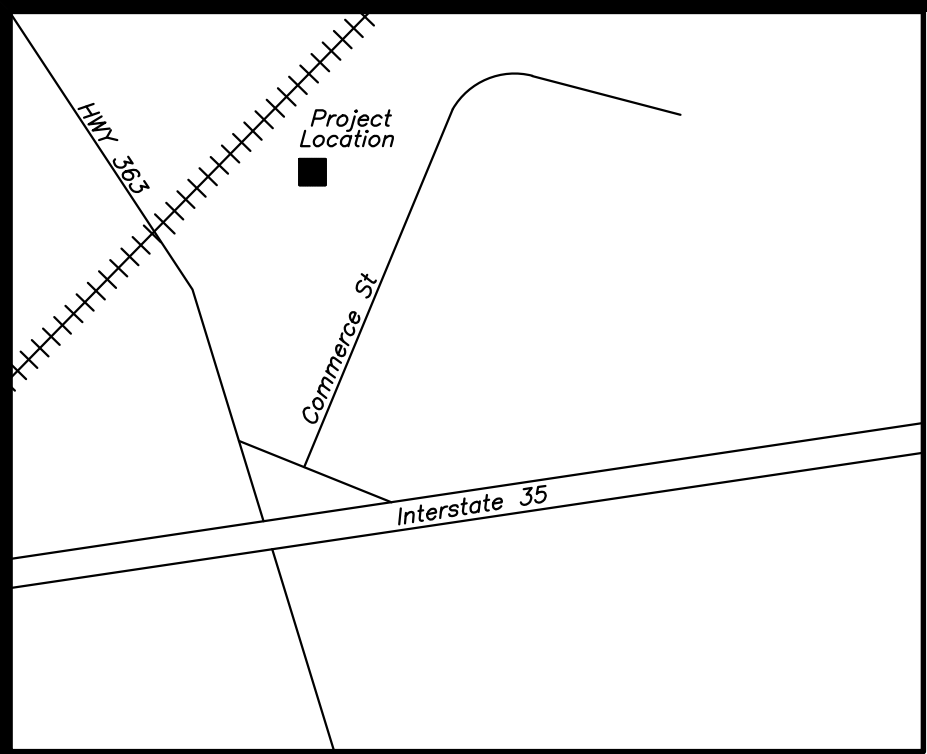
- LTE: RSRP - Coverage (0)
- RSRP Level (DL) (dBm)  $\geq -65$
  - RSRP Level (DL) (dBm)  $\geq -75$
  - RSRP Level (DL) (dBm)  $\geq -85$
  - RSRP Level (DL) (dBm)  $\geq -95$
  - RSRP Level (DL) (dBm)  $\geq -100$
  - RSRP Level (DL) (dBm)  $\geq -105$
  - RSRP Level (DL) (dBm)  $\geq -120$



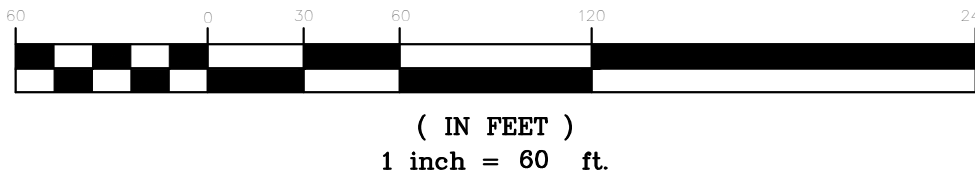
Surrounding site is breaking in capacity.  
Need additional site to offload the overloaded sites.  
Below is the graph of capacity measurements of surrounding site







LINE BEARING	DISTANCE
L1 N 16°28'54" E	161.13'
L2 N 73°31'06" W	55.01'
L3 N 73°30'53" W	50.00'
L4 N 16°29'07" E	50.00'
L5 S 73°30'53" E	50.00'
L6 S 16°29'07" W	50.00'
L7 N 16°28'54" E	198.63'
L8 N 73°30'53" W	55.01'



Unless Noted, All Data is Expressed in NAD83 & NAVD88			
LOCATION/DESCRIPTION	LATITUDE	LONGITUDE	ELEVATION
TOWER NAD83/NAVD88	31°05'43.727"	97°23'09.101"	641.20'
TOWER NAD27/NGVD29	31°05'43.083"	97°23'08.079"	640.98'

NOTE: 1A data taken from Lessee's Lease Site as shown by ties on drawing.

NO.	REVISION	DATE	BY	DATE SURVEYED:	DATE DRAFTED:
1.	FINAL SURVEY ISSUED TO CLIENT	10/10/17	GLH	7/20/17	7/26/17
				FIELD WORK: S.G.	OFFICE WORK: GLH
				CHK'D BY: K.R.W.	JOB NO.: 3010.1518
SCALE: 1" = 60'					

LEGEND	
☆ LIGHT POLE (U/G ELEC)	— G — GAS LINE
○ POWER POLE (O/H ELEC)	— T — TELEPHONE LINE
— GUY LINE	— TELEPHONE RISER
— O/H — OVERHEAD ELECTRIC	— SANITARY SEWER MANHOLE
— U/G — U/G ELECTRIC	— FENCE LINE
— W — WATER LINE	— STORM SEWER MANHOLE
— WATER METER	— MAG NAIL SET
— WATER VALVE	— IRON ROD SET
— D — STORM SEWER LINE	— IRON ROD FOUND

**SURVEYOR:**

Webb Surveying, Inc. Land Surveys  
3401 Ouster Road Phone: (972) 599-2300  
Suite 139 Fax: (972) 599-2302  
Plano, TX 75023 mail@webbsurveying.com

**WORK COORDINATED BY:**

**H&S SURVEYING, INC.**  
Surveying and  
Telecommunication Company  
SERVING THE CENTRAL U.S.

201 N. BICKFORD, EL RENO, OK 73036  
PH: (405) 282-0249 - FAX: (405) 282-5107  
EMAIL: HSSURVEYING@AOL.COM

**PREPARED FOR:**

**SURVEY OF:**

**IRA YOUNG**

**PREPARED FOR:**

**VERIZON WIRELESS**  
600 HIDDEN RIDGE, IRVING, TEXAS 75038

**DRAWING NO.**

**SV-1**

**SHEET 1 OF 1**

# SURVEY OF A LESSEE'S LEASE SITE LYING IN PART OF A 3.103 ACRE TRACT OUT OF THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT# 609 BELL COUNTY, TEXAS

## PROPERTY DESCRIPTION PER PREVIOUSLY RECORDED LEGAL

**PARENT TRACT DESCRIPTION**  
A tract of land lying in and being a part of the McKinney and Williams Survey, Abstract No. 609, in Bell County, Texas, and being out of and a part of that certain tract described as 53.95 acres in a deed from S.K. Hendler to Paul Anderson and of record in Vol. 536, Page 44 of the Deed Records of Bell County, Texas, and being more particularly described as follows:  
BEGINNING at the northwest corner of that certain 4.207 acre tract described in a deed recorded in Vol. 1438, Page 496 of the Deed Records of Bell County, Texas, an iron pin in the east margin of the Santa Fe Railroad property for the southwest corner of this; THENCE along the east margin of said railroad N 53°24'41" E 476.83 ft. an iron pin; N 55°03'52" E 273.25 ft. an iron pin for the most northerly corner of this; THENCE S 18°39'59" W 614.28 ft. to an iron pipe at the northeast corner of a 2.3 acre tract and being the southeast corner of this; THENCE N 71° W 433.91 to the place of beginning, containing 3.103 acres.  
(WARRANTY DEED AS RECORDED IN VOLUME 1487, PAGE 812, DEED RECORDS OF BELL COUNTY, TEXAS.)

## SURVEY OF A LESSEE'S LEASE SITE LYING IN PART OF A 3.103 ACRE TRACT OUT OF THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT# 609 BELL COUNTY, TEXAS

**LESSEE'S LEASE SITE DESCRIPTION**  
A tract of land lying in and being a part of a 3.103 acre tract of land out of the McKinney and Williams Survey, Abstract Number 609, being further described in Volume 1487, Page 812, Deed Records of Bell County, Texas; Said tract being more particularly described as follows:  
Commencing at a 1/2" pipe found for the Southeast corner of said 3.103 acre tract; Thence N 16°28'54" E on the East line of said 3.103 acre tract, a distance of 161.13 feet to a point; Thence N 73°31'06" W perpendicular to said East line, a distance of 55.01 feet to a 1/2" Iron Rod with cap set for the Southeast corner, said corner being the Point of Beginning; Thence N 73°30'53" W a distance of 50.00 feet to a 1/2" Iron Rod with cap set for the Southwest corner; Thence N 16°29'07" E a distance of 50.00 feet to a 1/2" Iron Rod with cap set for the Northwest corner; Thence S 73°30'53" E a distance of 50.00 feet to a 1/2" Iron Rod with cap set for the Northeast corner; Thence S 16°29'07" W a distance of 50.00 feet to the Point of Beginning, containing 2,500.00 square feet or 0.057 acres, more or less.

**LESSEE'S ACCESS/UTILITY EASEMENT**  
A 30.00 foot wide easement for ingress, egress and utility purposes crossing a part of a 3.103 acre tract of land out of the McKinney and Williams Survey, Abstract Number 609, being further described in Volume 1487, Page 812, Deed Records of Bell County, Texas; Said easement being 15.00 feet on each side of the following described centerline:  
Commencing at a 1/2" pipe found for the Southeast corner of said 3.103 acre tract; Thence N 16°28'54" E on the East line of said 3.103 acre tract, a distance of 198.63 feet to a point on said East line, said point being the Point of Beginning; Thence N 73°30'53" W a distance of 55.01 feet to the point of termination on the East line of the 0.057 acre Lessee's Lease Site. Sidelines of said easement to be shortened or extended such as to begin on the East Parent Tract Boundary line and being the West Public Right of Way line of Commerce Street and terminate on the East line of the 0.057 acre Lessee's Lease Site.

I, Kurtis R. Webb, a Registered Professional Land Surveyor licensed under the laws of the State of Texas, hereby certify that this survey (i) was made on the ground on July 20, 2017 for Verizon Wireless and Winstead PC, (ii) correctly shows the subject property and the location of easements, ROW and set back lines thereon that are visible or reflected on Abtractor's Certificate Number 32771-Verizon Wireless with an effective date of August 14, 2017, (iii) reflects the conditions found at the time of survey, (iv) except as shown hereon, reflects no encroachments or overlapping of improvements, and (v) that this survey conforms with the current Texas Society of Professional Surveyor's Category 3, Condition II survey criteria.

Kurtis R. Webb, TX RPLS #4125

10/10/17

Date

- NOTES CONCERNING SURVEY:**
- 1: This survey was based on an Abtractor's Certificate provided by: Precise Land Records  
File No.: 32771-Verizon Wireless  
Effective Date: August 14, 2017
  - 2: Bearings shown hereon are based on the Texas State Plane Coordinate System, Texas Central Zone, NAD83 Datum.
  - 3: The elevations shown hereon are based on the NAVD88 Datum.
  - 4: The latitude and longitude shown hereon are based on the NAD83 Datum and meet or exceed the minimum requirements for a FCC/FAA 1A survey which is defined as plus or minus 20 feet horizontal and plus or minus 3 feet vertical. This information was established and determined by GPS on 7/20/2017.
  - 5: The Lessee's Lease site shown on this survey DOES NOT lie within the 100 year Flood plain and is located within the Flood Zone "X" per the Federal Emergency Management Agency (FEMA) as shown on the Flood Insurance Rate Map (FIRM), Community Panel Number 48027C 0335E, which bears an effective date of September 26, 2008. Flood Zone determination is made through graphic plotting only and no other responsibility is herein assumed for accuracy of the base flood elevation or flood zone areas shown on the FIRM.
  - 6: This survey does not provide any determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed to an expert consultant.
  - 7: There may be additional buried or underground utilities in the area which the surveyor is unaware of and no liability for such is assumed herein. TEXAS ONE CALL SYSTEM (1-800-245-4545)
  - 8: THIS IS NOT A BOUNDARY SURVEY OF THE PARENT TRACT.

Precise Land Records  
File No.: 32771-Verizon Wireless  
Effective Date: August 14, 2017

**EASEMENTS:**

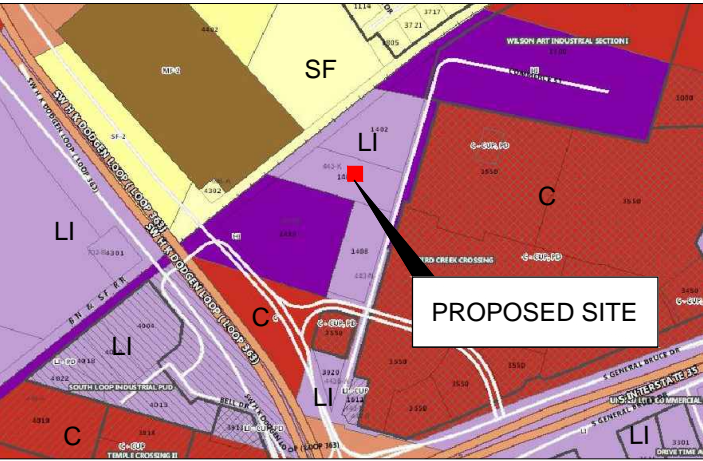
1. Right of Way Dedication dated June 4, 1963 and filed June 24, 1964 to the public and recorded in Volume 897, page 557.  
(DOES NOT AFFECT the Parent Tract, Lessee's Lease Site or its Easement.)
2. Right of Way Dedication dated August 2, 1977 and filed October 26, 1977 to the public and recorded in Volume 1487, Page 787.  
(DOES NOT AFFECT the Parent Tract, Lessee's Lease Site or its Easement.)
3. Agreement dated June 19, 1977 and filed October 26, 1977 between Dart Industries, Inc. and Mohawk Equipment Company and recorded in Volume 1487, Page 831.  
(DOES NOT AFFECT the Parent Tract, Lessee's Lease Site or its Easement.)
4. Easement Deed by Court Order in Settlement of Landowner Action dated February 12, 2015 and filed July 27, 2015 and recorded in Document No. 2015-00028256.  
(DOES AFFECT the Parent Tract as a blanket document in nature and the exact location is not plottable.)

Bearings Based on T.S.P.C.  
Established GPS on: 7/20/17  
Datum: Horz: NAD83 Texas Central Zone  
Vert: Geoid 96

911 ADDRESS: 1402 A COMMERCE STREET, TEMPLE, TX 76503



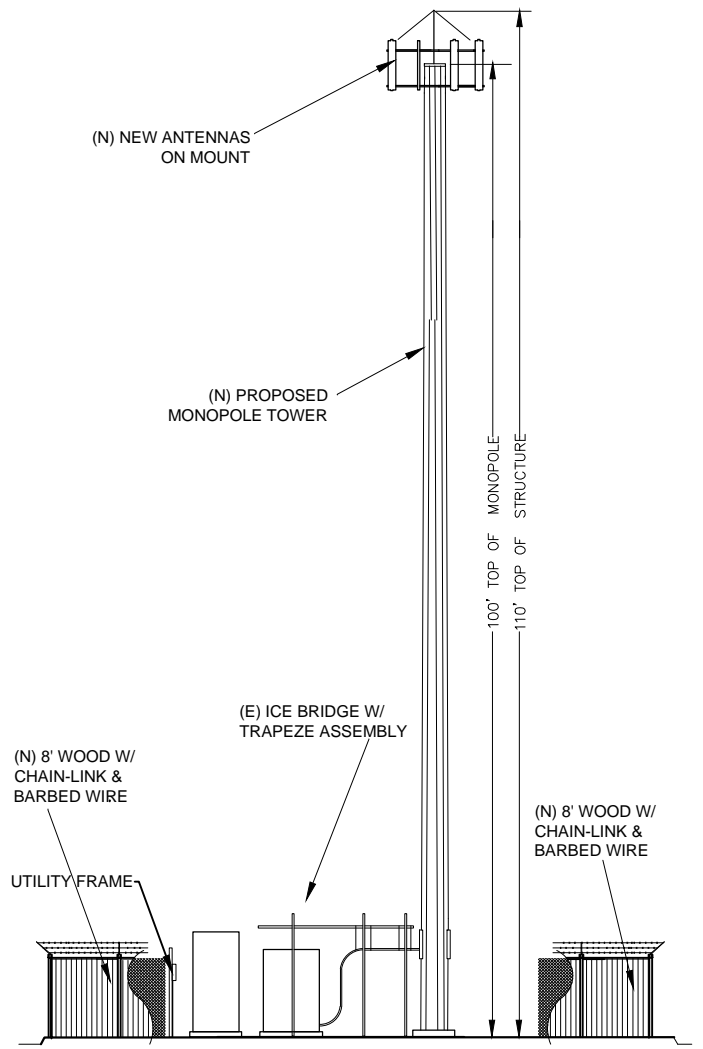
ZONING MAP



ZONING DISTRICT LEGEND

- "LI" - Limited Industrial District
- "HI" - Heavy Industrial District
- "C" - Commercial District
- "SF" - Single Family Residential District

TOWER - TYPICAL



NOTE: TYPICAL LEASE AREA, ACTUAL EQUIPMENT LOCATIONS MAY VARY.

CONDITIONAL USE PERMIT

SITE INFORMATION

JURISDICTION: CITY OF TEMPLE, TEXAS 76503  
BELL COUNTY  
Latitude 31°05'43.727"N, Longitude - 97°23'09.101"W  
OCCUPANCY: N/A (UNMANNED)  
USE: TELECOMMUNICATIONS FACILITY  
ZONING FILE NO.: NA

PROJECT TYPE

100' MONOPOLE TOWER SITE

SITE NAME:

IRA YOUNG /VERIZON  
- SITE LOCATED IN 'LI' ZONING  
- SITE NOT LOCATED IN IH 35 CORRIDOR (MONOPOLE)

DATE

OCTOBER 16, 2017

CONTACT INFORMATION

VINCENT GERARD & ASSOCIATES  
1715 S. CAPITAL OF TEXAS HWY  
SUITE 207  
AUSTIN, TEXAS 78746  
PHONE: (512) 328-2693

VINCE HUEBINGER

SITE ADDRESS

1402 A COMMERCE STREET  
TEMPLE, TX., 76503

LEGAL DESCRIPTION

A0609BC MCKINNEY & WILLIAMS  
OB 443, ACRES 3.103  
BELL COUNTY, TEXAS

CONSULTANTS

VINCENT GERARD & ASSOCIATES  
1715 S. CAPITAL OF TEXAS HWY  
SUITE 207  
AUSTIN, TEXAS 78746  
PHONE: (512) 328-2693

VINCE HUEBINGER

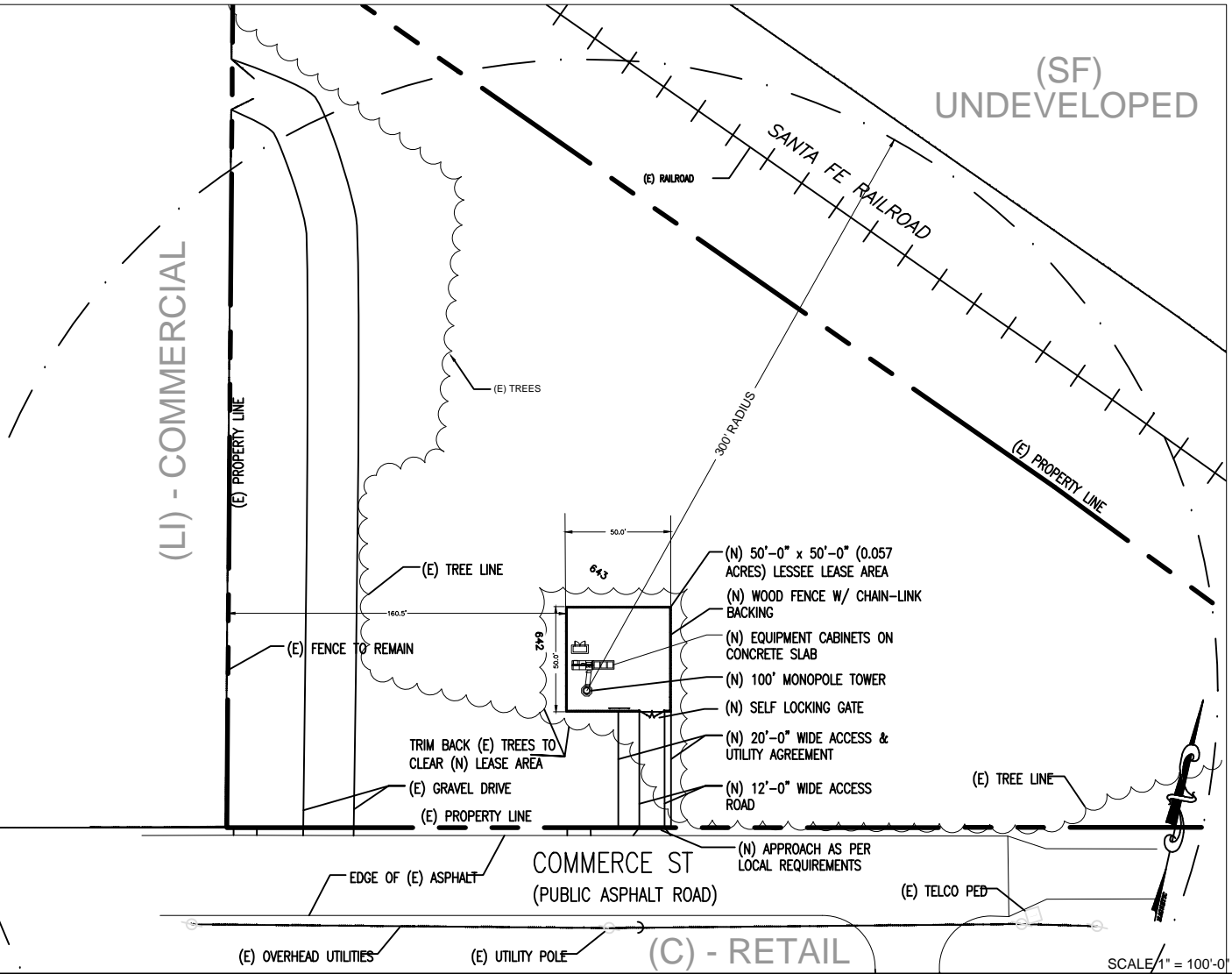
CARRIER INFORMATION

VERIZON WIRELESS  
AMANDA EASTIN  
MNG., REAL ESTATE & REGULATORY  
6696 TRI COUNTY PARKWAY, SUITE 100  
SCHERTZ, TX 78154  
PHONE: (210) 339-2644  
EMAIL: amanda.eastin@vzw.com

(NOT FOR CONSTRUCTION)  
ZONING SITE PLAN

ADVERTISING IS PROHIBITED ANYWHERE ON A WTF, WITH THE EXCEPTION OF THE MINIMUM SIGNAGE AS REQUIRED BY THE FEDERAL COMMUNICATIONS COMMISSION (FCC) REGULATIONS OR NECESSARY FOR THE OPERATIONS OF A WTF.  
AN IDENTIFICATION SIGN FOR EACH SERVICE PROVIDER RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF A WTF AT THE SITE, NOT LARGER THAN TWO SQUARE FEET, SHALL BE POSTED AT A LOCATION FROM WHICH IT CAN BE EASILY READ FROM OUTSIDE THE PERIMETER OF THE WTF, AND SHALL PROVIDE THE NAME, ADDRESS, AND EMERGENCY NUMBER OF THE RESPONSIBLE SERVICE PROVIDER.

SITE PLAN



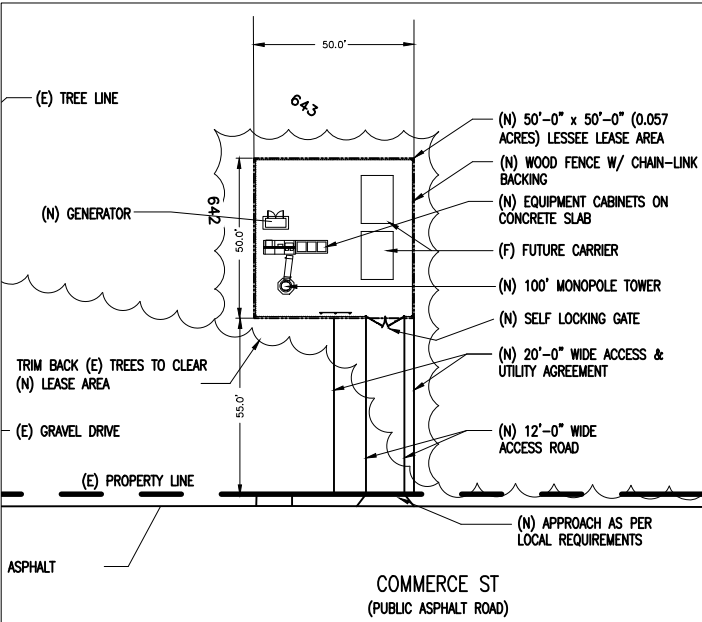
VICINITY MAP



AERIAL IMAGERY



DETAIL SITE PLAN



SCALE 1" = 60'-0"

APPROVAL BOX

ORIGINAL SUBMITTAL DATE:

ACCEPTED FOR APPROVAL:

CITY OF TEMPLE, TEXAS

ZONING SITE PLAN

IRA YOUNG

VERIZON COMMUNICATIONS

1402 A COMMERCE STREET

TEMPLE, TEXAS 76503

VINCENT GERARD & ASSOCIATES

LAND PLANNING & ZONING CONSULTANTS

1715 CAPITAL OF TEXAS HWY SOUTH, STE. 207

AUSTIN, TEXAS 78746

(512)328-2693 - v.vincen@flash.net

verizon wireless



ORDINANCE NO. \_\_\_\_\_  
(Z-FY-18-01)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, APPROVING A CONDITIONAL USE PERMIT FOR A PROPOSED WIRELESS TELECOMMUNICATIONS FACILITY INCLUDING A NEW 100-FOOT MONOPOLE TOWER, TO BE LOCATED ON AN APPROXIMATELY 3.103 ACRE TRACT OF LAND OUT OF THE MCKINNEY AND WILLIAMS SURVEY, ABSTRACT NO. 609, BELL COUNTY, TEXAS, AND LOCATED AT 1402-A COMMERCE STREET; DECLARING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

---

**Whereas**, the applicant has requested a Conditional Use Permit (CUP) for a personal use wireless service facility including a 100-foot wireless monopole tower on property currently zoned Light Industrial and Heavy Industrial;

**Whereas**, although the use is allowed in the property's existing Light Industrial and Heavy Industrial zoning districts, the proposed site does not meet the distance separation of 1000 feet from the nearest residential use or zoning district, per Unified Development Code Section 5.4.4 and therefore a CUP is required;

**Whereas**, the Comprehensive Zoning Ordinance of the City of Temple, Texas, provides for the issuance of conditional use permits under certain conditions and authorizes the City Council to impose such developmental standards and safeguards as the conditions and locations indicate to be important to the welfare or protection of adjacent property and for the protection of adjacent property from excessive noise, vibration, dust, dirt, smoke, fumes, gas, odor, explosion, glare, offensive view or other undesirable or hazardous conditions, and for the establishment of conditions of operation, time limits, location, arrangement and construction for any use for which a permit is authorized;

**Whereas**, the Planning and Zoning Commission of the City of Temple, Texas, after due consideration of the conditions and operation of said property being a part of an approximately 3.103 acre tract of land out of the McKinney and Williams Survey, Abstract No. 609, Bell County, Texas, and located at 1402-A Commerce Street, recommends that the City Council approve the application for this Conditional Use Permit for a proposed wireless telecommunications facility; and

**Whereas**, the City Council of the City of Temple, Texas, after public notice as required by law, has at a public hearing, carefully considered all the evidence submitted by the applicant concerning the proposed plans and has heard the comments and evidence presented by all persons supporting or opposing this application at said public hearing, and after examining the conditions, operation and the location of said establishment, finds that the proposed use of the premises substantially complies with the comprehensive plan and the area plan adopted by the City Council.

**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 approves a Conditional Use Permit (CUP) for a proposed wireless telecommunications facility, including a new 100-foot monopole tower, to be located on an approximately 3.103 acre tract of land out of the McKinney and Williams Survey, Abstract No. 609, Bell County, Texas, and located at 1402-A Commerce Street, more fully described in the aerial map attached hereto as Exhibit 'A', and the CUP attached hereto as Exhibit 'B,' and both made a part hereof for all purposes.

**Part 3:** The owners/applicants, shall comply with following standards:

**A. Boundary and Use Setbacks**

1. A guy or guy anchor for a facility must not be closer than 20 feet to a bounding property line;
2. The distance between the base of a self-supported tower and the property line of any residential zoning district or use must not be less than 3 times the height of the tower structure;

**B. Security Screening Fence**

1. A solid, wood or masonry fence, a minimum of eight feet in height, must completely enclose the base of every tower;
2. In a residential zoning district or on property that abuts a residential zoning district or use, a solid wood or masonry fence, a minimum of eight feet in height, must completely enclose all mechanical equipment and accessory structures;
3. A security screening fence for a facility built or permitted after May 17th, 2001, may not be less than 6 feet in height;
4. A security fence must be built to safely discourage unauthorized access to facilities by climbing;
5. External and internal gates and doors that provide access to a facility must be equipped with a self-locking or self-latching mechanism for purposes of preventing unauthorized access;
6. Screening is not required for a facility located on a building that is not designed or built primarily to support the facility, if the ancillary equipment, including but not limited to the equipment enclosure, is not visible from an abutting property line or public street right-of-way;

**C. Screening**

1. As much of the total facility as possible must be screened or located so as to not be visible from prevalent views;



2. Landscaping must be continuously maintained in a healthy, growing condition and be trimmed as necessary to comply with ordinances governing height of grass, corner sight obstruction and street and sidewalk obstruction;

#### D. Collocation

A new freestanding tower is not permitted unless the applicant demonstrates to the satisfaction of the approving authority that existing, permitted or proposed alternative support structures cannot accommodate the proposed facilities for the following reasons:

1. Height is not sufficient to meet applicant's engineering requirements;
2. Structural strength is not sufficient to support applicant's proposed facilities and cannot be reinforced in accordance with engineering requirements;
3. Other aspects of the structure do not meet applicant's technical design requirements;
4. Electromagnetic interference would result from collocation;
5. Fees or costs for sharing or adapting are unreasonable; any cost that is less than the cost to construct and develop a new tower is presumed to be reasonable;
6. Owners of alternative structures are unwilling to accommodate the applicant's needs within 30 days after the date such owners received applicant's written request; or
7. Other factors render alternative support structures unsuitable;

**Part 4:** The Director of Planning is hereby directed to make the necessary changes to the City Zoning Map accordingly.

**Part 5:** The declarations, determinations and findings declared, made and found in the preamble of this ordinance are hereby adopted, restated and made a part of the operative provisions hereof.

**Part 6:** It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this ordinance are severable and, if any phrase, clause, sentence, paragraph or section of this ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such phrase, clause, sentence, paragraph or section.

**Part 7:** This ordinance shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Temple, Texas, and it is accordingly so ordained.

**Part 8:** It is hereby officially found and determined that the meeting at which this Ordinance 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 **18<sup>th</sup>** day of **January**, 2018.

PASSED AND APPROVED on Second Reading on the **1<sup>st</sup>** day of **February**, 2018.

THE CITY OF TEMPLE, TEXAS

---

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

---

Lacy Borgeson  
City Secretary

---

Kayla Landeros  
City Attorney





## CITY COUNCIL ITEM MEMORANDUM

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02/01/18  
Item #7(L)  
Consent Agenda  
Page 1 of 1

### **DEPARTMENT / DIVISION SUBMISSION & REVIEW:**

Lynn Barrett, Assistant Planning Director

**ITEM DESCRIPTION:** SECOND READING - A-FY-18-01: Consider adopting an ordinance authorizing an abandonment and conveyance of approximately .08 acres of the 35 foot wide ROW along the last 99 feet of Katy Street south of Downs Avenue where it dead-ends into the Hilliard Distributing property in the Moore's Park Addition, City of Temple, Bell County, Texas.

**STAFF RECOMMENDATION:** Staff recommends approval of the applicant's requested ROW abandonment as submitted and described in the item description.

**ITEM SUMMARY:** The applicant, Jack Hilliard, requests abandonment and conveyance of all of the 35 foot wide ROW South of Downs Avenue, approximately 99 feet in length — approximately .08 acres. The applicant owns the property bounding the west side and south of the strip, with the Union Pacific Railroad owning property to the east. If the requested sale is approved, Mr. Hilliard proposes to continue using the old street as a driveway and gate the entrance at its intersection with Downs Avenue.

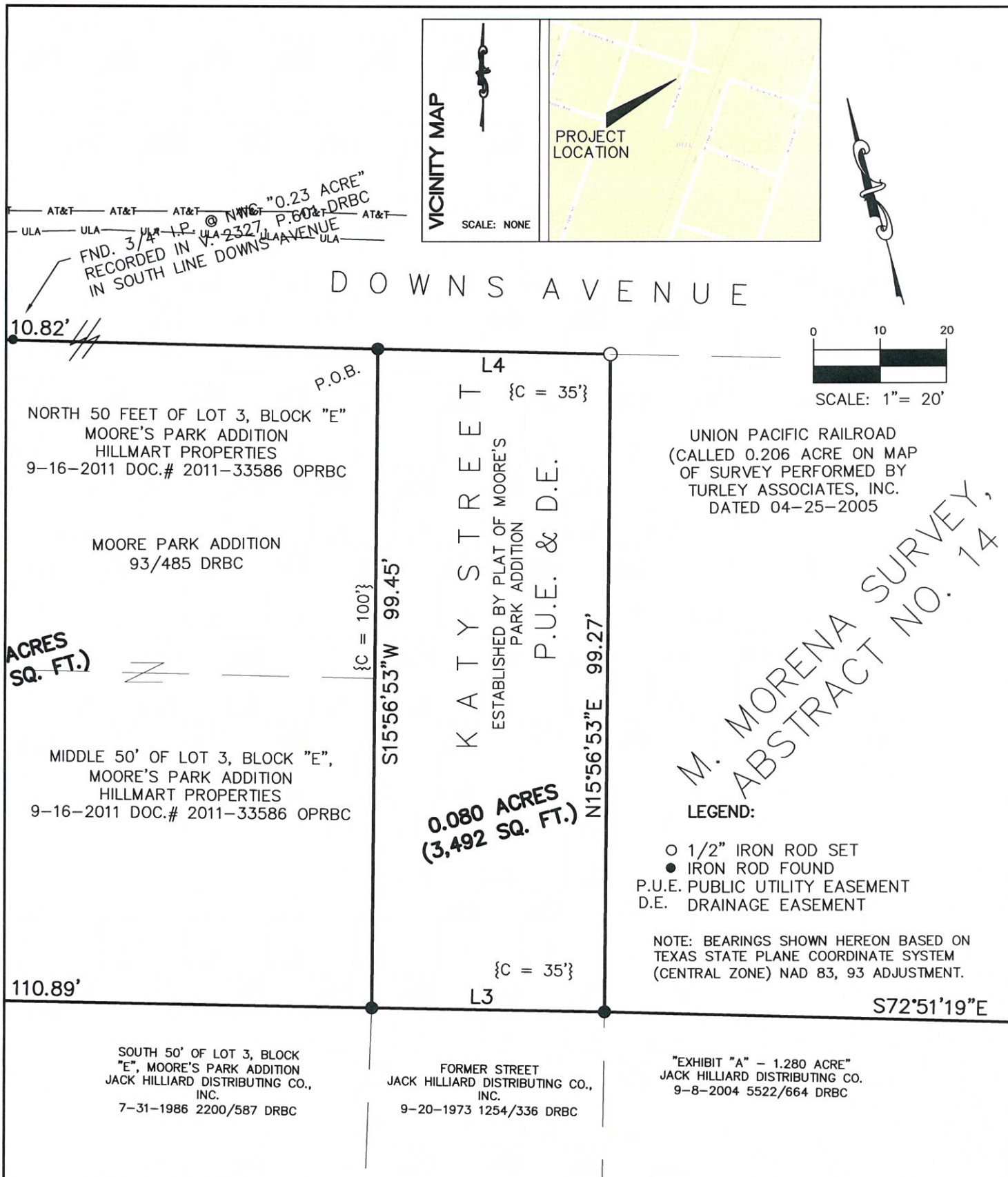
Planning staff contacted all utility providers, including the City Public Works Department, regarding the proposed ROW abandonment. All providers and city staff confirmed that the street may be conveyed but requested reserving utility and drainage easements, as one of the providers' responses indicated existing public telephone utility infrastructure along the east side, and the city has an existing sewer line in the ROW as well.

**FISCAL IMPACT:** Upon approval, the applicant proposes to purchase the abandoned street right-of-way at the fair market value of \$1,000-\$1,500, as recommended by a 3<sup>rd</sup> party broker's opinion. Staff recommends a purchase price of \$1,250. Proceeds received will be deposited into account 110-0000-461-0423, Sale of Land.

### **ATTACHMENTS:**

[Location Map and Survey](#)  
[Appraisal](#)  
[Ordinance](#)





THIS IS TO CERTIFY THAT, ON THIS DATE, A TRUE AND ACCURATE SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION OF A PORTION OF KATY STREET LOCATED IN TEMPLE, SITUATED IN BELL COUNTY, TEXAS, CREATED BY THE APPROVAL OF MOORE'S PARK ADDITION TO THE CITY OF TEMPLE, PLAT OF WHICH IS RECORDED IN VOLUME 93, PAGE 485, DEED RECORDS OF BELL COUNTY.

NOTE: NO TITLE COMMITMENT SUPPLIED OR REVIEWED FOR THIS PROJECT. PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF ALL EASEMENTS, COVENANTS AND CONDITIONS WHICH MAY AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.

TO: HILLIARD DISTRIBUTING COMPANY  
RE: SURVEY OF A PORTION OF KATY STREET, PROJ. NO. 17-696

#### SURVEYORS CERTIFICATE

THE PLAT SHOWN HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

DATE: SEPTEMBER 2017



BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN  
TAYLOR, TX 76774

PHONE: (512) 352-9090  
FAX: (512) 352-9091

FIRM No. 10128500

surveying@austin.rr.com  
bryantechnicalservices.com





July 31, 2017

Brian Chandler  
Director of Planning  
City of Temple  
2 N. Main Street  
Temple, Texas 76501

**RE: .0824 Street Parcel, Temple, Texas**

Dear Mr. Chandler,

Pursuant to the city's request, please let this letter serve as my opinion of value for a 0.0824 +/- acre tract at the intersection Downs Avenue and Katy Street in NE Temple. Based on my review of recently sold and currently available properties, along with my general understanding of the real estate market in the greater Temple, Texas area, I believe the property has a value in the range of \$1,000 to \$1,500.

Please note that I personally inspected the property, but that I am not a participant in the proposed sale of the property to Jack Hilliard Dist., Inc. My basis for this letter is that of a licensed real estate broker in the state of Texas, actively working within the real estate market of the subject property. This is solely my professional, independent opinion.

Should you have any questions or need anything further, please let me know.

Sincerely,

Bobby Spradley  
Broker

**DISCLAIMER: THIS IS AN OPINION OF VALUE AND SHOULD NOT BE CONSIDERED AN APPRAISAL.** I have not followed the Uniform Standards of Professional Appraisal Practice guidelines in reaching the value estimate shown. If an appraisal of the property is performed under USPAP, the value conclusions could be different than indicated herein. Neither Bobby Spradley nor Spradley Properties will be held liable for any claims or loss as a result of the information contained herein. The information contained herein is based on my general understanding of the real estate market in the greater Temple, Texas area, but has not been independently verified. Any projections, opinions, assumptions or estimations are for example only and do not necessarily represent the current or future sale price of the property. This opinion of value is based upon certain salient (and sometimes limited) information and is not intended to constitute an "appraisal" of the property.



ORDINANCE NO. \_\_\_\_\_  
(A-FY-18-01)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING ABANDONMENT AND CONVEYANCE OF APPROXIMATELY .08 ACRES OF THE 35-FOOT WIDE RIGHT OF WAY ALONG THE LAST 99 FEET OF KATY STREET SOUTH OF DOWNS AVENUE WHERE IT DEAD-ENDS INTO THE HILLIARD DISTRIBUTING PROPERTY IN THE MOORE'S PARK ADDITION, CITY OF TEMPLE, BELL COUNTY, TEXAS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

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**Whereas**, the applicant, Jack Hilliard, requests abandonment and conveyance of all of the 35-foot wide right of way south of Downs Avenue, approximately 99 feet in length and approximately .08 acres, and more particularly described in Exhibit A, attached hereto and made a part hereof for all purposes;

**Whereas**, the applicant owns the property bounding the west side and south of the strip, with the Union Pacific Railroad owning the property to the east - if the requested sale is approved, applicant proposes to continue using the old street as a driveway and gate the entrance at its intersection with Downs Avenue;

**Whereas**, Staff contacted all public and private utility service providers, including the Public Works Department, and confirmed that the street may be abandoned and conveyed, but requests reserving utility and drainage easements, as one of the providers' responses indicated existing public telephone utility infrastructure along the east side, and the City has an existing sewer line in the right of way;

**Whereas**, upon approval, the applicant proposes to purchase the abandoned street right-of-way at the fair market value of \$1,000-\$1,500, as recommended by a 3<sup>rd</sup> party broker's opinion;

**Whereas**, Staff recommends a purchase price of \$1,250 – proceeds received will be deposited into Account No. 110-0000-461-0423; and

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

**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 of Temple, Texas authorizes the abandonment and conveyance of approximately .08 acres of the 35-foot wide right of way along the last 99 feet of Katy Street south of Downs Avenue where it dead-ends into the Hilliard Distributing property in the Moore's Park Addition, City of Temple, Bell County, Texas, and more particularly described in Exhibit A.



**Part 3:** The City reserves a public utility and drainage easement in the abandoned right of way;

**Part 4:** Upon request, the City of Temple will provide a copy of this Ordinance and any other evidence of abandonment, which may be reasonably required.

**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 **18<sup>th</sup>** day of **January**, 2018.

PASSED AND APPROVED on Second Reading on the **1<sup>st</sup>** day of **February**, 2018.

THE CITY OF TEMPLE, TEXAS

\_\_\_\_\_  
DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Lacy Borgeson  
City Secretary

\_\_\_\_\_  
Kayla Landeros  
City Attorney



STATE OF TEXAS           §

COUNTY OF BELL           §

      This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_,  
2018, by Daniel A. Dunn, Mayor of the City of Temple, Texas.

\_\_\_\_\_  
Notary Public, State of Texas

**Return Recorded Document to:**

*City Attorney's Office  
2 North Main Street, Suite 308  
Temple, TX 76501*





## COUNCIL AGENDA ITEM MEMORANDUM

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Item #7(M)  
Consent Agenda  
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### **DEPT./DIVISION SUBMISSION & REVIEW:**

Lacy Borgeson, TRMC, City Secretary

### **ITEM DESCRIPTION:** Consider adopting resolution:

- (1) Ordering the General election for Mayor at-Large; and a Special Election to fill the vacancy for Councilmember District 1, for May 5, 2018.  
*(Ordenar las elecciones generales para el alcalde en general; y una Elección Especial para cubrir la vacante de Miembro del Concejo Distrito 1, para el 5 de mayo de 2018.)*
- (2) Authorizing joint election agreements with the Temple Health & Bioscience Economic Development District; Temple College and Temple Independent School District for the May 5, 2018 election.  
*(Autorizar acuerdos de elección conjunta con Temple Health & Bioscience Economic Development District; Temple College y Temple Independent School District para las elecciones del 5 de mayo de 2018.)*

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

**ITEM SUMMARY:** This proposed resolution calls the City's general election for Saturday, May 5, 2018 for the election of the Mayor At-Large for a three year term. The resolution also sets forth the polling places, early voting procedures, and various other requirements in accordance with State law and the City Charter.

If each candidate for an office that is to appear on the ballot for the general election to be held on May 5, 2018, is unopposed as of February 22, 2018, the City Council may declare each unopposed candidate elected and cancel the May 5, 2018 general election.

Should there be no opposition and only one candidate's name appears on the ballot for the special election to fill the vacancy in District 1, as of March 5, 2018, the City Council may declare the unopposed candidate elected and cancel the May 5, 2018 special election.

(2) This proposed resolution authorizes joint election agreements with the Temple Health & Bioscience Economic Development District; Temple College, and Temple Independent School District to conduct joint elections and share expenses for the May 5, 2018 general election. The City will be responsible for all duties associated with conducting the election and the costs will be shared equally between those parties holding elections. Should any of the entities declare the May 5, 2018 election to be canceled because of unopposed candidates, then the agreement will become void.



**FISCAL IMPACT:** Funding in the amount of \$7,800 is appropriated in account 110-1400-511-2517, as part of the City Secretary's budget for the 2018 General Election. All other entities holding joint elections with the City will pay their pro rata share of the total cost of conducting the election.

**ATTACHMENTS:**

[Resolution](#)



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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, CALLING A GENERAL ELECTION TO BE HELD WITHIN THE CITY FOR THE ELECTION OF MAYOR AT-LARGE; A SPECIAL ELECTION TO FILL THE VACANCY FOR COUNCILMEMBER DISTRICT 1; AUTHORIZING THE CITY MANAGER TO EXECUTE A JOINT ELECTION AGREEMENT WITH THE TEMPLE HEALTH & BIOSCIENCE ECONOMIC DEVELOPMENT DISTRICT, TEMPLE COLLEGE, AND THE TEMPLE INDEPENDENT SCHOOL DISTRICT FOR THE MAY 5, 2018 ELECTION; MAKING PROVISIONS FOR THE CONDUCT OF SAID ELECTION; CONTAINING OTHER PROVISIONS INCIDENT AND RELATED TO THE PURPOSE OF THIS RESOLUTION; AND PROVIDING AN OPEN MEETINGS CLAUSE.

---

**Whereas**, with regard to the General election for the Mayor At-Large and Special election for District 1 Councilmember, Section 41.001 of the Texas Election Code provides that regular municipal elections shall be held on the second Saturday in May;

**Whereas**, the laws of the State of Texas and the City of Temple further provide that the Election Code of the State of Texas is applicable to said election, and, in order to comply with said Code, an order should be passed establishing the procedure to be followed in said election and designating the voting places for said election;

**Whereas**, State law authorizes two or more political subdivisions to enter into an agreement to hold elections jointly when the political subdivisions are holding elections on the same day in all or part of the same territory or when State law makes holding a joint election mandatory;

**Whereas**, the Temple Health & Bioscience Economic Development District, Temple College, and Temple Independent School District share all or part of the voting districts of the City of Temple and desire to conduct joint elections with the City of Temple for the May 5, 2018, election;

**Whereas**, funds are allocated in the City Secretary's budget for the 2018 General Election – all other entities holding joint elections with the City will pay their pro rata share of the total cost of conducting the election;

**Whereas**, the City Council has considered the matter and deems it in the public interest to authorize 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 Resolution as if copied in their entirety.



**Part 2:** It is hereby ordered that a municipal General and Special election be held on Saturday, May 5, 2018, for the purpose of electing the Mayor At-Large and District 1 City Councilmember. One Mayor At-Large shall be elected, and one City Councilmember shall be elected by the voters from District 1.

In each race, the candidate receiving a majority of the votes cast in such election shall be declared elected by the City Council. If none of the candidates receives a majority of the votes cast in a particular race, the City Council shall order a run-off election as provided by the City Charter, at which the two candidates receiving the highest number of votes in the May 5, 2018 election shall stand for election. The candidate receiving the greatest number of votes in the run-off election shall be declared elected by the City Council. The newly appointed Mayor shall hold the office for a term of three years, and the District 1 Councilmember shall hold office for a term of three years.

**Part 3:** Optical scan paper ballots shall be used for early voting, voting by mail and Election Day voting in each polling place, in conjunction with the ES&S Model Precinct Ballot Counter. The ES&S AutoMARK Voter Assist Terminal, which is Help America Vote Act (HAVA) compliant, will also be used for early voting and in each polling place on Election Day. Both systems of voting shall provide privacy for voters while casting their votes in accordance with Section 51.032 of the Texas Election Code. The vote for the election of Mayor At-Large and District 1 Councilmember shall be recorded in such a manner as will permit the voters to cast one vote: one for a candidate from the single member district if the voter resides in District 1 and one for a candidate in the at-large election.

**Part 4:** All independent candidates at the General election to be held on May 5, 2018, for the above-mentioned Offices, shall file their applications to become candidates with the City Secretary of the City of Temple at the City Secretary's Office, Room 103, first floor of the Municipal Building, 2 North Main Street, Temple, Texas, beginning 108 days before the date of said election, being January 17, 2018, and ending on or before 78 days before the date of said election being February 16, 2018, in compliance with Section 143.007 of the Texas Election Code. No person may, in such election, be a candidate for two positions. All applications shall be sworn to and comply with Section 141.031 of the Election Code. All candidates shall file with said application the loyalty affidavit and statement regarding awareness of the State nepotism statute as required by Article 141.031 of the Election Code.

**Part 5:** All independent candidates at the Special election to be held on May 5, 2018, for the above-mentioned Offices, shall file their applications to become candidates with the City Secretary of the City of Temple at the City Secretary's Office, Room 103, first floor of the Municipal Building, 2 North Main Street, Temple, Texas, beginning 92 days before the date of said election, being February 2, 2018, and ending on or before 61 days before the date of said election being March 5, 2018, in compliance with Section 201.054 of the Texas Election Code. No person may, in such election, be a candidate for two positions. All applications shall be sworn to and comply with Section 141.031 of the Election Code. All candidates shall file with said application the loyalty affidavit and statement regarding awareness of the State nepotism statute as required by Article 141.031 of the Election Code.



**Part 6:** The City Secretary of this City shall, in accordance with the terms and provisions of the Election Code, post in her Office the names of all candidates who have filed their application in accordance with the terms and provisions of this order, and said names shall be posted in a conspicuous place in said Office for at least ten (10) days before said City Secretary orders the same to be printed on the ballot for said election.

**Part 7:** The election shall be held at the following places in the City for the election called by this resolution:

***Early Voting Location***

Municipal Building,  
2 North Main Street, 1<sup>st</sup> Floor, Lobby Area  
(between Central and Adams)

**Election Day**

Fred Poteet Building  
120 West Central Avenue  
(building west of Municipal Building)

**Part 8:** (a) **Early voting by personal appearance.** Any registered voter is eligible to vote early by personal appearance on weekdays, beginning on April 23, 2018, and ending on May 1, 2018, First Floor Conference Room, Municipal Building, Temple, Texas. Early Voting will be conducted from 8:00 a.m. to 5:00 p.m. April 24, 2017 through April 28, 2017. During the time period of April 30 and May 1, 2018, Early voting will be conducted from 7:00 a.m. to 7:00 p.m.

(b) **Early voting by mail.** A registered voter is eligible to vote early *by mail* if (1) the voter expects to be absent from the county on election day, and during the regular hours for conducting early voting at the main early voting polling place for the part of the period for early voting by personal appearance remaining after the voter's early voting ballot application is submitted to the early voting clerk, (2) the voter is under a disability that would prevent them from appearing at the polling place on election day, (3) the voter will be 65 years of age or older on election day, or (4) the registered voter is confined in jail at the time the early voting ballot application is submitted.

(1) Applications for ballot by mail shall be mailed to Lacy Borgeson, City Secretary, P.O. Box 207, Temple, Texas 76503, and must be received no later than April 24, 2018, provided that if the sole ground for voting early by mail is that the voter will be out of the county on Election Day.

**Part 9:** Lacy Borgeson, the City Secretary, is hereby appointed Clerk for early voting, and authorized to appoint by written order one or more persons to assist her as deputy early voting clerks. The early voting clerk shall maintain a roster listing each person who votes early by personal appearance and for each person to whom an early ballot to be voted by mail is sent in accordance with Section 87.121 of the Texas Election Code. The early voting clerk shall perform all other duties required by her by the Texas Election Code.



**Part 10:** The Mayor shall make proclamation of the May 5, 2018 election and issue, or cause to be issued, all necessary orders, writs and notices for said election and returns of said election shall be made to this the City Council immediately after the closing of the polls. The Mayor is further authorized to give notice of a run-off election if such election is necessary. The City Secretary shall cause notice of this election, in both English and Spanish, to be published and posted in compliance with Texas Election Code Section 4.003(a)(1) and 4.003(b).

**Part 11:** A copy of this order shall also serve as a Writ of Election which shall be delivered to the Presiding Judges for said election along with the Election Judge's Certificate of Appointment.

**Part 12:** The City Secretary is hereby authorized and instructed to provide and furnish all necessary election supplies to conduct said election and to comply with Federal, State, and local law and in the conduct thereof.

**Part 13:** If any section or part of any section, paragraph, or clause of this resolution is declared invalid or unconstitutional for any reason, such declaration shall not be held to invalidate or impair the validity, force, or effect of any other section or sections, part of section, paragraph, or clause of this resolution.

**Part 14:** This resolution shall take effect immediately from and after its passage, and it is accordingly so ordained.

**Part 15:** 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 on the 1<sup>st</sup> day of **February, 2018**.

THE CITY OF TEMPLE, TEXAS

\_\_\_\_\_  
DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Lacy Borgeson  
City Secretary

\_\_\_\_\_  
Kayla Landeros  
City Attorney





## COUNCIL AGENDA ITEM MEMORANDUM

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Item #7(N)  
Consent Agenda  
Page 1 of 1

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

Traci Barnard, Director of Finance

**ITEM DESCRIPTION:** Consider adopting a resolution authorizing budget amendments for fiscal year 2017-2018.

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

**ITEM SUMMARY:** This item is to recommend various budget amendments, based on the adopted FY 2017-2018 budget. The amendments will involve transfers of funds between contingency accounts, department and fund levels.

**FISCAL IMPACT:** The total amount of budget amendments is \$87,428.

**ATTACHMENTS:**

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



**CITY OF TEMPLE**  
**BUDGET AMENDMENTS FOR FY 2018 BUDGET**  
**February 1, 2018**

ACCOUNT #	PROJECT #	DESCRIPTION	APPROPRIATIONS	
			Debit	Credit
110-1800-525-2221		Capital < \$5,000 / Computer Equipment	\$ 670	
110-0000-452-0455		Administrative Fees / Technology Fee		\$ 670
To appropriate Court Technology Fees for the purchase of an Ithica Series 150 receipt printer.				
110-3500-552-2232		Capital < \$5,000 / Park Fee Expenditures - Little Bluestem Park	\$ 1,350	
110-0000-461-0830		Other / Other Revenues - Developer Fees		\$ 1,350
To appropriate Park Developer Fees for the construction of a sidewalk in Little Bluestem Park.				
110-3500-552-6332	101819	Capital Buildings & Grounds / Park Fee Expenditures - South Temple Park	\$ 66,600	
110-0000-461-0830		Other / Other Revenues - Developer Fees		\$ 66,600
To appropriate Park Developer Fees for the construction of restrooms at South Temple Park.				
260-2300-540-2649		Contracted Services / Landfill Tipping Fees	\$ 10,000	
260-0000-431-0261		State Grant / State Grant		\$ 10,000
To appropriate grant proceeds made available to the Central Texas Council of Governments (CTCOG) from the Texas Commission on Environmental Quality (grant # 582-18-80532). On November 2, 2017, Council adopted a resolution authorizing the City to apply for the grant through an interlocal agreement with CTCOG to perform a household hazardous waste collection event in Temple. The event was held on October 14, 2017.				
520-5200-535-2326		Repair & Maintenance / Hydrants & Valves	\$ 832	
520-0000-443-3054		Other Charges / Insurance Claims		\$ 832
To appropriate insurance proceeds from Kemper for damages to a fire hydrant at Charter Oak and Kegley Road.				
110-2011-521-2140		Supplies / Blue Santa	\$ 5,892	
110-0000-442-0740		Police Revenue / Blue Santa Donations		\$ 5,892
To appropriate donations received for the Blue Santa program.				
110-1200-515-2210		Capital < \$5,000 / Furniture & Fixtures	\$ 2,084	
110-6000-513-2514		Other Services / Travel & Training		\$ 2,084
To reallocate funding for the purchase of office furniture for additional staff in Finance due to the reorganization of Facility Services and General Services.				
<b>TOTAL AMENDMENTS</b>			<b>\$ 87,428</b>	<b>\$ 87,428</b>



**CITY OF TEMPLE**  
**BUDGET AMENDMENTS FOR FY 2018 BUDGET**  
February 1, 2018

ACCOUNT #	PROJECT #	DESCRIPTION	APPROPRIATIONS	
			Debit	Credit
		GENERAL FUND		
		Beginning <b>Contingency</b> Balance	\$	-
		Added to Contingency Sweep Account		-
		Carry forward from Prior Year		-
		Taken From Contingency		-
		Net Balance of Contingency Account	\$	-
		Beginning <b>Judgments &amp; Damages</b> Contingency	\$	25,182
		Added to Contingency Judgments & Damages from Council Contingency		-
		Taken From Judgments & Damages		(10,000)
		Net Balance of Judgments & Damages Contingency Account	\$	15,182
		Beginning <b>Compensation</b> Contingency	\$	343,000
		Added to Compensation Contingency		-
		Taken From Compensation Contingency		(343,000)
		Net Balance of Compensation Contingency Account	\$	-
		<b>Net Balance Council Contingency</b>	\$	15,182
		Beginning Balance <b>Budget Sweep</b> Contingency	\$	-
		Added to Budget Sweep Contingency		-
		Taken From Budget Sweep		-
		Net Balance of Budget Sweep Contingency Account	\$	-
		WATER & SEWER FUND		
		Beginning <b>Contingency</b> Balance	\$	65,000
		Added to Contingency Sweep Account		-
		Taken From Contingency		(4,884)
		Net Balance of Contingency Account	\$	60,116
		Beginning <b>Compensation</b> Contingency	\$	63,000
		Added to Compensation Contingency		-
		Taken From Compensation Contingency		(63,000)
		Net Balance of Compensation Contingency Account	\$	-
		<b>Net Balance Water &amp; Sewer Fund Contingency</b>	\$	60,116
		HOTEL/MOTEL TAX FUND		
		Beginning <b>Contingency</b> Balance	\$	-
		Added to Contingency Sweep Account		-
		Carry forward from Prior Year		-
		Taken From Contingency		-
		Net Balance of Contingency Account	\$	-
		Beginning <b>Compensation</b> Contingency	\$	19,000
		Added to Compensation Contingency		-
		Taken From Compensation Contingency		(19,000)
		Net Balance of Compensation Contingency Account	\$	-
		<b>Net Balance Hotel/Motel Tax Fund Contingency</b>	\$	-
		DRAINAGE FUND		
		Beginning <b>Contingency</b> Balance	\$	807,065
		Added to Contingency Sweep Account		-
		Carry forward from Prior Year		-
		Taken From Contingency		(305,900)
		Net Balance of Contingency Account	\$	501,165
		Beginning <b>Compensation</b> Contingency	\$	12,500
		Added to Compensation Contingency		-
		Taken From Compensation Contingency		(12,500)
		Net Balance of Compensation Contingency Account	\$	-
		<b>Net Balance Drainage Fund Contingency</b>	\$	501,165



CITY OF TEMPLE  
BUDGET AMENDMENTS FOR FY 2018 BUDGET  
February 1, 2018

ACCOUNT #	PROJECT #	DESCRIPTION	APPROPRIATIONS	
			Debit	Credit
		FED/STATE GRANT FUND		
		Beginning <b>Contingency</b> Balance		\$ -
		Carry forward from Prior Year		39,299
		Added to Contingency Sweep Account		6,926
		Taken From Contingency		(37,343)
		<b>Net Balance Fed/State Grant Fund Contingency</b>		<b>\$ 8,882</b>



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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, APPROVING BUDGET AMENDMENTS TO THE 2017-2018 CITY BUDGET; AND PROVIDING AN OPEN MEETINGS CLAUSE.

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**Whereas**, on the 25<sup>th</sup> day of August, 2017, the City Council approved a budget for the 2017-2018 fiscal year; and

**Whereas**, the City Council deems it in the public interest to make certain amendments to the 2017-2018 City Budget.

**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 approves amending the 2017-2018 City Budget by adopting the budget amendments which are more fully described in Exhibit 'A,' attached hereto and made a part hereof for all purposes.

**Part 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 1<sup>st</sup> day of **February**, 2018.

THE CITY OF TEMPLE, TEXAS

\_\_\_\_\_  
DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Lacy Borgeson  
City Secretary

\_\_\_\_\_  
Kayla Landeros  
City Attorney





## COUNCIL AGENDA ITEM MEMORANDUM

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02/01/18  
Item #8  
Regular Agenda  
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### **DEPT./ DIVISION SUBMISSION & REVIEW:**

Mark Baker, Senior Planner

**ITEM DESCRIPTION:** SECOND READING – PUBIC HEARING - Z-FY-18-03: Consider adopting an ordinance authorizing the rezoning of a 1.49 +/- acre tract of land from Planned Development Multiple-Family Dwelling 1 to Neighborhood Service, located at the northeast corner of South Martin Luther King Jr. Drive and Case Road, addressed as 2945 South Martin Luther King Jr. Drive.

**STAFF RECOMMENDATION:** Staff recommends approval of a rezoning to Neighborhood Services for the following reasons:

1. The proposed NS zoning is compatible with surrounding zoning, existing and anticipated uses as well as future growth trends in the area;
2. The proposal is in compliance with the Thoroughfare Plan; and
3. Public facilities are available to serve the subject property.

**PLANNING & ZONING COMMISSION RECOMMENDATION:** At their December 18, 2017 meeting, the Planning & Zoning Commission recommended seven to zero to recommend approval of the proposed rezoning per staff's recommendation.

**ITEM SUMMARY:** The applicant, Turley Associates, on behalf of Austin Hill Capital LLC, requests the rezoning of a 1.49 +/- acre unplatted tract of land, from Planned Development – Multi-Family One (PD-MF-1) zoning district per Ordinance 2000-2694 on March 2, 2000. While the request is only for a portion of a larger 68.4 +/- acres, an amendment to the ordinance is necessary since it is included in the zoning designation and includes provisions for residential development that has not occurred on the 1.49 +/- acres.

While it is anticipated to be developed with non-residential uses within the Neighborhood Service (NS) zoning designation, no specific development has been identified at this time. The property would be allowed to develop by any uses permitted or conditionally permitted with the NS district.

**SUBDIVISION PLAT:** A subdivision plat will be required prior to development. The subdivision plat would address lot boundary and any needed right-of-way (ROW) along both South Martin Luther King Jr. Drive and Case Road as well as other subdivision-related requirements by the Development Review Committee (DRC).



While it is anticipated for the property to be developed with non-residential uses, there are a number of both residential and non-residential uses that are permitted in the NS district. The uses are presented 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 Auto-Urban Multi-Family Future Land Use Map (FLUM) designation. The Auto-Urban Multi-Family designation, is intended for residential development whether it be multi-family or in combination with single family residential development and is not consistent with the proposed NS zoning. However, it can be interpreted that since the requested zoning is only 1.49 +/- acres, the proposed NS zoning would provide non-residential support to the area for the adjacent Village at Meadowbend & Meadows at Creekside.

Additionally, the proposed NS zoning is in proximity to the recently approved South Pointe development (Ord. 2017-4843) with Single-Family Attached-Three (SFA-3) & Single Family Three (SF-3) zoning. The South Pointe development is proposed to be developed with townhomes and detached single family homes respectively. The additional residences will benefit from the presence of the neighborhood service uses.

While the request, at face-value is not consistent with the Auto-Urban Multi-Family FLUM designation, the proposed rezoning is of limited acreage and would support the existing and proposed residential uses in the area, it therefore **is** consistent with the FLUM designation.

Thoroughfare Plan (CP Map 5.2)

The subject property takes access from both South Martin Luther King Jr. Drive, a minor arterial and Case Road, a collector. The required subdivision plat will address any needed right-of-way dedication for both. To date, no dedication issues have been identified by staff but will be further evaluated with a forthcoming plat. No Transportation Capital Improvement Program (TCIP) improvements scheduled through FY 2024 have been identified.

Availability of Public Facilities (CP Goal 4.1)

Water is available through a 12-inch water line on the north side of Case Road and a 12-inch waterline in South Martin Luther King Jr. Drive. Sewer is available through an 8-inch sewer line in Case Road.

Temple Trails Master Plan Map and Sidewalks Ordinance

A proposed Local Connector Trail along South Martin Luther King Jr. Drive is shown on the Trails Master Plan. As a minor arterial, a minimum 6' sidewalk is required along South Martin Luther King Jr. Dr. Additionally, Case Road, as a collector, requires a four foot sidewalk. Provisions for the sidewalk will be addressed during the plat review stage.



**DEVELOPMENT REGULATIONS:** The attached tables compare and contrast, the current land uses and development standards for the current PD-MF-1 and the proposed NS districts as provided for in UDC Sections 5.1 & 4.5.

**PUBLIC NOTICE:** Six 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 Monday January 8, 2018 at 9:00 AM, one notice in disagreement has been received.

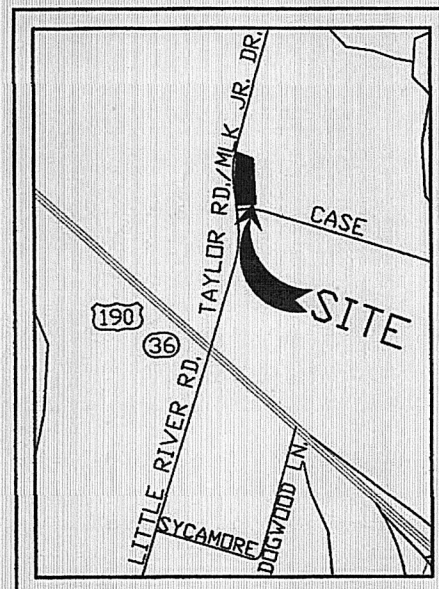
The newspaper printed notice of the public hearing on December 7, 2017, in accordance with state law and local ordinance.

**FISCAL IMPACT:** Not Applicable

**ATTACHMENTS:**

[Survey Map & Field Notes \(Exhibit A\)](#)  
[Ordinance 2000-2694](#)  
[Photos](#)  
[Tables](#)  
[Maps](#)  
[Returned Property Notice](#)  
[P&Z Excerpts \(December 18, 2017\)](#)  
[Ordinance](#)





VICINITY MAP  
NTS

SCALE = 1:50

BEING a 1.491 acre tract of land situated in the MAXIMO MORENO SURVEY, ABSTRACT No. 14, Bell County, Texas and being a part or portion of that certain 53.410 acre tract of land described in a Warranty Deed with Vendor's Lien dated October 9, 2001 from Montie J. Kitching and wife, Clara Berry Kitching to Encinas Group of Texas, Inc. a Texas corporation and being of record in Volume 4508, Page 267, Official Public Records, Bell County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found being in the south boundary line of the said 53.410 acre tract and being in the north right-of-way line of Case Road (No recordation found) and being the southwest corner of that certain 10.001 acre tract of land described as The Village at Meadowbend II according to the map or plat of record in Cabinet D, Slide 48-D, Plat Records of Bell County, Texas for corner;

THENCE N. 73° 24' 18" W., 163.63 feet (calls N. 73° 24' 20" W., 1797.29 feet in Volume 4508, Page 267) departing the said 10.001 acre tract and with the south boundary line of the said 53.410 acre tract and the said north right-of-way line of Case Road to a 5/8" iron rod found being the southwest corner of the said 53.410 acre tract and being in the east right-of-way line of Martin Luther King, Jr. Drive as described in a Warranty Deed dated May 28, 1996 from Montie J. Kitching and wife, Clara Kitching to the City of Temple and being of record in Volume 3478, Page 600, Official Public Records, Bell County, Texas for corner;

THENCE N. 06° 57' 32" W., 150.48 feet (calls N. 07° 00' 25" W., 150.50 feet in Volume 4508, Page 267) and (calls S. 06° 56' 30" E., 150.48 feet in Volume 3478, Page 600) departing the said north right-of-way line of Case Road and with the west boundary line of the said 53.410 acre tract and the said east right-of-way line of Martin Luther King Jr. Drive to a 5/8" iron rod with cap stamped "ACS" found being at the beginning of a curve to the right having a radius equals 960.00 feet (calls 960.00 feet in Volume 4508, Page 267) and (calls 960 feet in Volume 3478, Page 600), chord bearing equals N. 01° 28' 57" E., 278.49 feet (calls N. 01° 29' 00" E., 278.47 feet in Volume 4508, Page 267) and (calls S. 04° 24' 30" W., 377.93 feet in Volume 3478, Page 600) for corner;

This project is referenced to the City of Temple Coordinate System, an extension of the Texas Coordinate System of 1983, Central Zone. All distances are horizontal surface distances unless noted, and all bearings are grid bearings. All coordinate values are referenced to City Monument No. 31. The theta angle at said monument is 01°32'47". The Combined Correction Factor (CCF) is 0.999851. Published City Coordinates are N=10360310.53, E=3236600.50. The tie from the above City Monument to the POB of the 1.491 acre tract is N27°01'14"W 3605.38 feet. Grid Distance= Surface Distance X CCF. Geodetic North= Grid North + theta angle.

## EXHIBIT A

THENCE 279.47 feet (calls 279.45 feet in Volume 4508, Page 267) and (calls 380.41 feet in Volume 3478, Page 600) along the arc of said curve to the right and continuing with the said west boundary line and the said east right-of-way line of Martin Luther King Jr. Drive to a 1/2" iron rod with cap stamped "ACS" found being an exterior ell corner in the west boundary line of the said 53.410 acre tract and being the southwest corner of that certain tract of land described as The Village at Meadowbend according to the map or plat of record in Cabinet C, Slide 299-C, Plat Records of Bell County, Texas for corner;

THENCE S. 74° 16' 21" E., 150.95 feet (calls S. 74° 16' 21" E., 684.85 feet in Volume 4508, Page 267) departing the said east right-of-way line of Martin Luther King Jr. Drive and continuing with the west boundary line of the said 53.410 acre tract and with the south boundary line of the said Village at Meadowbend to a 1/2" iron rod found being the northwest corner of the said Village at Meadowbend II and being at the beginning of a curve to the left having a radius equals 810.00 feet (calls 810.00 feet in Cabinet D, Slide 48-D), chord bearing equals S. 00° 56' 15" W., 219.47 feet (calls N. 00° 56' 15" E., 219.47 feet in Cabinet D, Slide 48-D) for corner;

THENCE 220.15 feet (calls 220.15 feet in Cabinet D, Slide 48-D) departing the said west boundary line and the said Village at Meadowbend and with the west boundary line of the said Village at Meadowbend II along the arc of said curve to the left to a 1/2" iron rod found for corner;

THENCE S. 06° 57' 32" E., 215.73 feet continuing with the said west boundary line of said Village at Meadowbend II (calls N. 06° 57' 32" W., 215.73 feet in Cabinet D, Slide 48-D) to the Point of BEGINNING and containing 1.491 acres of land.

\*\*\*\*\*

The following easements do not affect this tract:  
Volume 494, Page 80  
Volume 530, Page 408  
Volume 708, Page 130

Non-exclusive easement to Time Warner Cable Waco, L.P. in Volume 6121, Page 614 is a blanket easement which affects this tract.

Easement to Lone Star Gas Company in Volume 382, Page 526 is a blanket easement which affects this tract. Partial Release of Easement in Volume 5701, Page 39 modifies this blanket easement to a 50' wide strip of land as located on Lot 1, Block 1, The Village at Meadowbend II.

CERTIFIED TO: Heritage Title Company of Austin, Inc. and Chicago Title Insurance Company

STATE OF TEXAS : KNOW ALL MEN BY THESE PRESENTS, that I Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, COUNTY OF BELL : do hereby certify that this survey was this day made on the ground of the property described herein and is correct and that there are no discrepancies, conflicts, shortages in the area, easements, and right-of-ways except as shown hereon, that this tract of land has access to and from a public road, and I have marked all corners with monuments.

This Property is not within the Special Flood Hazard Area as per the Federal Emergency Management Agency Federal Insurance Administration Map No. 480034-0010-C, dated January 19, 1983.

IN WITNESS THEREOF, my hand and seal, this the 25th day of July, 2007.

*Michael E. Alvis*  
Michael E. Alvis, R.P.L.S., No. 5402



ENGINEERING • PLANNING • SURVEYING  
CONSTRUCTION MANAGEMENT

TURLEY ASSOCIATES, INC.

301 N. 3rd ST. TEMPLE, TEXAS 773-2400  
E-MAIL: VDTURLEY@AOL.COM (254) 773-3998

1.491 ACRES

CITY OF TEMPLE, BELL COUNTY, TEXAS

### REVISIONS

07/25/07	certified to	JFB

DATE: 07-25-07  
DRN. BY: JFB  
REF.:

FIELD BOOK  
JOB NO.: 07-321  
SHEET 1 OF 1  
COMPUTER DWG. NO.

11796-C  
DRAWING NUMBER



BEING a 1.491 acre tract of land situated in the MAXIMO MORENO SURVEY, ABSTRACT No. 14, Bell County, Texas and being a part or portion of that certain 53.410 acre tract of land described in a Warranty Deed with Vendor's Lien dated October 9, 2001 from Montie J. Kitching and wife, Clara Berry Kitching to Encinas Group of Texas, Inc. a Texas corporation and being of record in Volume 4508, Page 267, Official Public Records, Bell County, Texas and being more particularly described by metes and bounds as follows:

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Page 1 of 2

## EXHIBIT A



beginning of a curve to the left having a radius equals 810.00 feet (calls 810.00 feet in Cabinet D, Slide 48-D), chord bearing equals S. 00° 56' 15" W., 219.47 feet (calls N. 00° 56' 15" E., 219.47 feet in Cabinet D, Slide 48-D) for corner;

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\*\*\*\*\*

I, Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that these field notes are a correct representation of a survey made on the ground.



Michael E. Alvis, R.P.L.S.#5402  
July 9, 2007

THIS PROJECT IS REFERENCED TO THE CITY OF TEMPLE COORDINATE SYSTEM, AN EXTENSION OF THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE. ALL DISTANCES ARE HORIZONTAL SURFACE DISTANCES UNLESS NOTED AND ALL BEARINGS ARE GRID BEARINGS.

ALL COORDINATE VALUES ARE REFERENCED TO CITY MONUMENT NUMBER 31.  
THE THETA ANGLE AT SAID CITY MONUMENT IS 01° 32' 47"  
THE COMBINED CORRECTION FACTOR (CCF) IS 0.999851  
PUBLISHED CITY COORDINATES ARE N = 10,360,310.53 E = 3,236,600.50  
THE TIE FROM THE ABOVE CITY MONUMENT TO THE CONCRETE MONUMENT FOUND IS  
N. 27° 01' 14" W., 3,605.38 FEET.  
GRID DISTANCE = SURFACE DISTANCE X CCF  
GEODETIC NORTH = GRID NORTH + THETA ANGLE

See attached surveyors sketch that accompanies this set of field notes (ref: Turley Associates, Inc. drawing no.11796-C).

## EXHIBIT A



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ORDINANCE NO. 2000-2694

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, APPROVING A ZONING CHANGE FROM AGRICULTURAL DISTRICT TO PLANNED DEVELOPMENT (MF-1) DISTRICT ON 68.4 ACRES OF LAND, OUT OF OUTBLOCKS 1006-A, C, D, CITY ADDITION, LOCATED AT 2805 MARTIN LUTHER KING, JR. DRIVE, NORTH OF CASE ROAD, IN ACCORDANCE WITH SECTIONS 7-500 THROUGH 7-509 OF THE COMPREHENSIVE ZONING ORDINANCE; PROVIDING CONDITIONS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

---

Whereas, the owner of the property described as 68.4 acres of land, out of Outblocks 1006-A, C, D, City Addition, located at 2805 Martin Luther King, Jr. Drive, has requested a zoning change from Agricultural District to Planned Development (MF-1) District; and

Whereas, the City Council, after notice and a public hearing, finds that it is in the public interest to authorize this action.

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

**Part 1:** The zoning classification of the property described as 68.4 acres of land, out of Outblocks 1006-A, C, D, City Addition, located at 2805 Martin Luther King, Jr. Drive, more fully described in Exhibit "A," attached hereto and made a part hereof for all purposes, is changed from Agricultural District to Planned Development (MF-1) District.

**Part 2:** In accordance with Sections 7-500 through 7-509 of the Comprehensive Zoning Ordinance of the City of Temple, Texas, Ordinance No. 91-2101, is amended by changing the zoning classification of the property described in Part 1 above, to Planned Development District (MF-1), and shall comply with all applicable sections of the Code of Ordinances of the City of Temple, Texas, and all local, State and Federal laws and regulations as they may now read or hereafter be amended, including but not limited to the following conditions:

- (a) The use of the property shall conform to all requirements of the MF-1 Zoning District.
- (b) The development of the property shall conform to all requirements of the MF-1 Zoning District.
- (c) Development or redevelopment of the property shall require site plan approval by both the Planning Commission and the City Council with the same requirements as for a zone change application. For the portion of the property devoted to single family housing or park property, a plat will suffice for the site plan.



- (d) No more than 18 acres may be used as multifamily with a maximum density of 11.66 dwelling units per acre with the balance of the property being developed in detached single family homes and public park property.

These conditions shall be express conditions of any building permit issued for construction on the property which may be enforced by the City of Temple by an action either at law or in equity, including the right to specifically enforce the requirements of the ordinance, and these requirements shall run with the land.

**Part 3:** The Director of Planning is hereby directed to make the necessary changes to the City Zoning Map accordingly.

**Part 4:** 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 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 is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings.


PASSED AND APPROVED on First Reading on the 2<sup>nd</sup> day of March, 2000.

PASSED AND APPROVED on Second and Final Reading on the 16<sup>th</sup> day of March, 2000.

THE CITY OF TEMPLE, TEXAS

  
KEIFER MARSHALL, JR., Mayor

APPROVED AS TO FORM:

  
Jonathan Graham  
City Attorney

ATTEST:



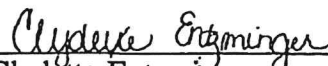
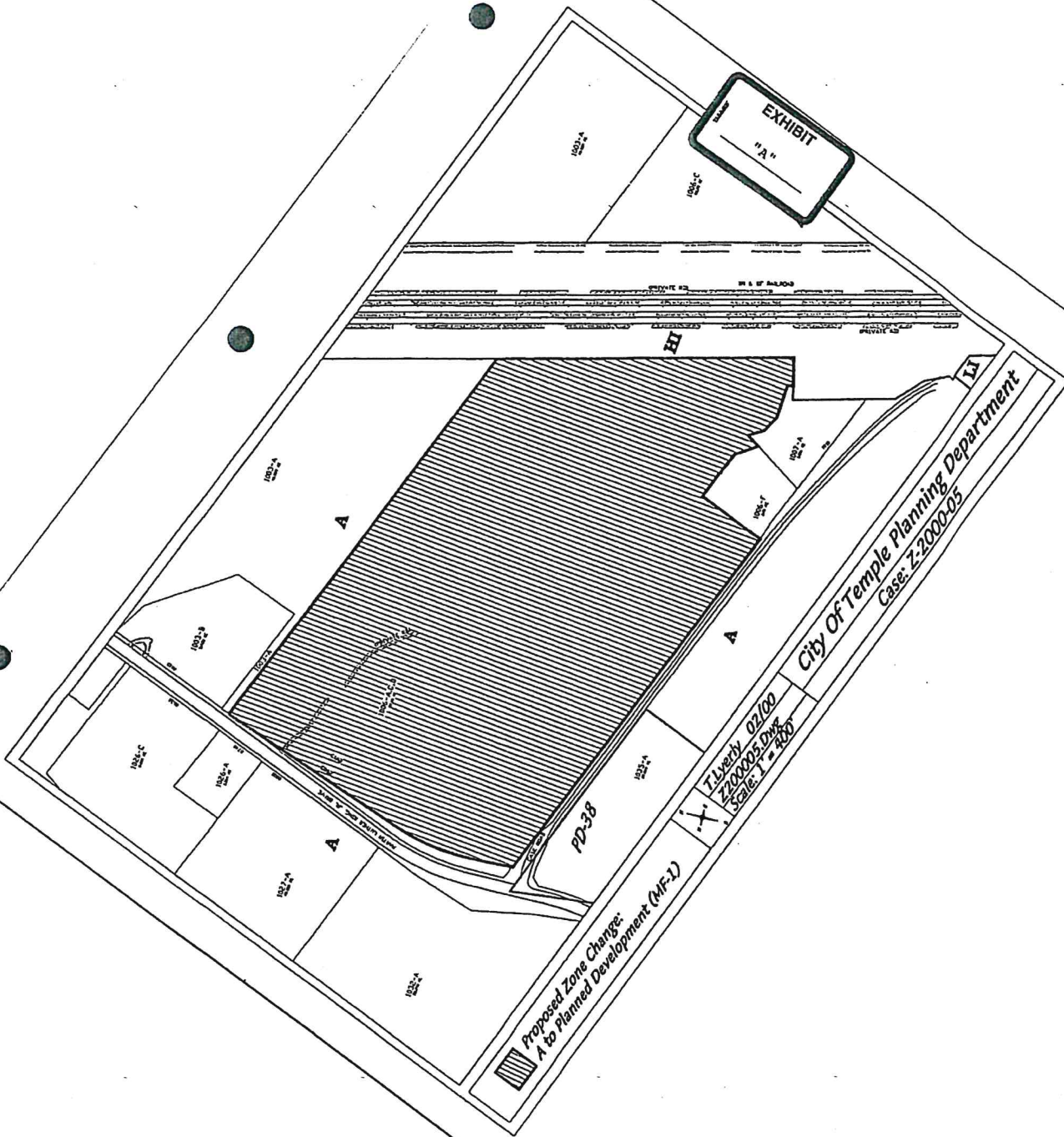
  
Clydette Entzminger  
City Secretary



EXHIBIT  
"A"





# Site & Surrounding Property Photos



**Site (Looking North toward Site from Case Road): Undeveloped (PD-MF-1)**



**North (Zoomed-In) Looking Across Site toward North): Multi-Family Residential Village at Meadowbend (PD-MF-1)**





**South: Looking across Case Road toward Future South Pointe Development:  
Undeveloped  
(SFA-3 & SF-3 Ordinance 2017-4843)**



**East: Multi-Family Residential (Village at Meadowbend)  
(PD-MF-1)**





**West (Looking Across the Site & South Martin Luther King JR. Drive):  
Undeveloped  
(PD-O2)**



# Tables

**Permitted & Conditional Uses Table  
Comparison between PD-MF-1 & NS**

<b>Use Type</b>	<b>Planned Development Multi-Family One (PD-MF-1)</b>	<b>Neighborhood Service (NS)</b>
<b>Agricultural Uses</b>	Farm, Ranch or Orchard	Same as PD-MF-1
<b>Residential Uses</b>	Single Family Residence (Detached & Attached) Apartments Townhouse Triplex Duplex Industrialized Housing Family / Group Home	<b>Single Family Detached &amp; Attached Only</b> <b>Industrialized Housing</b> <b>Family or Group Home (CUP)</b> No Apartment No Townhouse No Triplex No Duplex
<b>Retail &amp; Service Uses</b>	None	Most Retail & Service Uses Beer & Wine Sales, off-premise consumption (CUP)
<b>Commercial Uses</b>	None	Same as PD MF-1
<b>Industrial Uses</b>	Temporary Asphalt & Concrete Batching Plat (CUP)	Same as PD-MF-1 Laboratory, medical, dental, scientific or research (CUP)
<b>Recreational Uses</b>	Park or Playground	Same as PD-MF-1
<b>Educational &amp; Institutional Uses</b>	Cemetery (CUP) Place of Worship Social Svc. Shelter (CUP) Halfway House (CUP)	Same as PD-MF-1
<b>Vehicle Service Uses</b>	None	Fuel Sales (CUP)
<b>Restaurant Uses</b>	None	Restaurant - No Drive-In
<b>Overnight Accommodations</b>	None	Same as PD-MF-1



### Surrounding Property Uses

	<u>Surrounding Property &amp; Uses</u>		
<u>Direction</u>	<u>FLUP</u>	<u>Zoning</u>	<u>Current Land Use</u>
Site	Auto-Urban Multi-Family	PD-MF-1	Undeveloped
North	Auto Urban Multi-Family	PD-MF-1	Scattered SF Uses
South	Auto Urban Multi-Family / Commercial	SFA-3 & SF-3	Undeveloped - Proposed South Pointe Development
East	Auto Urban Multi-Family / Auto Urban Residential	PD-MF-1	Multi-Family & Single Family Uses (Village at Meadowbend & Meadows at Creekside)
West	TMED	PD-O-2	Scattered Non-Residential, MF & SF Uses on Acreage

### Comprehensive Plan Compliance

Document	Policy, Goal, Objective or Map	Compliance?
CP	Map 3.1 - Future Land Use Map	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		



**Dimensional Standards  
(UDC Section 4.5)**

	<b><u>Current (PD-MF-1) MF Dwelling</u></b>	<b><u>Current (PD-MF-1) SF Detached</u></b>	<b><u>Proposed (NS) Non-Residential</u></b>
Minimum Lot Size	3,000 SF	6,000 SF	N/A
Minimum Lot Width	60 Feet	50 Feet	N/A
Minimum Lot Depth	120 Feet	100 Feet	N/A
Front Setback	25 Feet	25 Feet	15 Feet
Side Setback	15 Feet	10% Lot Width 5 Foot Minimum	10 Feet
Side Setback (corner)	15 Feet	15 Feet	10 Feet
Rear Setback	10 Feet	10 Feet	❖ 10 Feet
Max Building Height	2 Stories	3 Stories	2 ½ 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).



# Maps

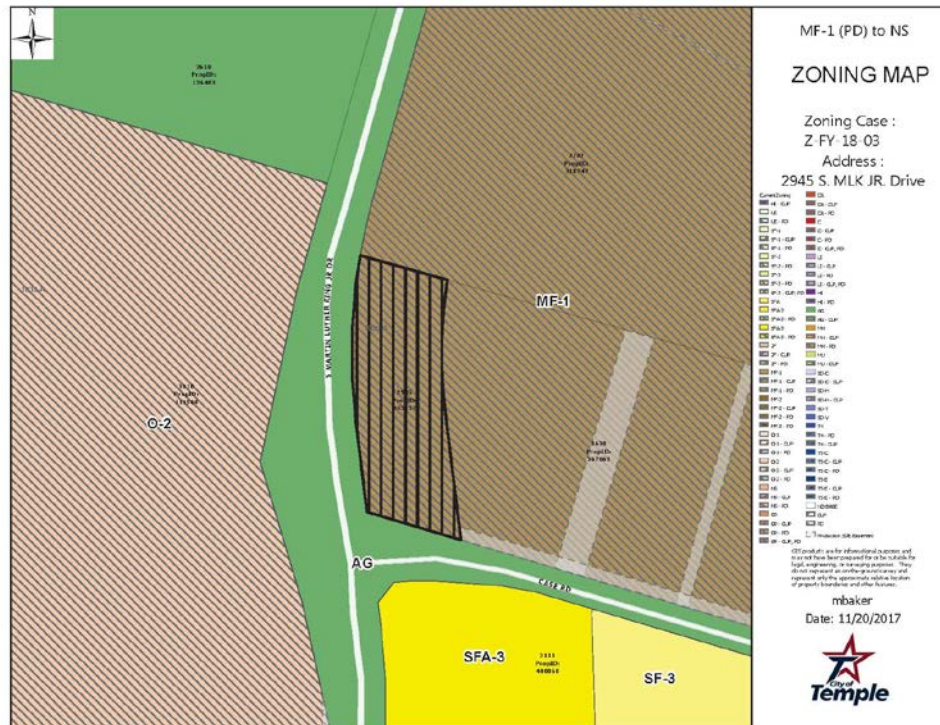


Aerial Map

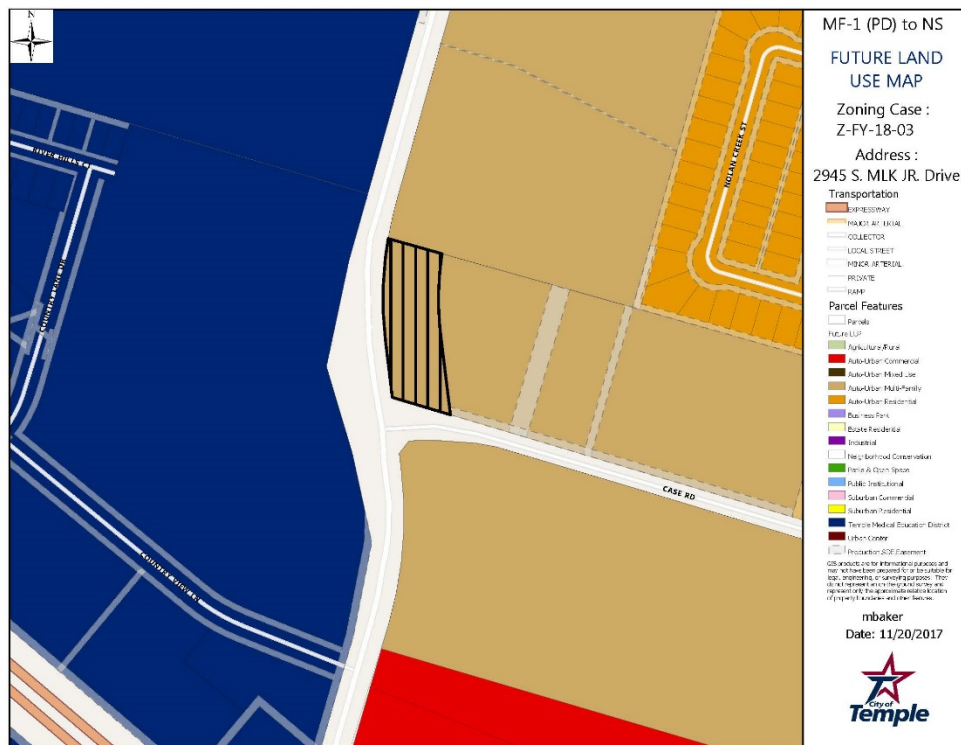


Location Map



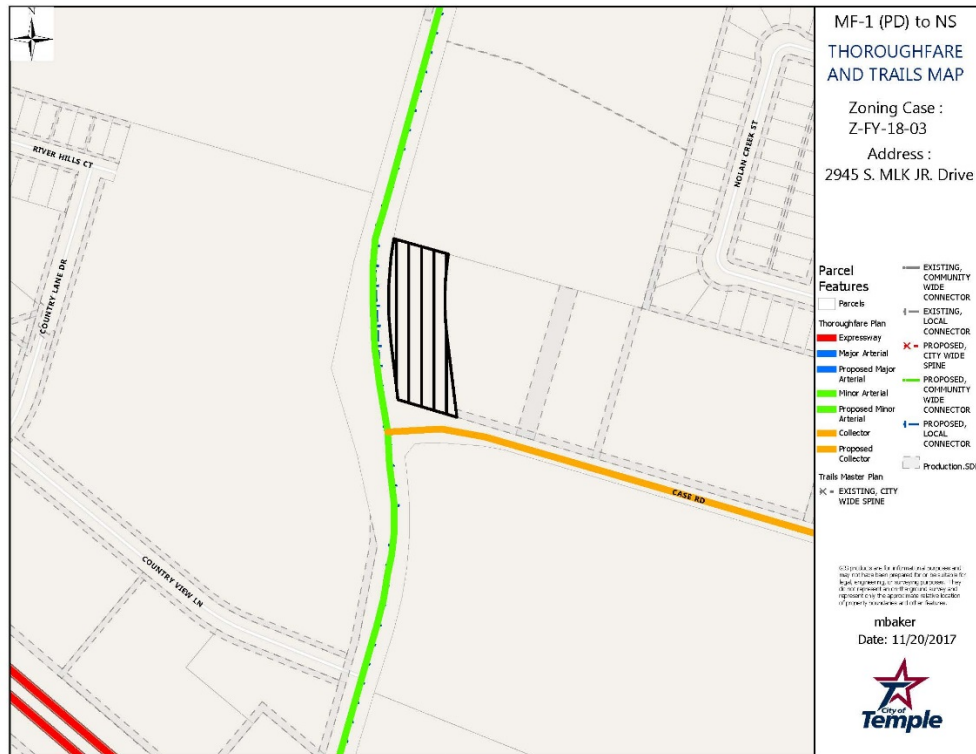


## Zoning Map

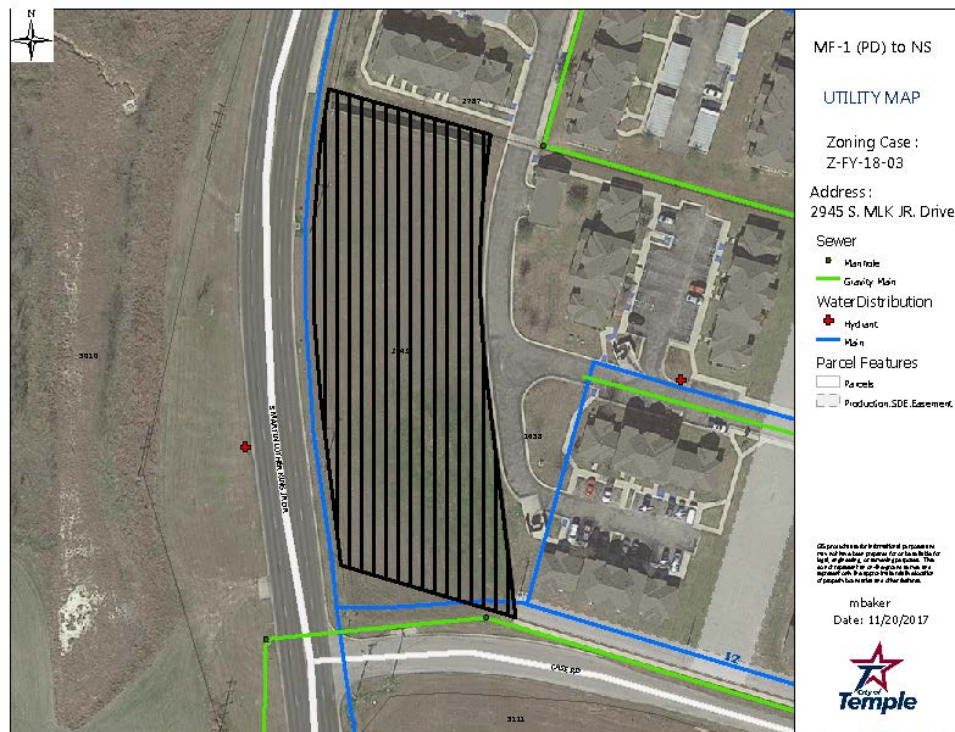


## Future Land Use Map



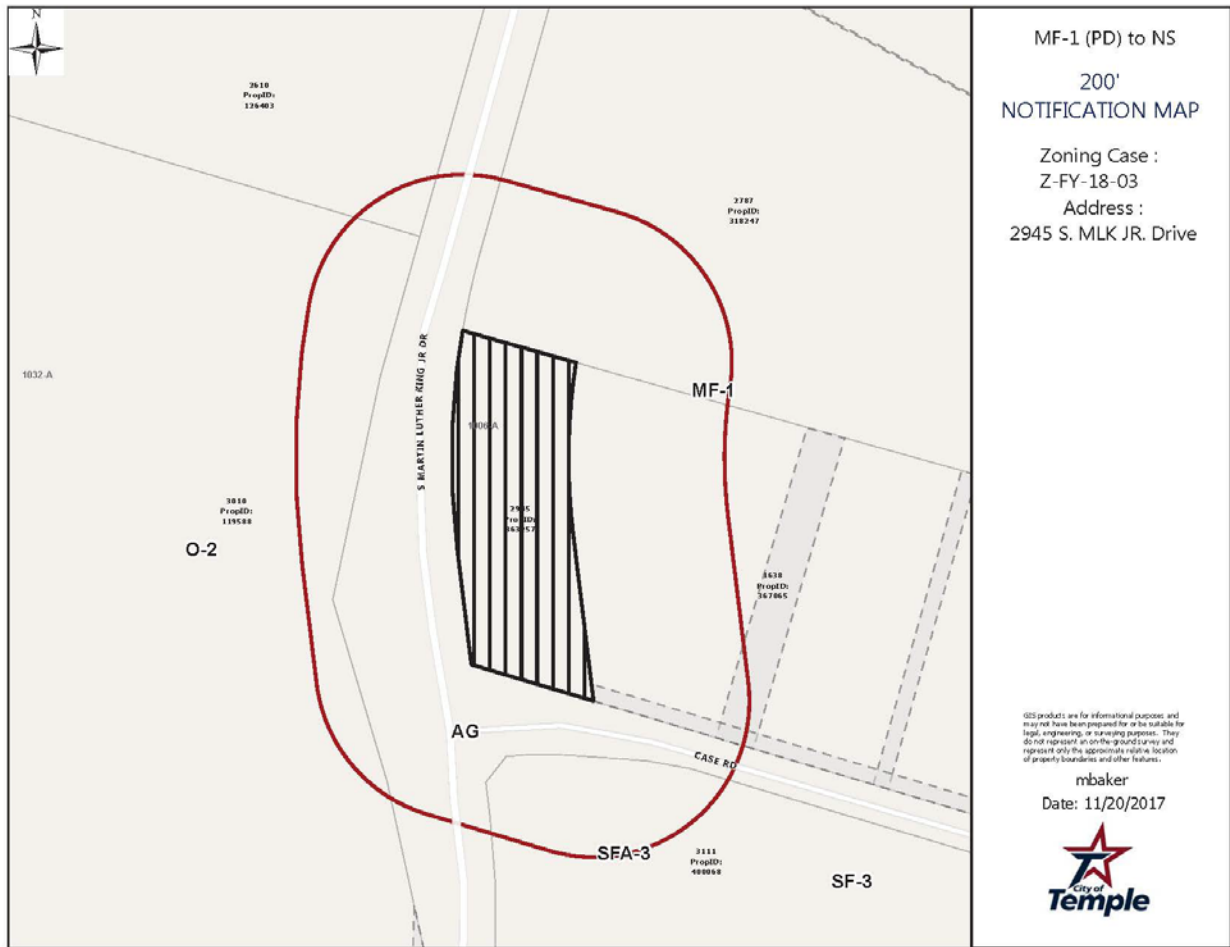


**Thoroughfare & Trails Map**



**Utility Map**





Notification Map





RESPONSE TO PROPOSED  
REZONING REQUEST  
CITY OF TEMPLE

MITCHELL, KENNETH H  
1005 SHADY RIVER CT N  
BENBROOK, TX 76126-2900

Zoning Application Number: Z-FY-18-03

Case Manager: Mark Baker

Location: 2945 South Martin Luther King Jr. 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:**

I am not sure what they want to  
build. Some of the uses permitted in US  
Zoning may not be suitable for the Senior Community  
across the street.

Ken Mitchell

817-832-4246

Ken Mitchell

Ken Mitchell

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](mailto:mbaker@templetx.gov) or mail or hand-deliver this comment form to the address below, no later than **December 18, 2017**.

**RECEIVED**

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

DEC 11 2017  
City of Temple  
Planning & Development

Number of Notices Mailed: 6

Date Mailed: December 7, 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, DECEMBER 18, 2017**

**ACTION ITEMS**

**Item 4: Z-FY-18-03** – Hold a public hearing to discuss and recommend action to amend Ordinance 2000-2694 for rezoning of a 1.49 +/- acre tract of land from Planned Development Multiple-Family Dwelling 1 (PD MF-1) to Neighborhood Service (NS), located at the northeast corner of South Martin Luther King JR. Drive and Case Road, addressed as 2945 South Martin Luther King JR. Drive.

Mr. Mark Baker, Senior Planner, stated this item is scheduled to go forward to City Council for first reading on January 18, 2018 and second reading on February 1, 2018.

The subject property is bounded by South Martin Luther King Jr. Drive and Case Road and amends Ord. No. 2000-2694 for a Planned Development with MF-1 base zoning. The remaining acreage does not lend itself to further multi-family development.

There is no specific development tied to this request; it is just a rezoning request.

A subdivision plat will be required prior to development of the property.

The zoning map is shown which indicates the PD MF-1 by Ord. No. 2000-2694 for a Planned Development and Multi-Family Uses and proposed Neighborhood Service (NS) which provides opportunities for non-residential uses in support of local residential neighborhood.

The Future Land Use and Character Map designates the property as Auto Urban Multi-Family which is intended for residential development and supports NS zoning where it supports the local neighborhood.

Water and sewer are available to serve the property.

The Thoroughfare Plan designates South Martin Luther King Jr. Drive as an Arterial and Case Road as a Collector. There is no anticipated Transportation Capital Improvement Program (TCIP) improvements funded or scheduled through 2024.

A proposed local connector trail as well as a required sidewalk along Case Road and South Martin Luther King Jr. Drive which would be addressed during the platting process.

Surrounding properties include Village at Meadowbend (zoned PD-MF-1) to the north and east, and South Pointe Development (zoned SFA-3) and undeveloped property to the south.

Comparison chart (not inclusive) of allowed uses between existing PD-MF-1 and proposed NS shown.

Current and proposed Development Standards shown.



Per UDC Section 7.7.4 – Buffering and Screening:

May consist of evergreen hedges composed of five-gallon plants or larger, with a planted height of six-feet on 36-inch centers;

May consist of a six-foot to eight-foot high fence or wall, constructed by any number of allowed materials per UDC Section 7.7.5, such as:

Wood,

Masonry,

Stone or pre-cast concrete

Six notices were mailed in accordance with all state and local regulations with zero responses returned in agreement and one response returned in disagreement.

The request is in compliance with the Future Land Use and Character Map, the Thoroughfare Plan, is compatible with surrounding uses and zoning, and public facilities are available to serve the property.

Staff recommends approval of the request to amend Ordinance No. 2000-2694 for a rezoning from PD-MF-1 District to NS District.

Chair Fettig opened the public hearing.

There being no speakers, the public hearing was closed.

Vice-Chair Langley made a motion to approve Item 4, Z-FY-18-03, per Staff recommendation and Commissioner Marshall made a second.

Motion passed: (7:0)

Commissioners Alaniz and Crisp absent



ORDINANCE NO. \_\_\_\_\_  
(Z-FY-18-03)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING THE REZONING OF AN APPROXIMATELY 1.49 ACRE TRACT OF LAND FROM PLANNED DEVELOPMENT MULTI-FAMILY DWELLING ZONING DISTRICT TO NEIGHBORHOOD SERVICE ZONING DISTRICT, LOCATED AT THE NORTHEAST CORNER OF SOUTH MARTIN LUTHER KING JR. DRIVE AND CASE ROAD, AND ADDRESSED AS 2945 SOUTH MARTIN LUTHER KING JR. DRIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

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**Whereas**, the applicant, Turley Associates, on behalf of Austin Hill Capital, LLC, requests the rezoning of an approximately 1.49 acre unplatted tract of land from Planned Development-Multiple-Family One zoning district per Ordinance 2000-2695 approved by City Council on March 2, 2000;

**Whereas**, while this request is only for a portion of a larger approximately 68.4 acres, an amendment to the Ordinance is necessary since it is included in the zoning designation and includes provisions for residential development that has not occurred on the approximately 1.49 acres;

**Whereas**, the Planning and Zoning Commission of the City of Temple, Texas, after due consideration of the conditions, recommends approval of the rezoning from Planned Development Multiple-Family Dwelling One to Neighborhood Service, on an approximately 1.49 acre tract of land located at the northeast corner of South Martin Luther King Jr. Drive and Case Road, addressed as 2945 South Martin Luther King Jr. Drive; 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 approves a rezoning from Planned Development Multiple-Family Dwelling One to Neighborhood Service, on an approximately 1.49 acre tract of land located at the northeast corner of South Martin Luther King Jr. Drive and Case Road, addressed as 2945 South Martin Luther King Jr. Drive, as outlined in the map attached hereto as Exhibit 'A,' and made a part hereof for all purposes.

**Part 3:** The City Council directs the Director of Planning to make the necessary changes to the City Zoning Map.



**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 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 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 **18<sup>th</sup>** day of **January**, 2018.

PASSED AND APPROVED on Second Reading on the **1<sup>st</sup>** day of **February**, 2018.

THE CITY OF TEMPLE, TEXAS

\_\_\_\_\_  
DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Lacy Borgeson  
City Secretary

\_\_\_\_\_  
Kayla Landeros  
City Attorney





## COUNCIL AGENDA ITEM MEMORANDUM

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02/01/18  
Item #9  
Consent Agenda  
Page 1 of 3

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

Lynn Barrett, Assistant Planning Director

**ITEM DESCRIPTION:** SECOND READING – PUBIC HEARING – Z-FY-18-04: Consider adopting an ordinance authorizing a rezoning from Planned Development Single Family Dwelling 3 and Agricultural zoning districts to Planned Development-Single Family Attached 3 with a site development plan on 2.50 +/- acres, situated in the Maximo Moreno, Abstract No. 14, Bell County, Texas, located on East Avenue N, west of 38th Street and Hope Street, and addressed as 1880 East Avenue N and 1921 Hope Street.

**STAFF RECOMMENDATION:** Staff recommends approval of Z-FY-18-04, rezoning the subject property to PD SFA-3 for a 13 unit/ 26 home development and community center with the following conditions:

### **PD Conditions:**

1. Substantial compliance with the attached development/site plan
2. 10 foot side setbacks between the two-family units on lots, each of the attached homes shares a common firewall
3. Lots for each attached unit will measure 25 feet in width; 115 to 80 feet deep and contain a single family attached home with a ten foot setback on one side and a zero lot line on the attached dwelling unit side
4. Community Center for residents will be provided
5. A community HOA will maintain the properties

**PLANNING & ZONING COMMISSION RECOMMENDATION:** At their December 18, 2017 meeting, the Planning & Zoning Commission voted seven to zero to recommend approval of the rezoning and development site plan to PD-SFA3 per staff's recommendation.

**ITEM SUMMARY:** This request is for a rezoning from the AG and PD SF3 zoning districts to the PD-SFA-3 zoning district to allow for 26-lot, 13 unit single family attached development. The applicant envisions that the properties would be purchased by veterans and is presenting their ideas to community and state stakeholders for funding and is applying for city incentives. The subject property is located along East Avenue N and is on two lots totaling 2.5 +/- acres. The property is currently vacant and unplatted.



Per UDC, Section 3.4.3 & 3.4.4, a Planned Development requires approval of a Development/Site plan that is binding. Applicant proposes small single family attached dwelling units with ten foot separation and having a common firewall between the attached homes.

On December 8, 2017, the DRC met to discuss the proposal.

**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	Zoning	Current Land Use
<b>Subject Property</b>	<b>Auto Urban Residential</b>	<b>PD SF-3 &amp; AG</b>	<b>Undeveloped</b>
North	Auto Urban Multi Family	MF-2	Multi Family
South	Auto Urban Residential ;	AG	Undeveloped
East	Auto Urban Multi Family	PD SF-3	Residential
West	Auto Urban Residential	MF-2	Multi Family

**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)	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 and Character Plan (FLUP) (CP Map 3.1)

Auto Urban Residential is the dominant future land use for this area. The *Choices '08* City of Temple Comprehensive Plan states that the Auto Urban Residential character district is suited for smaller single family lots similar to the range of lot sizes available in the City's current SF and SFA zoning districts. The PD provides a hybrid mixture of two family attached units that share a fire wall along the property line in a community-style environment.

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

The subject property is bounded by East Avenue N and Hope Street which are identified as a local streets on the Thoroughfare Plan. This property is not in the area of any proposed trails.

Availability of Public Facilities (CP Goal 4.1)

Water and sewer are available through several potential connections. Details of public facilities and extensions will be addressed during the platting process.

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 attached development site plan will provide the development and dimensional standards for this development.

**PUBLIC NOTICE:** 15 notices of the public hearing were sent out to property owners within 200-feet of the subject property as required by State law and City Ordinance. As of Wednesday December 28, 2017, one notice has 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 public hearing on December 7, 2017, in accordance with state law and local ordinance.

**FISCAL IMPACT:** Not Applicable

**ATTACHMENTS:**

[Site Plans](#)  
[Location Map](#)  
[Zoning Map](#)  
[Site and Surrounding Property Photos](#)  
[Thoroughfare & Trails Map](#)  
[Utility Map](#)  
[Notification Map](#)  
[Returned Property Owner Notices](#)  
[Future Land Use Map](#)  
[Ordinance](#)



# Community Concept Drawing



— Property line

- - - Unit center wall  
(center property line)

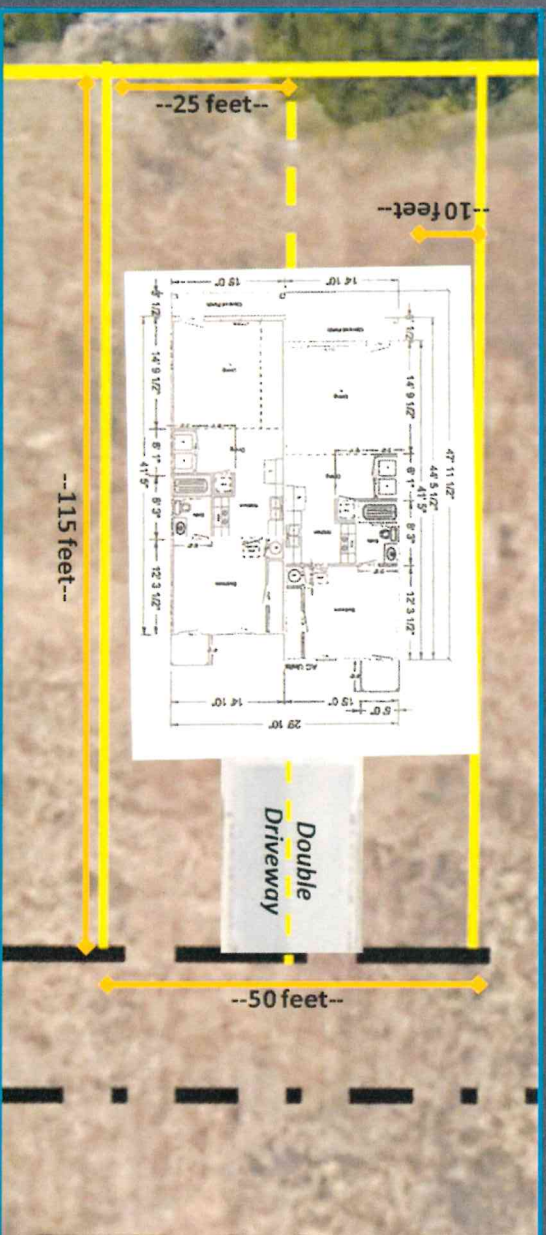
— Street

○ Community Center

Total of 13 Units = 26  
homes



# Property Line



yellow) being separating property line (115'x25').

next main property line.



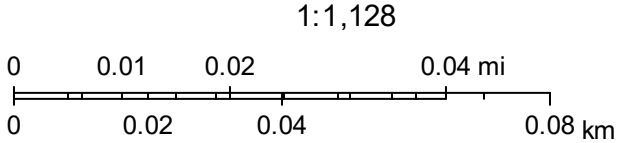


# Temple Web Map



12/14/2017, 12:12:31 PM

- Parcels \_Query result
- Original Annexation Areas







PropID: 43426

GR

1811  
PropID: 129282

MF-2

AG

1413  
PropID: 63249

AG 2001  
PropID: 119589

E AVE K

1102  
PropID: 94697

1106  
PropID: 129206

1112  
PropID: 56339

1118  
PropID: 125974

1122  
PropID: 31827

1210  
PropID: 232261

1214  
PropID: 232262

1915  
PropID: 232263

1919  
PropID: 232264

2F

MARDEAN LN

S 38TH ST

HOPE ST

719-A

2004  
PropID: 31832

2010  
PropID: 232255

2014  
PropID: 232256

2016  
PropID: 232257

2100  
PropID: 211070

2007  
PropID: 232259

2011  
PropID: 232258

2003  
PropID: 232280

2009  
PropID: 27754

2013  
PropID: 130947

2006  
PropID: 15569

2005  
PropID: 75789

2001  
PropID: 66931

- CurrentZoning
- |                |                         |
|----------------|-------------------------|
| HI - CUP       | CA - CUP                |
| UE             | CA - PD                 |
| UE - PD        | C                       |
| SF-1           | C - CUP                 |
| SF-1 - CUP     | C - PD                  |
| SF-1 - PD      | C - CUP, PD             |
| SF-2           | LI                      |
| SF-2 - PD      | LI - CUP                |
| SF-3           | LI - PD                 |
| SF-3 - PD      | LI - CUP, PD            |
| SF-3 - CUP, PD | HI                      |
| SFA            | HI - PD                 |
| SFA-2          | AG                      |
| SFA-2 - PD     | AG - CUP                |
| SFA-3          | MH                      |
| SFA-3 - PD     | MH - CUP                |
| 2F             | MH - PD                 |
| 2F - CUP       | MU                      |
| 2F - PD        | MU - CUP                |
| MF-1           | SD-C                    |
| MF-1 - CUP     | SD-C - CUP              |
| MF-1 - PD      | SD-H                    |
| MF-2           | SD-H - CUP              |
| MF-2 - CUP     | SD-T                    |
| MF-2 - PD      | SD-V                    |
| MF-3 - PD      | T4                      |
| O-1            | T4 - PD                 |
| O-1 - CUP      | T4 - CUP                |
| O-1 - PD       | TS-C                    |
| O-2            | TS-C - CUP              |
| O-2 - CUP      | TS-C - PD               |
| O-2 - PD       | TS-E                    |
| NS             | TS-E - CUP              |
| NS - CUP       | TS-E - PD               |
| NS - PD        | NO BASE                 |
| GR             | CUP                     |
| GR - CUP       | PD                      |
| GR - PD        | Production.SDE.Easement |
| GR - CUP, PD   |                         |

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: 12/6/2017



PD SF3 & AG to PD SFA-3

## ZONING MAP

Zoning Case :  
Z-FY-18-04

Address :  
1880 E Ave N  
& 1921 Hope St



## SITE PHOTOS



**Above is looking into site and below is looking north along E Ave N**



**View South along E Ave N**





**Adjacent Property to South (Wayman's Manor apartments)**





**View into property from Hope Street**



**View Across E Ave N**







PD SF3 & AG  
TO PD SFA-3  
**THOROUGHFARE  
AND TRAILS MAP**

Zoning Case :

Z-FY-18-04

Address :

1880 E AVE N

& 1921 HOPE ST

Parcel  
Features

Parcels

Thoroughfare Plan

Expressway

Major Arterial

Proposed Major Arterial

Minor Arterial

Proposed Minor Arterial

Collector

Proposed Collector

Collector

Proposed Collector

Collector

Proposed Collector

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Collector

EXISTING, COMMUNITY WIDE CONNECTOR

EXISTING, LOCAL CONNECTOR

PROPOSED, CITY WIDE SPINE

PROPOSED, COMMUNITY WIDE CONNECTOR

PROPOSED, LOCAL CONNECTOR

Production.SDE

Trails Master Plan

EXISTING, CITY WIDE SPINE

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Irbarrett

Date: 12/6/2017







PD SF3 & AG  
to PD SFA-3

## UTILITY MAP

Zoning Case :  
Z-FY-18-04

Address :  
1880 E AVE N  
& 1921 Hope St

### Sewer

● Manhole

— Gravity Main

### WaterDistribution

✚ Hydrant

— Main

### Parcel Features

□ Parcels

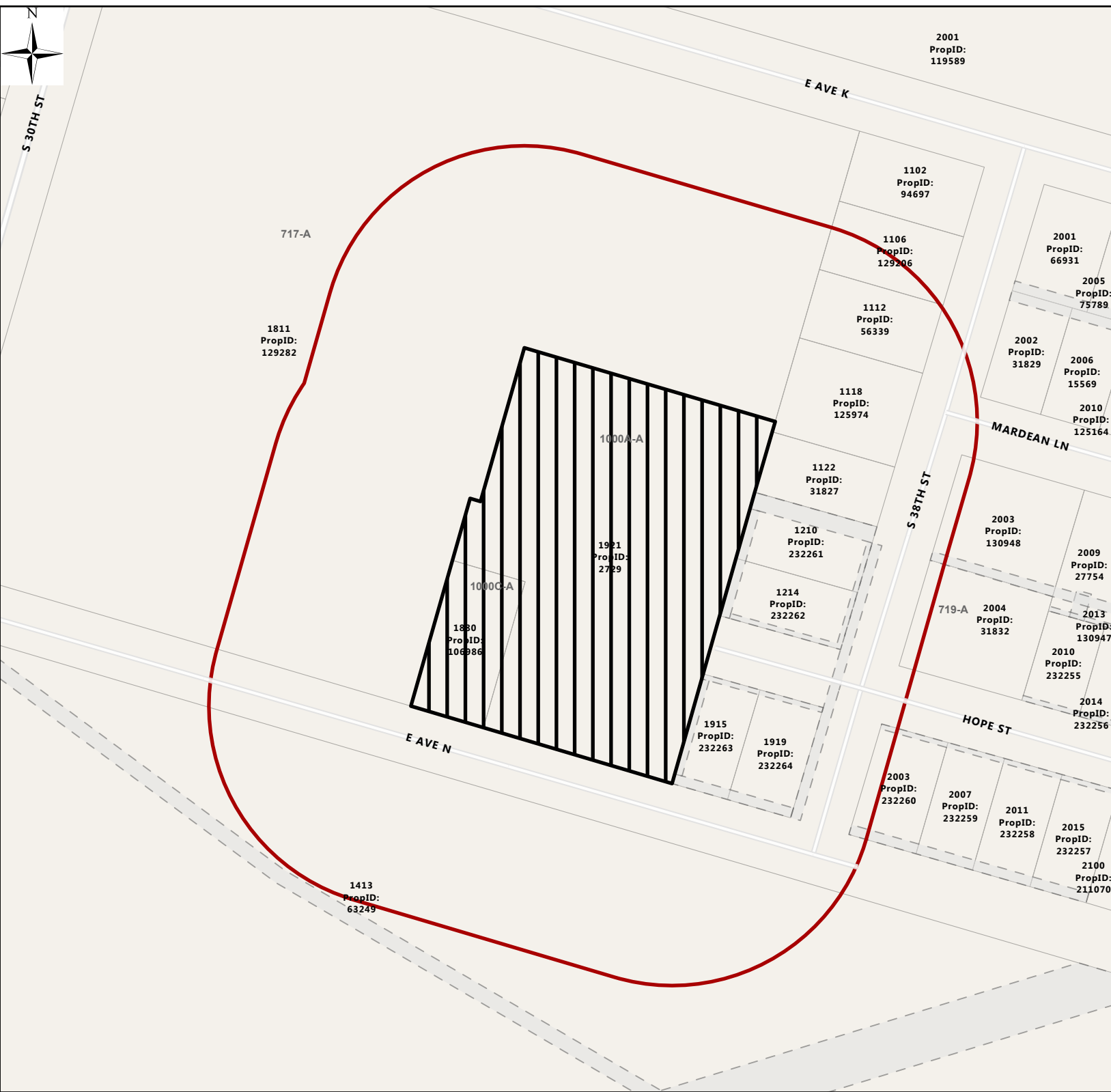
□ Production.SDE.Easement

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Irbarrett  
Date: 12/6/2017











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

FORT HOOD AREA HABITAT FOR HUMANITY INC  
2601 ATKINSON AVE  
KILLEEN, TX 76543-4020

**Zoning Application Number: Z-FY-18-04**

**Case Manager: Lynn Barrett**

Location: East Avenue N, west of 38th Street and Hope Street, and addressed as 1880 E Avenue N and 1921 Hope Street

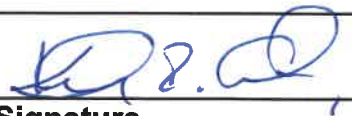
The proposed rezoning is the area shown in hatched marking on the attached map. Because you own property within 200 feet of the requested change, your opinions are welcomed. Please use this form to indicate whether you are in favor of the possible rezoning of the property described on the attached notice,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

I ☒ agree

( ) disagree with this request

**Comments:**

FULLY SUPPORT THIS REZONING REQUEST.

 CEO

Signature

KENNETH R. GATES

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](mailto:lrbarrrett@templetx.gov) or mail or hand-deliver this comment form to the address below, no later than **December 18, 2017**.

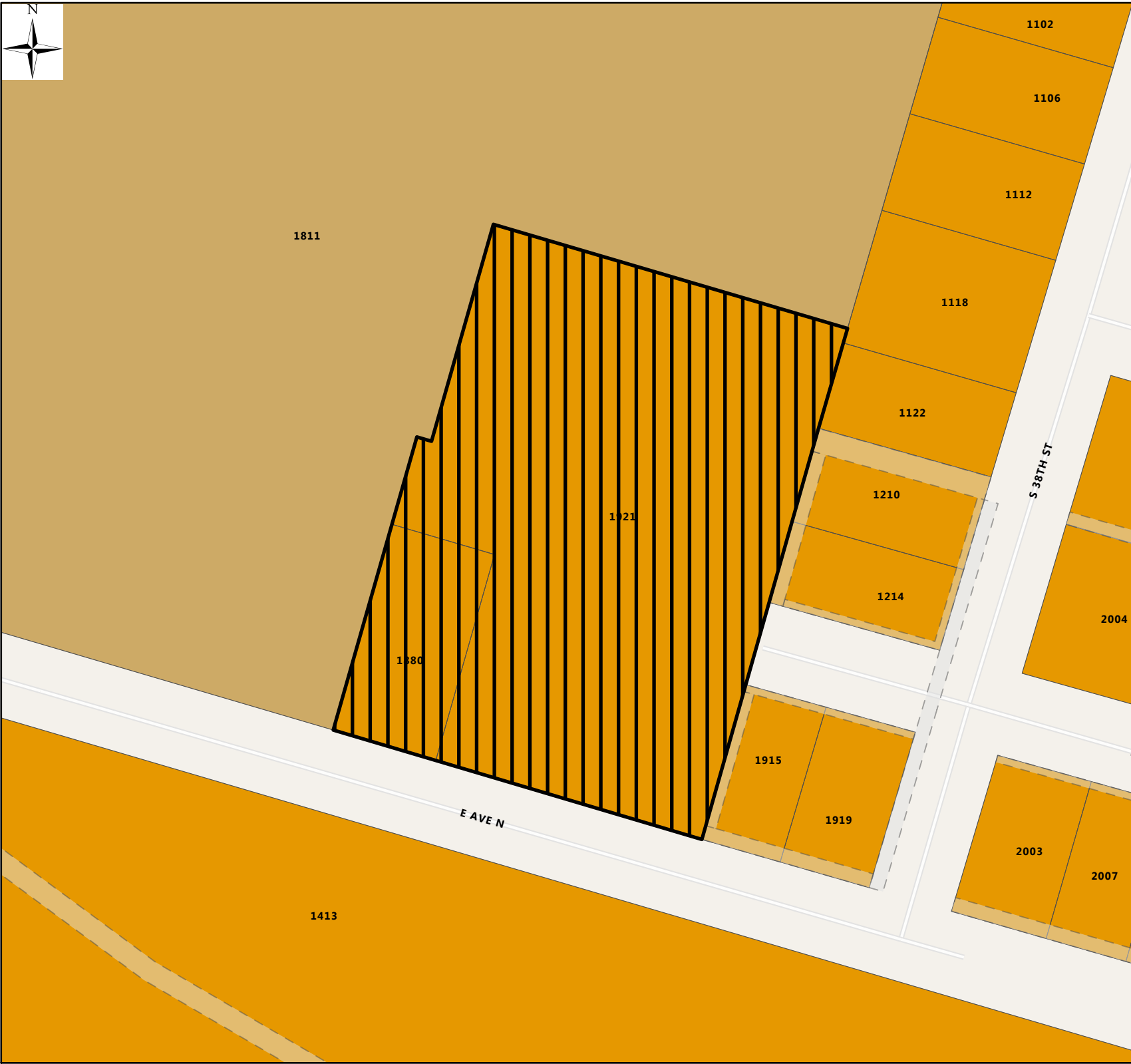
**City of Temple  
Planning Department  
2 North Main Street, Suite 102  
Temple, Texas 76501**

Number of Notices Mailed: 15

Date Mailed: December 7, 2017

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





PD SF3 & AG  
TO PD SFA-3  
FUTURE LAND  
USE MAP

Zoning Case :

Z-FY-18-04

Address :

1880 E AVE N  
& 1921 HOPE ST

Transportation

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

Parcel Features

- 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
  - Production.SDE.Easement

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Irbarrett

Date: 12/6/2017





ORDINANCE NO. \_\_\_\_\_  
(Z-FY-18-04)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A REZONING FROM PLANNED DEVELOPMENT SINGLE FAMILY DWELLING THREE AND AGRICULTURAL ZONING DISTRICT TO PLANNED DEVELOPMENT-SINGLE FAMILY ATTACHED THREE ZONING DISTRICT WITH A SITE DEVELOPMENT PLAN ON APPROXIMATELY 2.50 ACRES, SITUATED IN THE MAXIMO MORENO SURVEY, ABSTRACT NO. 14, BELL COUNTY, TEXAS, LOCATED ON EAST AVENUE N, WEST OF 38<sup>TH</sup> STREET AND HOPE STREET, AND ADDRESSED AS 1880 EAST AVENUE N AND 1921 HOPE STREET; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

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**Whereas,** the applicant has requested a rezoning from the Agricultural and Planned Development Single Family Dwelling Three zoning districts to the Planned Development Single Family Attached Three zoning district to allow for a 26 lot, 13 unit, single family attached development;

**Whereas,** the applicant envisions that the properties would be purchased by veterans and is presenting their ideas to community and state stakeholders for funding and is applying for City incentives - the subject property is currently vacant, unplatted and located along East Avenue N and is located on two lots totaling approximately 2.5 acres;

**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 Planned Development Single Family Dwelling Three and Agricultural zoning districts to Planned Development-Single Family Attached Three zoning district, with a site development plan on approximately 2.50 acres, situated in the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas, located on East Avenue N, west of 38<sup>th</sup> Street and Hope Street, and addressed as 1880 East Avenue N and 1921 Hope Street; 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 Planned Development Single Family Dwelling Three and Agricultural zoning districts to Planned Development-Single Family Attached Three zoning district, with a site development plan on approximately 2.50 acres, situated in the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas, located on East Avenue N, west of 38<sup>th</sup> Street and Hope Street, and addressed as 1880 East Avenue N and 1921 Hope Street, as more thoroughly described 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 attached Site/Development Plan (Exhibit A);
2. 10-foot side setbacks between the two-family units on lots, each of the attached homes shares a common firewall;
3. Lots for each attached unit will measure 25 feet in width, 115 to 80 feet deep and contain a single family attached home with a 10-foot setback on one side and a zero lot line on the attached dwelling unit side;
4. Community Center for residents will be provided;
5. A community HOA will maintain the properties.

**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 **18<sup>th</sup>** day of **January**, 2018.

PASSED AND APPROVED on Second Reading on the **1<sup>st</sup>** day of **February**, 2018.

THE CITY OF TEMPLE, TEXAS

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DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

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Lacy Borgeson  
City Secretary

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Kayla Landeros  
City Attorney





## COUNCIL AGENDA ITEM MEMORANDUM

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02/01/18  
Items #10(A-C)  
Regular Agenda  
Page 1 of 3

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

Tammy Lyerly, Senior Planner

### **ITEM DESCRIPTIONS:** Consider adopting ordinances:

- (A) SECOND READING – PUBIC HEARING – Z-FY-18-05: Consider adopting an ordinance rezoning from Commercial to Multi-Family Two on 16.127 +/- acres, situated in the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas, located South of Loop 363, West of South 5th Street, and East of Lowe's Drive.
- (B) SECOND READING – PUBIC HEARING – Z-FY-18-06: Consider adopting an ordinance rezoning from Commercial to Multi-Family Two on 15.931 +/- acres, situated in the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas, located South of Loop 363, West of South 5th Street, and East of Lowe's Drive.
- (C) SECOND READING – PUBIC HEARING – Z-FY-18-07: Consider adopting an ordinance rezoning from Commercial to Multi-Family Two on 3.00 +/- acres, situated in the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas, located South of Loop 363, West of South 5th Street, and East of Lowe's Drive.

**PLANNING AND ZONING COMMISSION RECOMMENDATION:** At its December 18, 2017, meeting the Planning and Zoning Commission voted seven to zero, to recommend approval of the requested rezoning from Commercial (C) to Multi-Family Two (MF-2) for **Z-FY-18-05, Z-FY-18-06, and Z-FY-18-07**, per Staff's recommendation.

**STAFF RECOMMENDATION:** Staff recommends the **Public Hearing at Second Reading on February 1, 2018 for Z-FY-18-05, Z-FY-18-06, and Z-FY-18-07; and** approval of the requested rezonings from Commercial (C) District to Multi-Family Two (MF-2) District for the following reasons:

- 1. Compliance with surrounding zoning and land uses;
- 2. Compliance with the Thoroughfare Plan; and
- 3. Compliance with availability of public facilities to serve the subject property

**ITEM SUMMARY:** The applicant requests these rezonings from Commercial (C) to Multi-Family Two (MF-2) to allow future multifamily development and other residential uses. This rezoning request proposes to expand the existing MF-2 District at the dead-end at South 13<sup>th</sup> Street, at the Lowe's store, to the existing MF-2 District established for the Encore Apartments along Marlandwood Road.



Although the current Commercial zoning district allows several types of single-family and multi-family uses, such as duplexes, it does not allow apartments.

The purpose of the MF-2 zoning district is to allow more modest sized dwelling units and an increased number of units within the multifamily complex. Maximum density is 20 units per acre in buildings three to four stories. The MF-2 zoning district provides more modest sized dwelling units within the multifamily complex. This district should be designed for a higher density use of the land with the amenities and facilities, such as a major thoroughfare, parks, transit, and utilities close by and adequate for the volume of use. The MF-2 zoning district allows most residential uses, including duplexes and excluding manufactured homes. It also allows some residential support uses such as school and places of worship.

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

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

The subject properties are within the **Auto-Urban Commercial** and **Suburban Commercial**, and **Parks & Open Space** character districts of the *Choices '08* City of Temple Comprehensive Plan. The applicant's MF-2 rezoning requests do not comply with these character districts, but **this request would bridge the gap between adjacent MF-2 Districts to the north and south**. This request also is compatible with the surrounding uses, especially with the **Barrington Suites & Apartments** to the north on South 13<sup>th</sup> Street and with the **Encore Landing Apartment Homes** to the south along Marlandwood Road.

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

**South 13<sup>th</sup> Street**, near the property within Z-FY-18-07, is a local street. Multi-family developments and other residential uses are appropriate along local streets. **Lowes Drive**, adjacent to the property within Z-FY-18-05, is a collector. Collectors are appropriate for entryways into multi-family developments such as apartments and other types of residential subdivisions. Staff anticipates discussing additional thoroughfare options during the future platting process for the subject properties.

Availability of Public Facilities (CP Goal 4.1)

An existing 8-inch water line is located within the east right-of-way of South 13<sup>th</sup> Street, an existing 6-inch and 8-inch water line along the north property line of Z-FY-18-05, located along the southern property line of the Lowes store. A 12-inch water line extends across to the east side of Lowes Drive from the south right-of-way of Azalea Drive, near Wal-Mart.

Existing sewer lines are located within the west right-of-way of South 13<sup>th</sup> Street and along the north property line of Z-FY-18-07. Another sewer line exists along the east property line of Z-FY-18-06 at Friar's Creek.

Proposed City Council Meeting Schedule

This item is tentatively scheduled for a City Council public hearing (first reading) on January 18, 2018. The second reading of City Council is tentatively scheduled for February 1, 2018.



**PUBLIC NOTICE:** Eleven notices for **Z-FY-18-05**; nine notices for **Z-FY-18-06**, and thirteen notices for **Z-FY-18-07** of the Planning and Zoning Commission public hearing were sent out to property owners within 200-feet of the subject property as required by State law and City Ordinance.

As of Thursday, December 14, 2017, **one notice for Z-FY-18-05; two notices for Z-FY-18-06; and two notices for Z-FY-18-07** have been received in favor of the proposed rezonings and no notices have been returned in opposition to the proposed rezonings.

The newspaper printed notice of the public hearing for the Planning and Zoning Commission meeting on December 7, 2017, in accordance with state law and local ordinance.

**FISCAL IMPACT:** Not Applicable

**ATTACHMENTS:**

[Site and Surrounding Property Photos](#)  
[Combined Cases Map](#)  
[Location maps with Aerial](#)  
[Zoning Maps](#)  
[Future Land Use and Character Maps](#)  
[Thoroughfare Maps](#)  
[Utility Maps](#)  
[Notification Maps](#)  
[Development Regulations](#)  
[Surrounding Property and Uses](#)  
[Comprehensive Plan Compliance](#)  
[Notification Response Letters](#)  
[Ordinances](#)






**SURROUNDING PROPERTY AND USES:**

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

Direction	Zoning	Current Land Use	Photo
Subject Property	C	Undeveloped Property	 <p>Lowes Drive</p> <p>Z-FY-18-05 Site</p>
			 <p>Z-FY-18-05 &amp; Z-FY-18-06 Sites</p> <p>Lowes Drive</p>
			 <p>Loop 363</p> <p>Z-FY-18-07 Site</p>






Direction	Zoning	Current Land Use	Photo
East	C, MF-2 & SF-1	Undeveloped Property & Single- Family Residential	 <p>Looking east toward S. 5<sup>th</sup> Street</p>
West	C & MF-2	Retail, Commercial, & Undeveloped Property	 <p>Lowes Drive</p>  <p>Lowes</p> <p>S. 13<sup>th</sup> St</p>




Direction	Zoning	Current Land Use	Photo
West	C & MF-2	Retail, Commercial, & Undeveloped Property	
South	C, MF-2, & SF-1	Undeveloped Property & Personal Service	 <p>Encore Apartments</p>
			 <p>Lowes Drive</p>

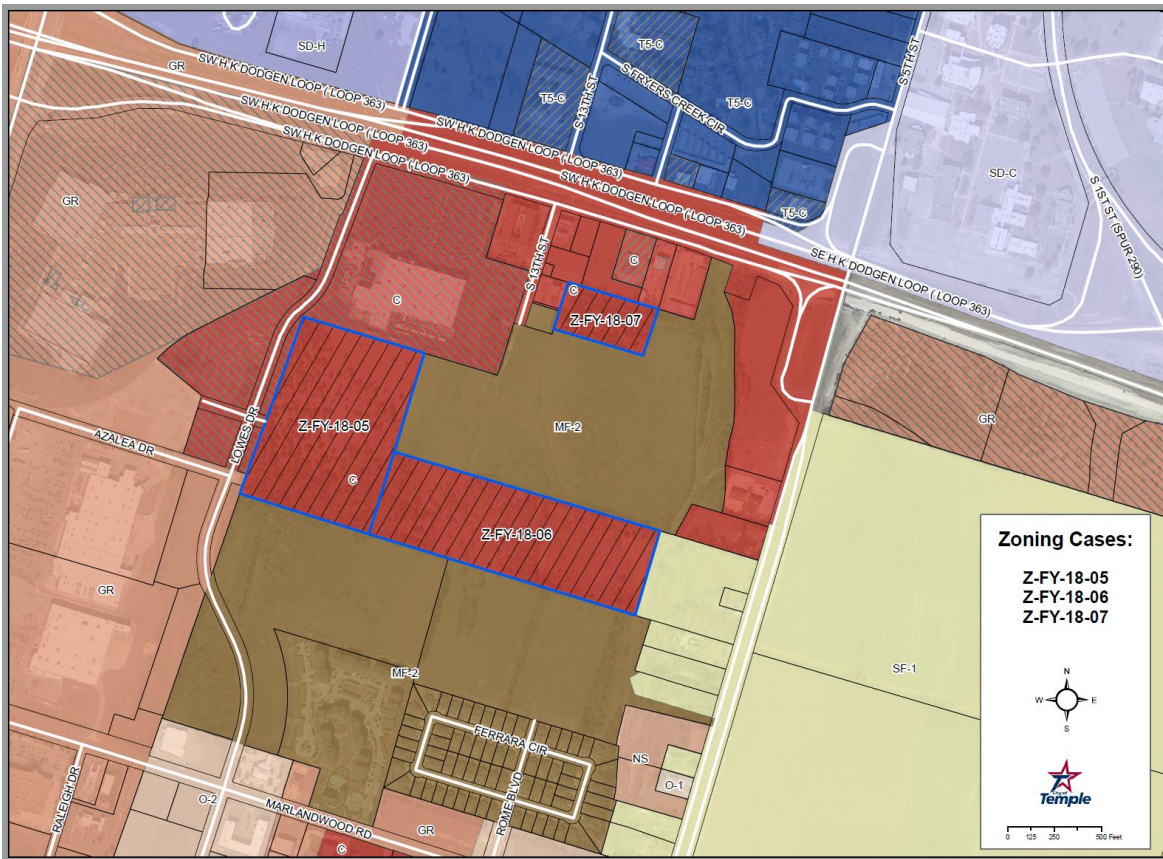


Direction	Zoning	Current Land Use	Photo
North	C & MF-2	Retail, Commercial & Undeveloped Land	
			
			



Direction	Zoning	Current Land Use	Photo
North			 <p>Back of Lowes</p>
			 <p>Lowes Drive</p>





C TO MF-2

AERIAL MAP

Zoning Case :  
Z-FY-18-05

Address :  
3100 Lowes Dr

- Temple Municipal Boundary
- Parcel Features
- Parcels
- Production SDE Easement
- 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.

tlyerly  
Date: 12/5/2017







C TO MF-2

AERIAL MAP

Zoning Case :  
Z-FY-18-06

Address :  
3322 S. 5th St.

Temple Municipal Boundary

Parcel Features

Parcels

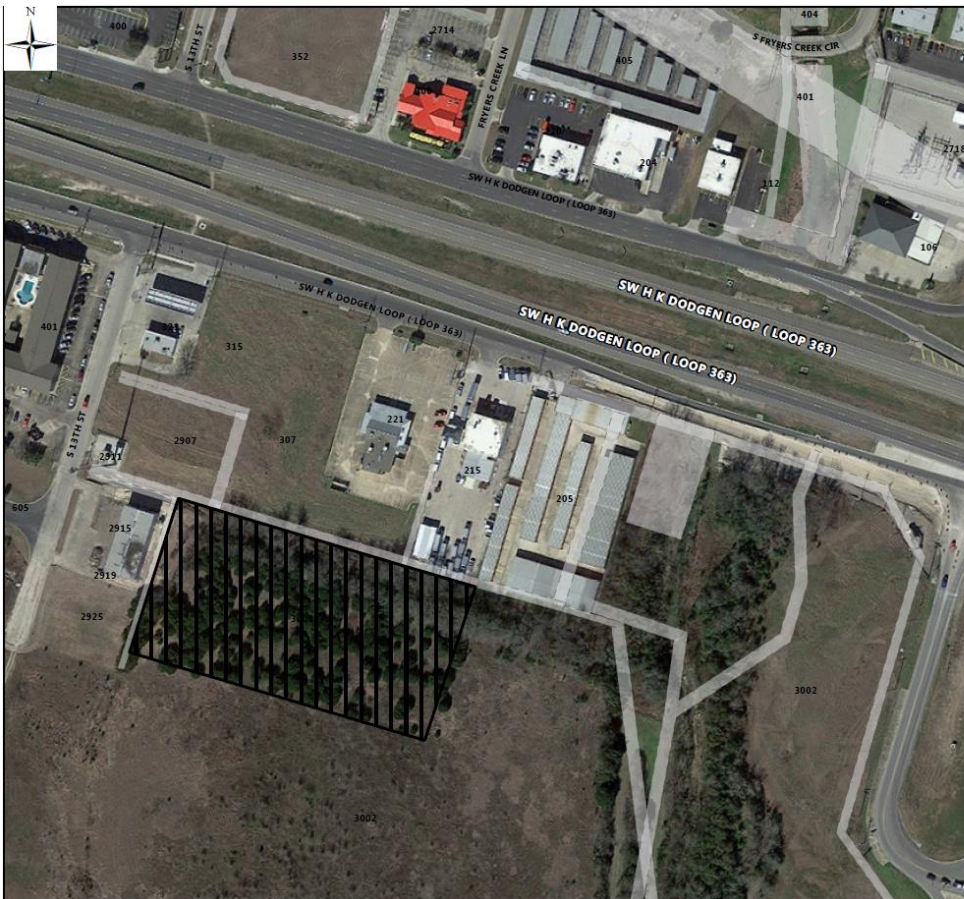
Production.SDE.Easement

CaseArea

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Date: 12/6/2017



AG TO MF-2

AERIAL MAP

Zoning Case :  
Z-FY-18-07

Temple Municipal Boundary

Parcel Features

Parcels

Production.SDE.Easement

CaseArea

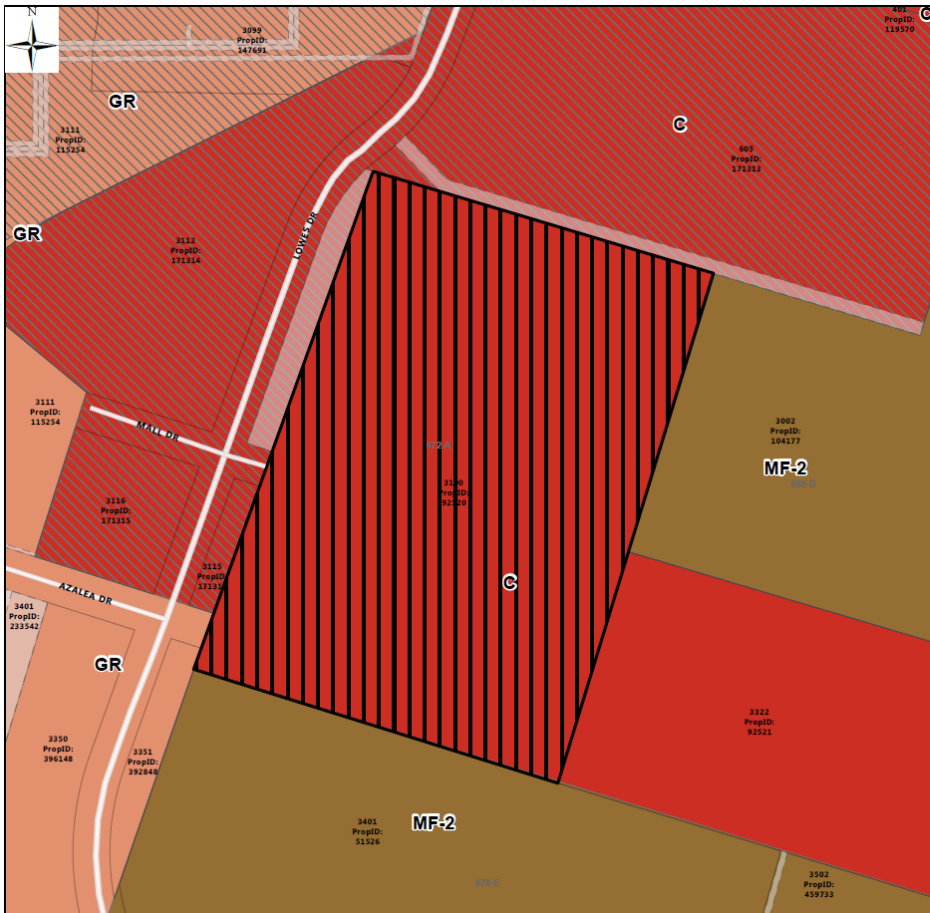
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Date: 11/30/2017







C TO MF-2

Z-FY-18-05

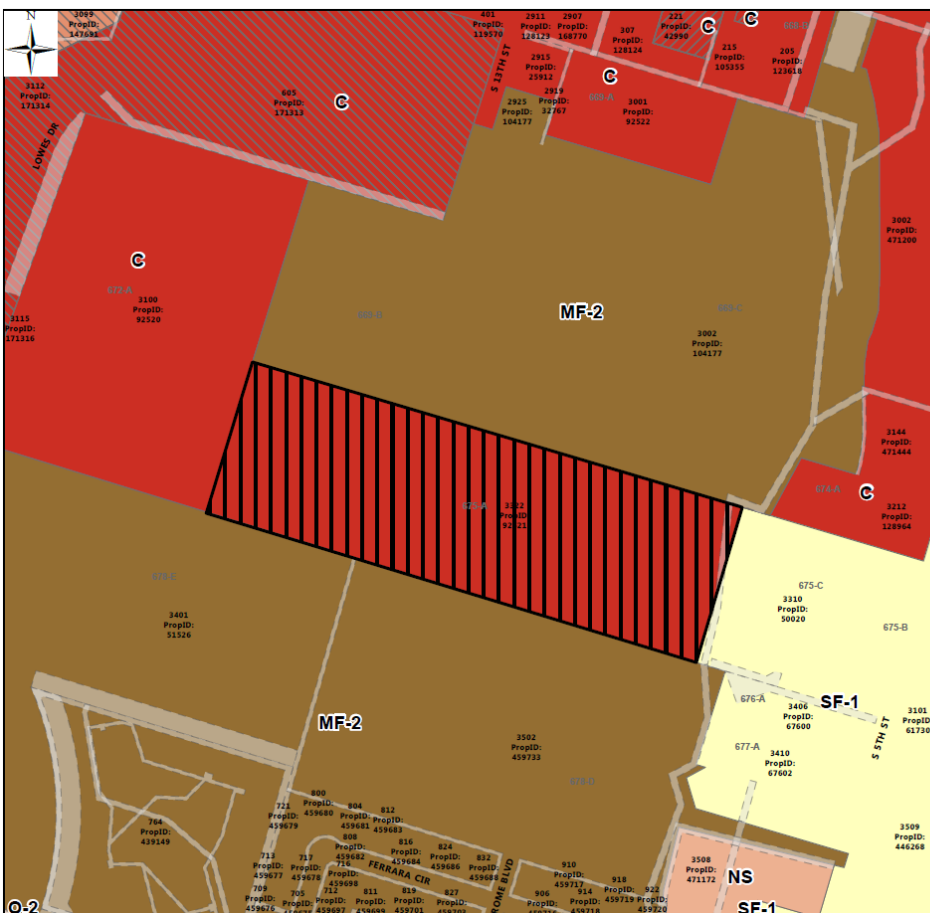
Address : 3100 Lowes Dr

CurrentZoning	O-1	AG - CLP
HE - CLP	O-1 - CLP	MH
UE	O-1 - PD	MH - CLP
UE - PD	O-2	MH - PD
SF-1	O-2 - CLP	MU
SF-1 - CLP	O-2 - PD	MU - CLP
SF-1 - PD	NS	SD-C
SF-2	NS - CLP	SD-C - CLP
SF-2 - PD	NS - PD	SDH
SF-3	GR	SDH - CLP
SF-3 - PD	GR - CLP	SD-T
SF-3 - CLP, PD	GR - PD	SD-V
SFA	GR - CLP, PD	T4
SFA-2	CA	T4 - PD
SFA-2 - PD	CA - CLP	T4 - CLP
SFA-3	CA - PD	TS-C
SFA-3 - PD	C	TS-C - CLP
2F	C - CLP	TS-C - PD
2F - PD	C - PD	TS-E
2F - CLP	C - CLP, PD	TS-E - CLP
MF-1	LI	TS-E - PD
MF-1 - CLP	LI - CLP	NO BASE
MF-1 - PD	LI - PD	CLP
MF-2	LI - CLP, PD	PD
MF-2 - CLP	HE	Production SDE Easement
MF-2 - PD	HE - PD	Casework
MF-3 - PD	AG	

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Date: 12/5/2017



C TO MF-2

Zoning Case :  
Z-FY-18-06

Address :  
3322 S. 5th St

CurrentZoning	O-1	AG - CLP
HE - CLP	O-1 - CLP	MH
UE	O-1 - PD	MH - CLP
UE - PD	O-2	MH - PD
SF-1	O-2 - CLP	MU
SF-1 - CLP	O-2 - PD	MU - CLP
SF-1 - PD	NS	SD-C
SF-2	NS - CLP	SD-C - CLP
SF-2 - PD	NS - PD	SDH
SF-3	GR	SDH - CLP
SF-3 - PD	GR - CLP	SD-T
SF-3 - CLP, PD	GR - PD	SD-V
SFA	GR - CLP, PD	T4
SFA-2	CA	T4 - PD
SFA-2 - PD	CA - CLP	T4 - CLP
SFA-3	CA - PD	TS-C
SFA-3 - PD	C	TS-C - CLP
2F	C - CLP	TS-C - PD
2F - PD	C - PD	TS-E
2F - CLP	C - CLP, PD	TS-E - CLP
MF-1	LI	TS-E - PD
MF-1 - CLP	LI - CLP	NO BASE
MF-1 - PD	LI - PD	CLP
MF-2	LI - CLP, PD	PD
MF-2 - CLP	HE	Production SDE Easement
MF-2 - PD	HE - PD	Casework
MF-3 - PD	AG	

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tylerly

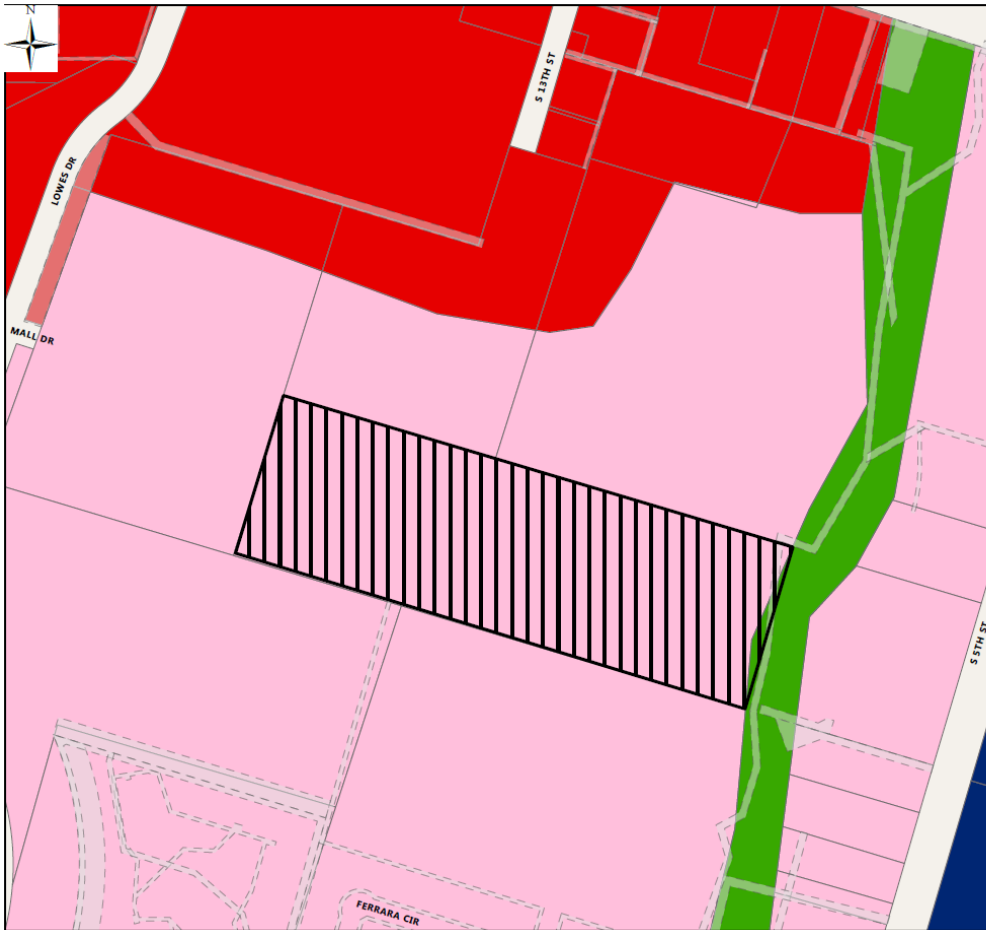
Date: 12/6/2017











## C TO MF-2 FUTURE LAND USE MAP

Zoning Case :  
Z-FY-18-06

Address :  
3322 S. 5th St.

### Transportation

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

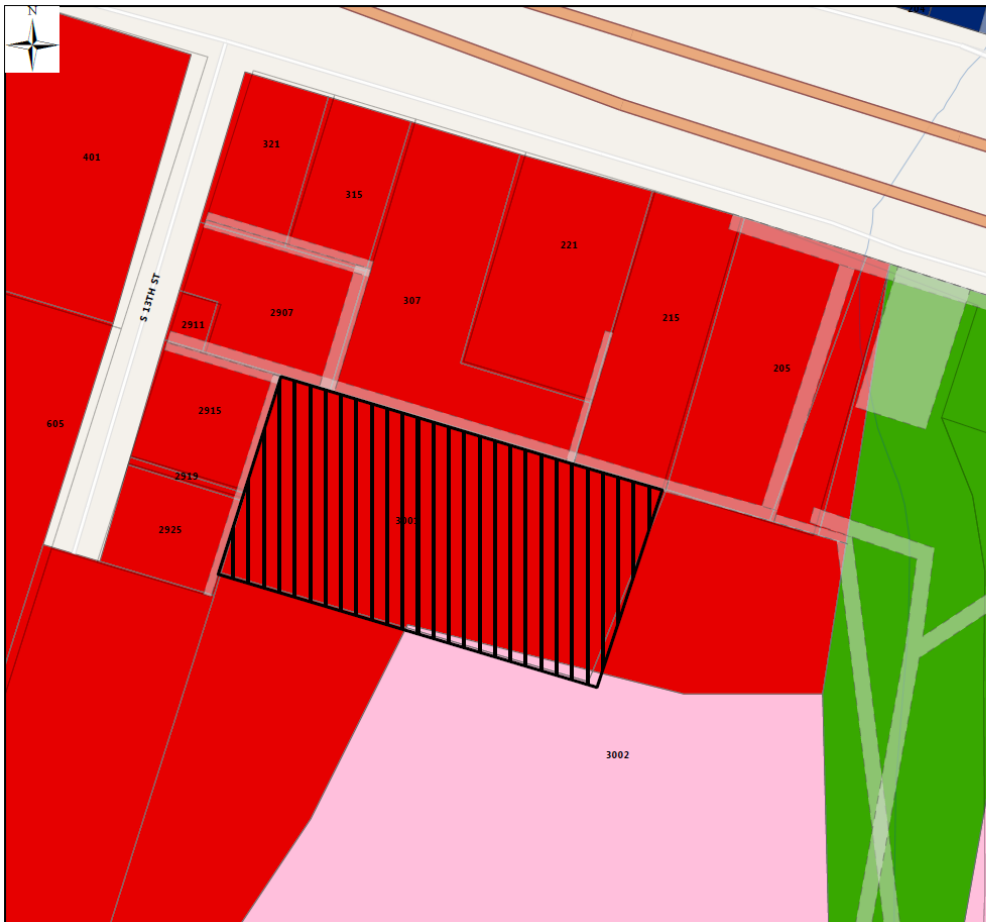
### Parcel Features

- 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
  - Production SDE Easement
  - CaseArea

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Date: 12/6/2017



## C To MF-2 FUTURE LAND USE MAP

Zoning Case :  
Z-FY-18-07

### Transportation

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

### Parcel Features

- 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
  - Production SDE Easement
  - CaseArea

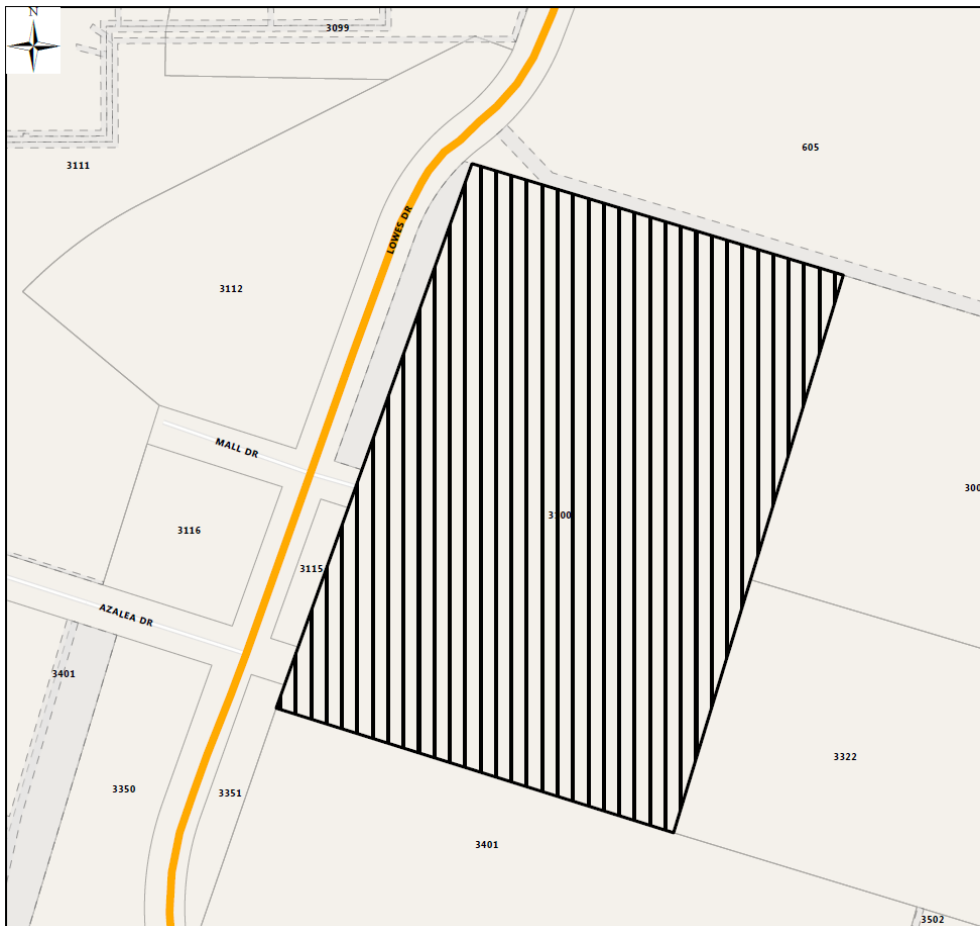
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Date: 11/29/2017







# C TO MF-2 THOROUGHFARE AND TRAILS MAP

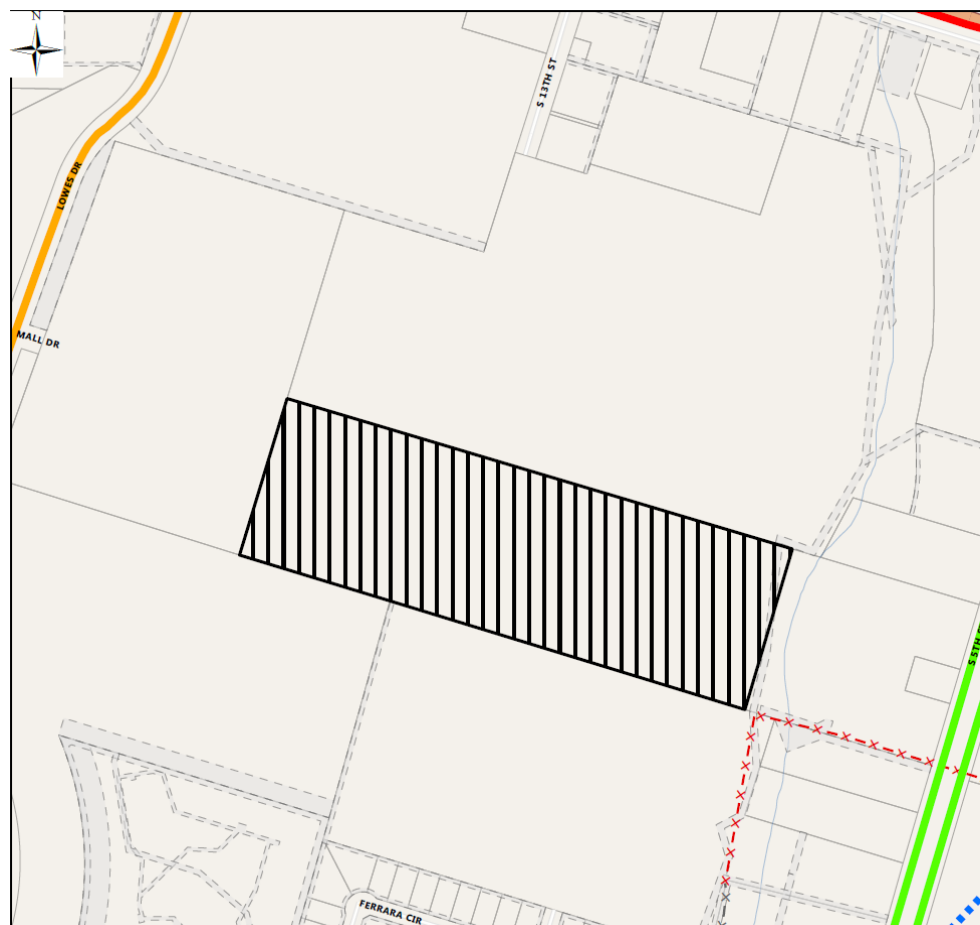
Z-FY-18-05

Address :  
3100 Lowes Dr

- Parcel Features**
- 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
  - Production.SDE
  - CaseArea

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tlyerly  
Date: 12/5/2017



# C TO MF-2 THOROUGHFARE AND TRAILS MAP

Zoning Case :  
Z-FY-18-06

Address :  
3322 S. 5th St.

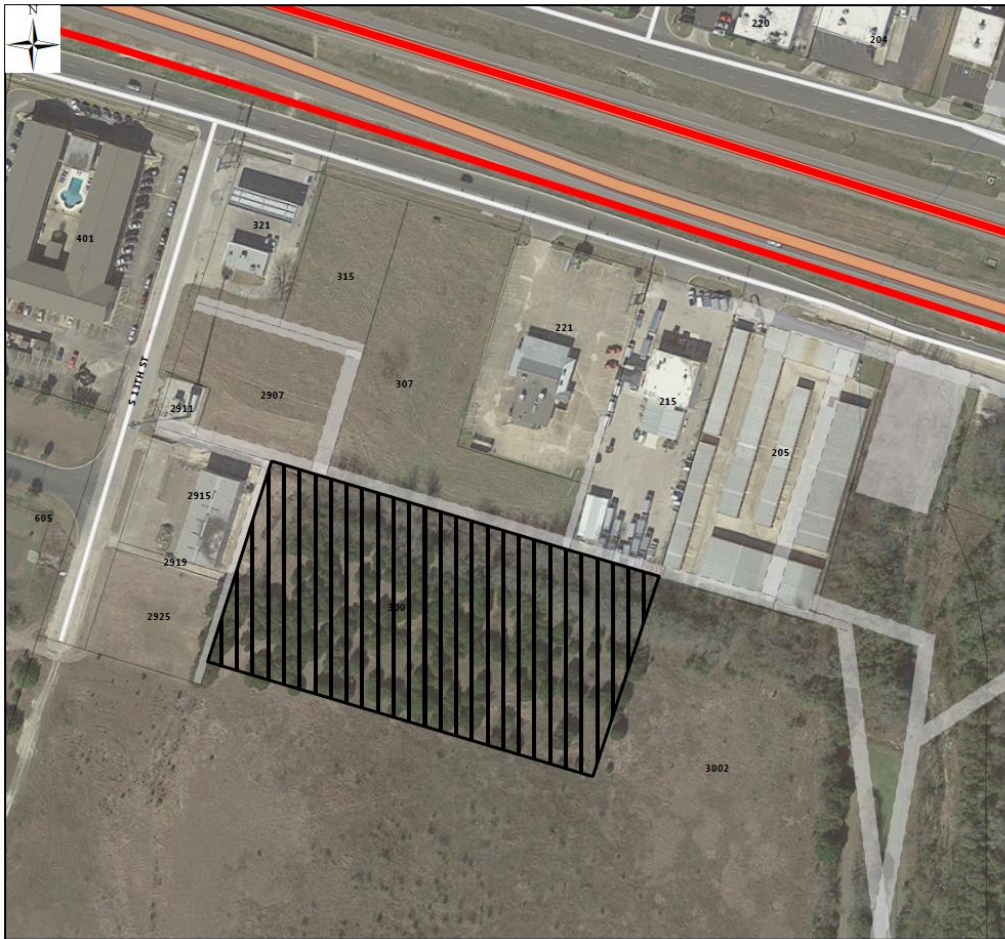
- Parcel Features**
- Parcels
  - Thoroughfare Plan
    - Expressway
    - Major Arterial
    - Proposed Major Arterial
    - Minor Arterial
    - Proposed Minor Arterial
    - Collector
    - Proposed Collector
  - Trails Master Plan
    - EXISTING, CITY WIDE SPINE
  - EXISTING, COMMUNITY WIDE CONNECTOR
  - EXISTING, LOCAL CONNECTOR
  - PROPOSED, CITY WIDE SPINE
  - PROPOSED, COMMUNITY WIDE CONNECTOR
  - PROPOSED, LOCAL CONNECTOR
  - Production.SDE
  - CaseArea

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tlyerly  
Date: 12/6/2017







## C To MF-2 THOROUGHFARE AND TRAILS MAP

Zoning Case :  
Z-FY-18-07

**Parcel Features**

- 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
- Production, SDE
- CaseArea

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tlyerly  
Date: 11/30/2017



## C TO MF-2

### UTILITY MAP

Zoning Case :  
Z-FY-18-05

Address :  
3100 Lowes Dr  
Sewer

Manhole  
Gravity Main  
Water Distribution  
Hydrant  
Main

**Parcel Features**

- Parcels
- Production, SDE, Easement
- CaseArea

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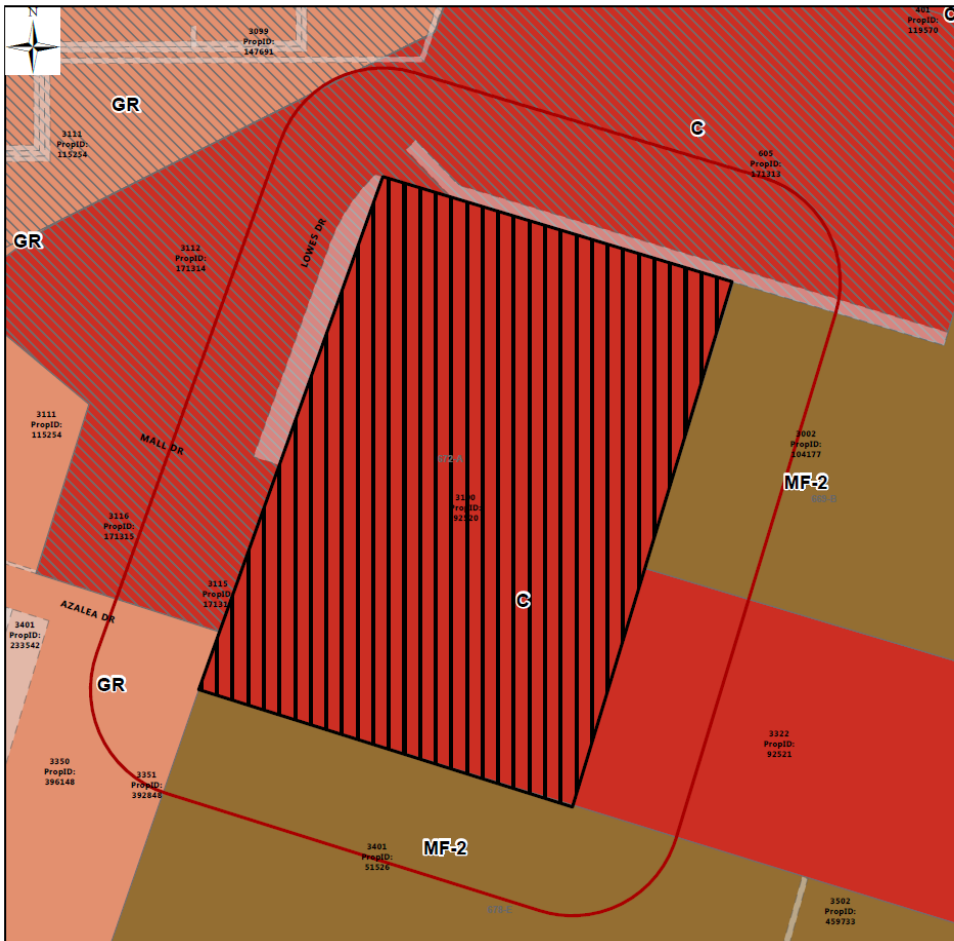
tlyerly  
Date: 12/5/2017











C TO MF-2

200'

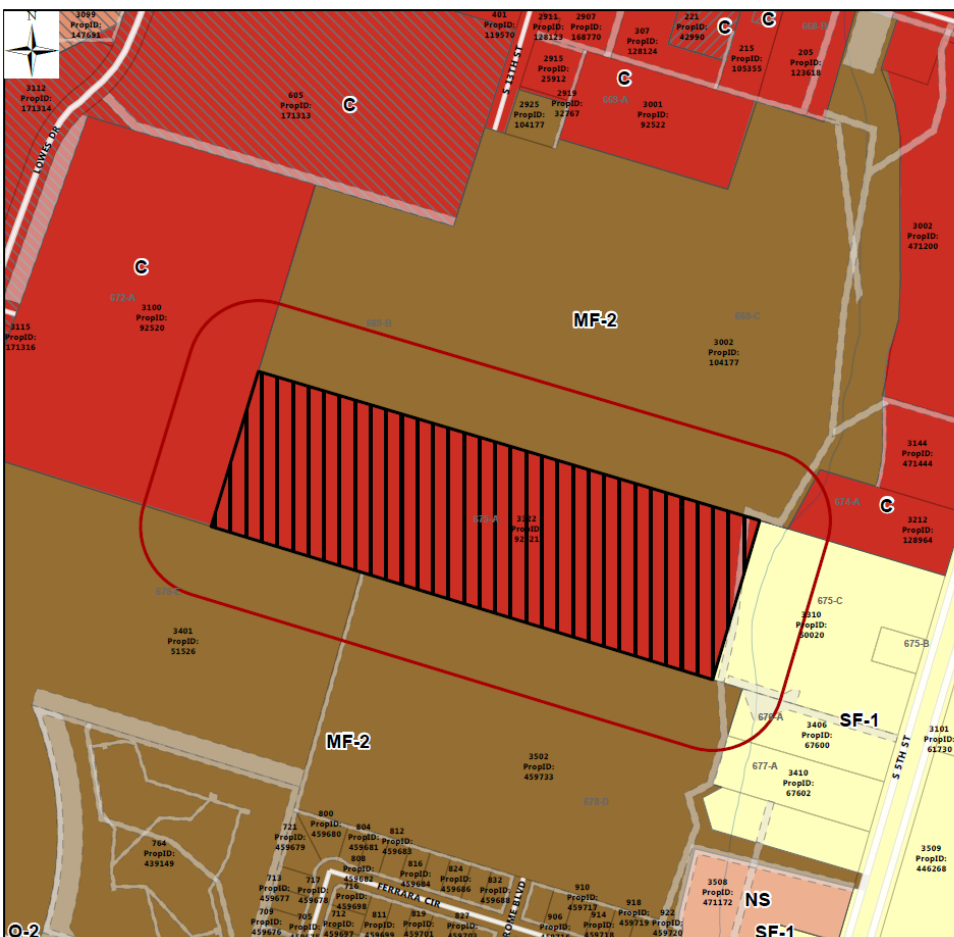
NOTIFICATION MAP

Address : 3100 Lowes Dr

CurrentZoning	O-1 - CLUP	MH - CLUP
HE - CLUP	O-1 - PD	MH - PD
UE	O-2	MU
UE - PD	O-2 - CLUP	MU - CLUP
SF-1	O-2 - PD	SD-C
SF-1 - CLUP	NS	SD-C - CLUP
SF-1 - PD	NS - CLUP	SD-H
SF-2	NS - PD	SD-H - CLUP
SF-2 - PD	GR	SD-T
SF-3	GR - CLUP	SD-V
SF-3 - CLUP	GR - PD	T4
SF-3 - CLUP, PD	GR - CLUP, PD	T4 - PD
SFA	CA	T4 - CLUP
SFA-2	CA - CLUP	TS-C
SFA-3	CA - PD	TS-C - CLUP
SFA-3 - PD	C	TS-C - PD
2F	C - CLUP	TS-E
2F - CLUP	C - PD	TS-E - CLUP
2F - PD	C - CLUP, PD	TS-E - PD
ME-1	LI	NO BASE
ME-1 - CLUP	LI - CLUP	CLUP
ME-1 - PD	LI - PD	PD
ME-2	LI - CLUP, PD	Production, SDE Easement
ME-2 - CLUP		CaseArea
ME-2 - PD		HE - PD
ME-3 - PD		AG
		AG - CLUP
O-1		MH

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tylerly  
Date: 12/5/2017



C TO MF-2

200'

NOTIFICATION MAP

Zoning Case :  
Z-FY-18-06  
Address :  
3322 S. 5th St

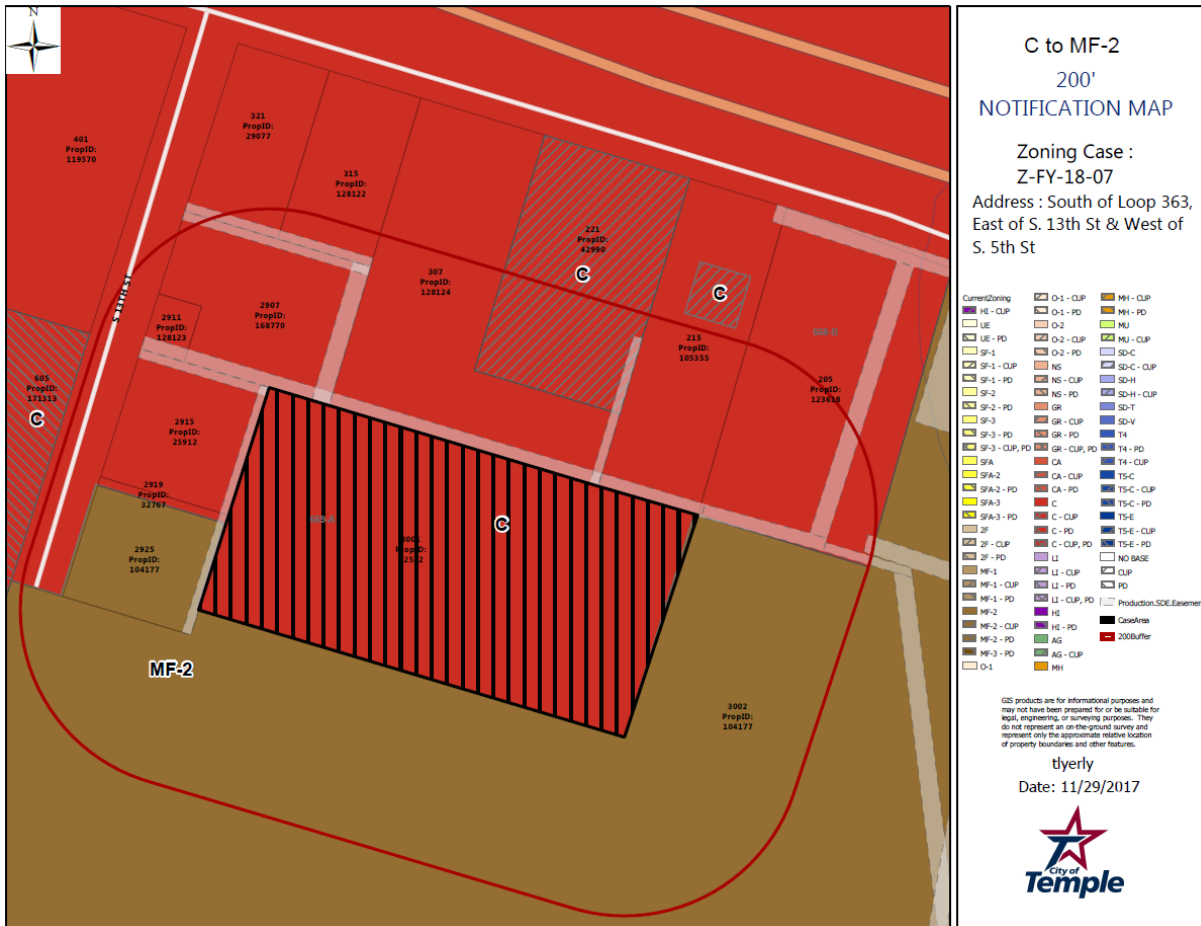
CurrentZoning	O-1 - CLUP	MH - CLUP
HE - CLUP	O-1 - PD	MH - PD
UE	O-2	MU
UE - PD	O-2 - CLUP	MU - CLUP
SF-1	O-2 - PD	SD-C
SF-1 - CLUP	NS	SD-C - CLUP
SF-1 - PD	NS - CLUP	SD-H
SF-2	NS - PD	SD-H - CLUP
SF-2 - PD	GR	SD-T
SF-3	GR - CLUP	SD-V
SF-3 - CLUP	GR - PD	T4
SF-3 - CLUP, PD	GR - CLUP, PD	T4 - PD
SFA	CA	T4 - CLUP
SFA-2	CA - CLUP	TS-C
SFA-3	CA - PD	TS-C - CLUP
SFA-3 - PD	C	TS-C - PD
2F	C - CLUP	TS-E
2F - CLUP	C - PD	TS-E - CLUP
2F - PD	C - CLUP, PD	TS-E - PD
ME-1	LI	NO BASE
ME-1 - CLUP	LI - CLUP	CLUP
ME-1 - PD	LI - PD	PD
ME-2	LI - CLUP, PD	Production, SDE Easement
ME-2 - CLUP		CaseArea
ME-2 - PD		HE - PD
ME-3 - PD		AG
		AG - CLUP
O-1		MH

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tylerly  
Date: 12/6/2017







**DEVELOPMENT REGULATIONS:**

	<b><u>Proposed (MF-2)</u></b>	<b><u>Current (C)</u></b>
Minimum Lot Size	N/A	N/A
Minimum Lot Width	N/A	N/A
Minimum Lot Depth	N/A	N/A
Front Setback	15 Feet	30 Feet Centerline (UDC Sect. 4.4.4F.d)
Side Setback	20 Feet	**0 Feet
Side Setback (corner)	UDC Sect. 5.3.3	10 Feet
Rear Setback	UDC Sect. 5.3.3	0 Feet
Max Building Height	4 Stories	*ALH
ALH - Any Legal Height not Prohibited by other Laws		
* UDC Sect 4.4 - Measurements and Special Case		



<b>Use Type</b>	<b>Multi-Family Two (MF-2)</b>	<b>Commercial (C)</b>
<b>Agricultural Uses</b>	* Farm, Ranch or Orchard	* Farm, Ranch or Orchard * Animal Shelter (CUP)
<b>Residential Uses</b>	* Single Family Residence (Detached & Attached) * Duplex * Townhouse * Triplex * Apartment * Home for the Aged	* Single Family Residence (Detached & Attached) * Duplex * Townhouse * Industrialized Housing * Family or Group Home (CUP) * Home for the Aged
<b>Retail &amp; Service Uses</b>	* Exercise Gym (CUP)	* All Retail & Service Uses * Veterinary Hosp. (Kennels (CUP)
<b>Commercial Uses</b>	* None	* Bakery / Confectionary * Cabinet Shop * Open Storage of furniture, appliances or machinery
<b>Industrial Uses</b>	* None	* Temporary Asphalt & Concrete Batching Plat (CUP) * Laboratory, medical, dental, scientific or research * Recycling collection location
<b>Recreational Uses</b>	* Park or Playground	* Park or Playground * All Alcohol (On Premise Consumption) > 75% (CUP)
<b>Vehicle Service Uses</b>	* None	* Auto Leasing, Rental * Auto Sales - New & Used * Car Wash * Vehicle Servicing (Minor)
<b>Overnight Accomodations</b>	* Hotel or Motel	* Hotel or Motel



Surrounding Property & Uses			
<u>Direction</u>	<u>Future Land Use Map</u>	<u>Zoning</u>	<u>Current Land Use</u>
Site	Auto-Urban Commercial, Suburban Commercial, and Parks & Open Space	C	Undeveloped Property
North	Auto-Urban Commercial and Suburban Commercial	C & MF-2	Retail, Commercial, and Undeveloped Property
South	Suburban Commercial and Auto-Urban Commercial	MF-2 & C	Undeveloped Property and Apartments
West	Auto-Urban Commercial and Suburban Commercial	2F, SF-1, & MF-1	Undeveloped Property, Commercial, and Retail
East	Auto-Urban Commercial, Suburban Commercial, and Parks & Open Space	C & SF-1	Undeveloped Property and Single-Family Residential

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

<b>Document</b>	<b>Policy, Goal, Objective or Map</b>	<b>Compliance?</b>
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





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

MALCIK, ROGER  
3406 S 5TH ST  
TEMPLE, TX 76502-1910

**Zoning Application Number:** Z-FY-18-06

**Case Manager:** Tammy Lyerly

Location: South of Loop 363, West of South 5th Street, and East of Lowe's 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

**RECEIVED**

**DEC 14 2017**

**Comments:**

*Sounds like a good idea —*

City of Temple  
Planning & Development

*Roger Malcik*  
**Signature**

*Roger Malcik*  
**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, [tylerly@templetx.gov](mailto:tylerly@templetx.gov) or mail or hand-deliver this comment form to the address below, no later than **December 18, 2017**.

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

Number of Notices Mailed: 9

Date Mailed: December 7, 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**

FRIARS RIDGE LTD  
3144 S 31ST ST  
TEMPLE, TX 76502-1803

**Zoning Application Number:** Z-FY-18-05

**Case Manager:** Tammy Lyerly

**Location:** South of Loop 363, West of South 5th Street, and East of Lowe's 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:**

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\_\_\_\_\_  
**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, [tyerly@templetx.gov](mailto:tyerly@templetx.gov) or mail or hand-deliver this comment form to the address below, no later than **December 18, 2017**.

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

Number of Notices Mailed: 11

Date Mailed: December 7, 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**

FRIARS RIDGE LTD  
3144 S 31ST ST  
TEMPLE, TX 76502-1803

**Zoning Application Number:** Z-FY-18-06

**Case Manager:** Tammy Lyerly

**Location:** South of Loop 363, West of South 5th Street, and East of Lowe's 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.

☒ agree

☐ disagree with this request

**Comments:**

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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, [tlyerly@templetx.gov](mailto:tlyerly@templetx.gov) or mail or hand-deliver this comment form to the address below, no later than **December 18, 2017**.

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

Number of Notices Mailed: 9

Date Mailed: December 7, 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**

FRIARS RIDGE LTD  
3144 S 31ST ST  
TEMPLE, TX 76502-1803

**Zoning Application Number:** Z-FY-18-07

**Case Manager:** Tammy Lyerly

**Location:** South of Loop 363, West of South 5th Street, and East of Lowe's 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:**

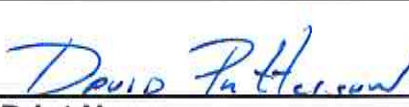
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**Signature**

  
**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, [tllyerly@templetx.gov](mailto:tllyerly@templetx.gov) or mail or hand-deliver this comment form to the address below, no later than **December 18, 2017**.

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

Number of Notices Mailed: 13

Date Mailed: December 7, 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-18-05)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A REZONING FROM COMMERCIAL ZONING DISTRICT TO MULTI-FAMILY TWO ZONING DISTRICT ON APPROXIMATELY 16.127 ACRES SITUATED IN THE MAXIMO MORENO SURVEY, ABSTRACT NO. 14, BELL COUNTY, TEXAS, LOCATED SOUTH OF LOOP 363, WEST OF SOUTH 5<sup>TH</sup> STREET, AND EAST OF LOWES DRIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

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

**Part 1:** The City Council approves a rezoning from Commercial zoning district to Multi-Family Two zoning district on approximately 16.127 acres, situated in the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas, located South of Loop 363, West of South 5th Street, and East of Lowes Drive, as outlined in the map attached hereto as Exhibit 'A,' and made a part hereof for all purposes.

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

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

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

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



PASSED AND APPROVED on First Reading on the **18<sup>th</sup>** day of **January**, 2018.

PASSED AND APPROVED on Second Reading and Public Hearing on the **1<sup>st</sup>** day of **February**, 2018.

THE CITY OF TEMPLE, TEXAS

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DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

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Lacy Borgeson  
City Secretary

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Kayla Landeros  
City Attorney



ORDINANCE NO. \_\_\_\_\_  
(Z-FY-18-06)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A REZONING FROM COMMERCIAL ZONING DISTRICT TO MULTI-FAMILY TWO ZONING DISTRICT ON APPROXIMATELY 15.931 ACRES SITUATED IN THE MAXIMO MORENO SURVEY, ABSTRACT NO. 14, BELL COUNTY, TEXAS, LOCATED SOUTH OF LOOP 363, WEST OF SOUTH 5<sup>TH</sup> STREET, AND EAST OF LOWES DRIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

---

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

**Part 1:** The City Council approves a rezoning from Commercial zoning district to Multi-Family Two zoning district on approximately 15.931 acres, situated in the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas, located South of Loop 363, West of South 5th Street, and East of Lowes Drive, as outlined in the map attached hereto as Exhibit 'A,' and made a part hereof for all purposes.

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

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

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

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



PASSED AND APPROVED on First Reading on the **18<sup>th</sup>** day of **January**, 2018.

PASSED AND APPROVED on Second Reading and Public Hearing on the **1<sup>st</sup>** day of **February**, 2018.

THE CITY OF TEMPLE, TEXAS

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DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

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Lacy Borgeson  
City Secretary

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Kayla Landeros  
City Attorney



ORDINANCE NO. \_\_\_\_\_  
(Z-FY-18-07)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A REZONING FROM COMMERCIAL ZONING DISTRICT TO MULTI-FAMILY TWO ZONING DISTRICT ON APPROXIMATELY 3 ACRES SITUATED IN THE MAXIMO MORENO SURVEY, ABSTRACT NO. 14, BELL COUNTY, TEXAS, LOCATED SOUTH OF LOOP 363, WEST OF SOUTH 5<sup>TH</sup> STREET, AND EAST OF LOWES DRIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

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

**Part 1:** The City Council approves a rezoning from Commercial zoning district to Multi-Family Two zoning district on approximately 3 acres, situated in the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas, located South of Loop 363, West of South 5th Street, and East of Lowes Drive, as outlined in the map attached hereto as Exhibit 'A,' and made a part hereof for all purposes.

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

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

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

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



PASSED AND APPROVED on First Reading on the **18<sup>th</sup>** day of **January**, 2018.

PASSED AND APPROVED on Second Reading and Public Hearing on the **1<sup>st</sup>** day of **February**, 2018.

THE CITY OF TEMPLE, TEXAS

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DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

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Lacy Borgeson  
City Secretary

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Kayla Landeros  
City Attorney





## COUNCIL AGENDA ITEM MEMORANDUM

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02/01/18  
Item #11  
Regular Agenda  
Page 1 of 2

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

Brian Chandler, Planning Director

**ITEM DESCRIPTION:** Consider adopting an ordinance authorizing amendments to the Unified Development Code: Article 2 (Sections 2.5.2, 2.5.4, 2.6 and 2.7), Article 3 (Section 3.11) and Article 6 (Sec. 6.3), related to the Temple Medical and Educational zoning district, to establish the TMED South transect zone, and to amend TMED applicability, uses allowed, review process and development standards such as landscaping, architecture, signage and public frontage improvements.

**BACKGROUND:** The TMED zoning district and enabling ordinance was adopted by City Council on January 6, 2011, followed by rezoning of individual properties to TMED on February 3<sup>rd</sup> and May 19<sup>th</sup> 2011.

Similar to the I-35 Corridor Overlay amendments, Planning staff has spent the last four years gathering input and making notes related to existing TMED code provisions that need to be improved or clarified, while also trying to provide additional design flexibility, especially for existing buildings within the district. TMED is considered the first Form-Based Code in Temple, which focuses more on the form of buildings with a mix of uses, rather than single-purpose land uses, while also creating a pedestrian-friendly environment with enhanced landscaping and architectural standards, wide sidewalks, rear parking and increased open/common space. The other main objective is to establish the TMED South transect (sub-district) that would allow for future implementation of the TMED South Master Plan when development is proposed by private property owners.

### **STAKEHOLDER INPUT**

Staff has met with the following property owners and other stakeholders to get their input:

- TABA (Temple Area Builders Association)
- RZ (Reinvestment Zone) Master Plan Committee
- Derek Martin of Pro Ventures, property owner of 1401 South 1<sup>st</sup> Street
- Todd, Nancy and Gerald Kurio, TMED South property owners
- Phone call: Ryan Barker, UTex, owners of TMED South (property) where Everest Rehab Hospital will locate
- Pat and David Patterson, Patco, owners of property near TMED South
- Phone Call: Melissa Magowan, TMED South property owner
- Development Review Committee (12/5)



- P&Z Workshop (12/5)
- City Council Workshop (12/7)
- Staff also reached out to local brokers, design professionals, TISD, Temple College, Ralph Wilson Youth Club, The Temple Health and Bioscience District, TEDC, the VA hospital and the Temple Chamber of Commerce to solicit feedback

**ATTACHMENTS:**

TMED (Existing) Map

TMED Code Amendment Summary Table

TMED Draft Code Amendments (with “tracked changes,” except for Sec. 6.3.4 Applicability Tables)

UDC Sections 2.5, 2.7 and 3.11 (Duties of DRC and Planning Director and TMED Site Plan Review Process)

UDC Section 6.3 (Entire TMED Chapter)

UDC Section 6.3.4 (Proposed Applicability Tables)

TMED Land Use Amendments Summary Table

Ordinance







**TMED Code Amendment Summary Table**  
**November 30, 2017**

= Substantial Changes

Code Section	Existing Standard	Proposed Standard	Staff Note
<b>Sec. 6.3.1 Purpose</b>	No Purpose Statement	Reference Purpose Statement in Sec. 4.3.24	It's important for staff and applicants to understand the intent of the code
<b>Sec. 6.3.2 Boundary</b>	Map does not include TMED South	New map will show TMED South	RZ recommends including all properties from the TMED South Master Plan, including Blackland, for City-initiated rezoning of TMED South; Additional stakeholder recommends including west side of S. 5th Street, too; staff will need to defer consideration of west side of S. 5th Street to a future phase of rezoning due to unique character and challenges there.
<b>Sec. 6.3.3 Establishment of Transect Zones</b>	No TMED South transect zone description	Add TMED South	
<b>Sec. 6.3.4 Applicability</b>	Applicability Tables that show what standards are triggered based on the scope of the project are not flexible enough for existing buildings	Break into landscaping and architecture tables: 1) landscaping and public frontage: public frontage, parking lot screening, bike racks, parking islands with trees, foundation planting, landscaping "dead space" 2) architecture: building materials, entry articulation and horizontal articulation	Similar approach to the I-35 Corridor Overlay
<b>Sec. 6.3.5 Design Review</b>	Defers completely to Sec. 3.11 TMED site plan review	Clarify process similar to I-35 Overlay: Design Orientation, Preliminary Design Review and Permitting	Need to require applicants to meet with staff first to explore design solutions



# TMED Code Amendment Summary Table

November 30, 2017

Sec. 6.3.6 TMED Site Plan Review Process	Defers completely to Sec. 3.11 TMED site plan review. In Sec. 3.11, all TMED site plans currently require TRC (TMED Review Committee) review, which is burdensome to staff and applicant	Formally establish the DRC as the review body, which would match current policy, but only send warrants to DRC	Former City Manager, David Blackburn, had made the interpretation that the DRC could serve as the TRC, which is how staff has been doing it since
	Minimum lot width of 18'	Min. lot width of 50' for detached single-family without alley access	TMED currently requires alley access for all new development; Allow the larger single-family lots to have driveways in the front; discussed this TABA and staff proposes lowering this alley access requirement from 60' to 50' and requiring it on only 20% of single-family lots
Sec. 6.3.7 General Regulations	Max front setback of 12'	Max front setback of 47' (row of teaser parking + 24' 2-way drive and 5' minimum landscape buffer)	Would also include an incentive to place all parking to the rear with reduced landscaping %
	Min. side yard setback at street: range of 2-6 feet	Base on meeting visibility triangle requirements	Obviously cannot place buildings in easements; will need to discuss with Oncor
	Max side yard setback: 24-30 feet	Remove this limitation	Remove to provide more design flexibility
	Min. rear yard setback: 3 feet	10 feet	To match GR
	Min. rear yard setback for garage or carport utilizing alley access: 20 feet	6 feet	Want to encourage alley access, preserve backyard space and limit driveway length; sufficient turning radius combined with 20' alley
	Min. story height: 12' to 14'	Remove this limitation	Requires unnecessary cost for construction and maintenance, since higher ceilings can result in increased conditioning costs; allow additional interior design flexibility for design professionals
	Min. residential density in T5-c: 24 units/acre	Remove this limitation	Unintended barrier to prevent single-family development



# TMED Code Amendment Summary Table

November 30, 2017

Sec. 6.3.8 Warrants and Variances	No current section	Propose to add to cross-reference Sec. 3.11.4.C.1 related to TMED Warrants and Variances	Idea is to provide additional clarity and eliminate unnecessary red tape, such as the current regulation that requires a warrant for all monument signs even for those that meet the standards
Sec. 6.3.9 Use Standards	Prohibited uses	Clarify that Credit Access Businesses, Pawn Shops, Sexually Oriented Businesses and Tatto Studios are prohibited	
	Multi-family	Add limitations to allow only on Collectors or Arterials in T-South	Want to ensure that MF is not located within middle of single-family neighborhoods
	Alcohol sales (Less than 50% revenue): requires a CUP in T5-e and T5-c	Allow by right in restaurants	This is a restaurant TABC threshold...not a bar; would match the General Retail (GR) zoning district
	Fuel sales	Allow with limitations in T4 and T5-e only	
	No grocery store use	Add grocery store use	Result of an inquiry for a small grocery store at former Ms. Baird's bread store
	Restaurant (no drive-through permitted)	Add coffee shop use	
	Currently no "Restaurant (drive-through permitted)" use	Add this use, along with a coffee shop with limitations related to requiring drive-through on side, screened and on an "end cap" of a building with 3 or more total businesses	Would look similar to Starbucks on W. Adams (6607 W. Adams Ave.)
	Additional uses	Craft brewery, exercise gym, laundry and cleaning (self-service), studio (art, etc.), veterinary clinics, indoor amusement	Staff believes that these uses are needed to make TMED more livable, walkable and self-sustaining, as well as providing craft/art uses that could revitalize older buildings



# TMED Code Amendment Summary Table

November 30, 2017

	Bed and Breakfast: Currently only allowed in T4	Propose to allow them in all sub-districts along Collectors or Arterials	
Specific Use Standards	Multi-family: currently only allowed as part of a mixed-use project in which 40% of the non-residential uses are constructed with or prior to MF construction; not allowed fronting on Collectors or Arterials without a warrant	Allow only as part of a mixed-use project, which can be horizontal mixed-us, fronting only on Collectors or Arterials	
	Single-family detached	Limit to local streets in T-South or on Collectors with alley access	
	Single-family attached	Limit to collectors are arterials and must be accessed by an alley	
	Accessory Dwelling Units	Add a limitation allowing...	?? Take closer look
	Fuel stations: only currently permitted on S. 31st Street; pumps must be located to rear or side	Allow with limitations in T4 and T5-e; remove limitation of pump locations at rear or side	Consider looking at limitation of 8 pumps
	All non-residential uses	In T-South limited to only Collectors or Arterials	
	Live/work units	Clarify where they can locate: ground floor of townhomes or apartments and limited to office or studio uses	
Sec. 6.3.10 Circulation Standards	Cul-de-sacs are prohibited	Allow an exception for property abutting a railroad or if approved by warrant	
	Max block perimeter calculations for new streets: 2,500 feet for all sub-districts, except T5-c at 2,000	Make all 2,500 including T-South	Distinction seems arbitrary



# TMED Code Amendment Summary Table

November 30, 2017

<b>Sec. 6.3.11 Parking &amp; Loading Standards</b>	If parking in excess of 100% of minimum parking spaces, additional landscaping amounting to 2% of impervious cover required per each additional space	Remove this limitation	If a business needs additional parking, which would be screened, we don't want to penalize them; code encourages shared parking and allows a reduction of parking
	Single-family (attached and detached) must be accessed by rear alleys	Allow the exceptions for single-family detached lots 50' wide or greater and for lots that back up to a park. They can have parking accessed from the front. A minimum of 20% single-family lots must have alley access.	Want to encourage alley access, but only require it at strategic locations; After discussion with TABA, propose a 50' wide lot threshold (down from 60') and a 20% minimum (down from 30%)
	Currently parking is all required to side or rear and must be accessed by alleys	Incentivize parking to side or rear by allowing a 5% and 10% reduction respectively in overall landscaping percentages; remove the alley requirement for multi-family and nonresidential uses	
	Specific to T5-e on S. 1st Street: single row of teaser parking not exceeding 40 feet in pavement depth	Remove this limitation and just apply this standard across the board to all TMED transects (42' of pavement with a 5' minimum landscape buffer)	42 feet is to accommodate an 18' parking space + a 24' two-way drive aisle
<b>Sec. 6.3.12 Bicycle Facilities</b>	Currently applies to all uses	Applies to multi-family, office, community center, educational and retail uses	
	No requirement exists related to ensuring that bicycle access is provided on new streets	Propose to require either a 5' bike lane in each direction or a shared use path per AASHTO standards on new Collector or Arterial streets	



# TMED Code Amendment Summary Table

November 30, 2017

<b>Sec. 6.3.13 Private Property Landscape Standards</b>	Minimum landscape area is 20 or 30% depending on the sub-district and use	Lower by 5% for parking completely to side or rear and 10% if parking is completely to the rear; 30% only applies to single-family	
	Tree mix	Reference UDC tree list; allow for approval of other species by Planning Director or City Arborist; remove the requirement that 50% of required trees must be evergreen	
	Parking lot landscaping	Parking islands can be consolidated into a combo of individual buffer yard, median and terminal islands with the equivalent landscaped area	Needed for additional flexibility on smaller site
	Parking lot landscaping	Trees in parking islands: can be either 2" DBH or 65-gallon in size	
	Parking lot landscaping	For lots of 1/2 acre or less with parking to the rear, parking islands not required as long as parking is screened with shrubs and trees along perimeter	
	Screening of waste containers: must be 50' + from any residential use	Add unless separated by an alley	On smaller non-residential lots that back up to single-family residential, such as along S. 1st and S. 31st, the dumpsters may not be able to be located 50' from a residential use and also in the back
	Loading docks: must be 50' + from any residential use	Add unless separated by an alley	Along S. 1st and S. 31st, the loading docks may not be able to be located 50' from a residential use and also in the back



# TMED Code Amendment Summary Table

November 30, 2017

	Fence and wall standards (Sec. I): secondary frontage (side yard) wall and fence height is limited to 3'	Side yard wall and fence height can be 6'	Provides additional flexibility
Sec. 6.3.14 Public Frontage Standards	Applicability	Developer, property owner, HOA or POA responsible for maintenance of all public frontage elements in right-of-way (except trash cans and benches) unless a Council-approved agreement state otherwise	Parks or Public Works Dept. for trash cans and benches maintenance?
	Frontage landscape standards: currently requires 3" DBH tree every 25'	Revise to require 2" DBH or 65-gallon tree every 35'	2" trees are easier to establish, 1/2 the price of 3" trees and much more readily available, according to City Arborist; 35' is recommended by City Arborist
	Type A, B, C and D frontage: must be a single species	Allow for alternating	Per Avenue R and S. 5th examples
	Type E: must alternate	Remove this limitation	
	Planting Area for Type A, B, C and D frontage: must include ground cover for entire frontage	Groundcover and shrubs only required for a min. of 50' from an intersection	Groundcover can be challenging to maintain; would create more visual impact by focusing on landscaping corners
	Public frontage amenities: benches and trash cans per the TMED Design Criteria Manual at all intersections	Rename as "TMED Design Guidelines"; allow alternative locations by warrant	Benches and trash cans are a good idea to promote a more pedestrian-friendly environment, but there needs to be more flexibility about where to place them.
	Pedestrian lighting currently required for all new development	Exempt detached single-family; other uses must install the lighting for new construction for 200'+ road frontage	Limit the expense; each light costs about \$6,000
	Public frontage amenities: lighting; currently states that "pedestrian-scale lighting must be provided..."	Needs to specify that cost to purchase lights and install is responsibility of developer; City will pay bills	Per Shoppes on the Hill, this clearly needed to be included



# TMED Code Amendment Summary Table

November 30, 2017

Sec. 6.3.15 General Planting	Groundcover list currently is limited to Asian Jasmine, English Ivy, Liriope, Monkey Grass and Purple Wintercreeper	Allow for all groundcover listed in Sec. 7.4.5.D to apply	
	Trees	Require non-irrigated trees associated with the renovation of existing buildings to have slow release watering bags for at least 1st year	Helps ensure that the trees will get established and be healthy
	Stone and mulch	Allow up to 1/3 of total required landscaping to consist of stone and mulch	Standard also adopted with I-35 Corridor Overlay amendments; reduces water consumption and creates a diversified landscaping palette
	Irrigation: underground currently required for all landscaping	Allow access to within a 100' of hosebib for landscaping associated with renovation of existing buildings	
	Materials: listed as brick, stone, cementitious siding and stucco	Created a table organized by use and whether it's a primary or accent material	
	Roof pitch: minimum of 5:12	Remove this limitation	
	Roof articulation	Allow for "exposed rafter tails" to count, in addition to "eaves with a 24" minimum overhang"	
	Horizontal articulation: currently requires no more than 20' without a 5' offset	Allow a 2' offset at least every 30' (with a minimum length of 10'), as well as architectural features to count	
	Vertical articulation: currently requires no more than 20' without a 5' offset	Remove this limitation	Combined with roof, top floor and entry articulation, this is unnecessary



# TMED Code Amendment Summary Table

November 30, 2017

Sec. 6.3.16 Architectural	Transparency: windows and doors - 30% minimum	Per I-35 Overlay, staff has determined that a 15% minimum still meets the articulation needs and is more feasible	
	Window articulation - only applies to residential uses	Remove this limitation	When combined with other articulation requirements, it became apparent that this provision is unnecessary and limits flexibility
	Entry articulation - Entry must be "covered or inset with distinct architectural details, such as: (current code leaves off these options)	Entry must include 1) an inset or offset from the front building plane by at least four feet with display/storefront or bay windows; or 2) a parapet or vertical architectural element at least 3-feet taller than the roof line, display/storefront windows and a metal window canopy or awning; or 3) a covered porch or stoop	
	Building Access - Ground Floor Residential Units - 50% of all residential units must be raised a min. of 15" above the ground	Propose to not apply to single-family detached	Limits ADA access
	Enclosed garages: 1 per single-family unit and 1 per 2 multi-family unit required	Eliminate requirement for garages for single-family but specify that, if provided, needs to be to the rear and accessed by an alley; for multi-family, reduce ratio to 1 per 3 units and allow carports to count (per Shoppes on the Hill and The District)	



# TMED Code Amendment Summary Table

November 30, 2017

Sec. 6.3.17 Parking	Miniumum driveway width: 20 feet	Reduce to allow for a 10' ribbon drive; general standards apply for solid driveways	
	Garage integration: 50% of all required garages must be inegrated into primary structures	Remove this limitation	
	Garage location: not allowed to front onto public ROW for all residential uses	Add carports to this description and only allow the exception if SF backs up to a park; propose to not apply to multi-family	
Sec. 6.3.18 Common Area	Miniumum of 500 sf and additional 100 sf per 1000 sf gross floor area (GFA); limited to a water feature, outdoor covered space, or outdoor seating area every 5,000 sf and an amenity for every 200 sf (benches, seating areas, trees, planters, decorative paving, etc.)	Propose to simplify the calculation: 5% of GFA (or 4% if shared between multiple buildings) for common area and add tree-lined trails around irrigated greenspace as a qualifying option	
	Multi-family common area requirements: has same complicated formula	Propose to allow the existing language related to requiring an amenity from the list for every 50 units, including gym and pool, but also adding outdoor park to count	
	Monument, multi-tenant and directional signs all require a warrant	Allow them by right if standards are met	
	Projecting signs: 4 sf in T4 and 6 sf in T5	Allow up to 32 sf as long as 8' min. clearance is provided	



# TMED Code Amendment Summary Table

November 30, 2017

Sec. 6.3.19 Signage	Wall signs: Max of 3' height x 50% total length of tenant space or bldg.	Limited to 100 sf; must be either externally illuminated or be raceway mounted with channel letters	
	Freestanding signs: require a warrant and are limited to 2' wide x 6' tall; only 1 per lot	Single-tenant: 10' tall; 50 sf area; 1 per driveway (either single-tenant or multi-tenant but not both); Multi-tenant: 20' tall; 32 sf area per face; 1 per driveway (either single-tenant or multi-tenant but not both)	
	Non-conforming pole signs	Existing pole signs must be clad in brick or stone	To match I-35 Corridor Overlay
	Banners: prohibited	Allow with limitations on size, time period and frequency	
Sec. 6.3.20 Street Lighting	Applies to all transect zones and City's street light policy applies	No changes proposed	
Sec. 6.3.21 Utilities	All proposed new electric, phone	No changes proposed	



**B. Final Action**

Unless otherwise provided in this Article, the Planning and Zoning Commission must take final action on the following development review procedures:

1. Preliminary Plat;
2. Final Plat;
3. Replat Without Plat Vacation; and
4. Plat Vacation.

**2.4.3 Policies and Procedures**

The City Council determines by ordinance or resolution the number of members, quorum, qualifications for appointment, appointment process, orientation of new members, attendance requirements, goal-setting, reporting, meeting schedule, meeting procedures and other policies and procedures for the Planning and Zoning Commission.

**2.4.4 Override of Planning & Zoning Commission Denial Recommendation**

A minimum 75 percent vote of all the members of the City Council is required to overrule a recommendation by the Planning & Zoning Commission that a proposed UDC Text Amendment, Zoning District Map Amendment, Planned Development or Conditional Use Permit be denied.

**Sec. 2.5. Development Review Committee**

**2.5.1 Establishment**

A Development Review Committee is established to provide a coordinated and centralized technical review body. The Development Review Committee is composed of persons from various City departments that have an interest in development review.

**2.5.2 Review and Recommendation**

The Development Review Committee must review and make a recommendation on the following development review procedures:

- A.** Planned Development;
- B.** Conditional Use Permit;
- C.** Preliminary Plat;



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## Article 2: Development Review Bodies

Sec. 1.1.

- D. Final Plat;
- E. Replat Without Plat Vacation;
- F. TMED Warrants per Sec. 6.3.6
- G. Minor or Amending Plat; and
- H. Plat Vacation.

### 2.5.3 Membership

#### A. Chair

The Director of Planning serves as Chair of the Development Review Committee and is responsible for all final actions of the Committee.

#### B. Other Members

In addition to the Chair, the Development Review Committee is composed of the following members:

1. Director or Construction Safety;
2. Director of Public Works;
3. Director of Parks and Leisure Services;
4. Director of Information Technology;
5. City Attorney;
6. Fire Chief; and
7. Any other City staff or external agencies the Chair deems necessary for the professional review of an application.

### 2.5.4 Proceedings

The Development Review Committee meets as often as necessary to fulfill its duties or upon call of the Chair of the committee to discuss and review the applications listed in Sec. 2.5.2 above. The meeting notes of each meeting must be filed with the Director of Planning and sent to the applicant.

## Sec. 2.6. Chief Building Official

The Chief Building Official must take final action on the following development review applications:

### 2.6.1 Building Permits; and

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Establishment¶

A TMED Review Committee (TRC) is established that is comprised of the Development Review Committee membership, an at-large citizen representative located within the District and two TMED Coordinating Group members, who will be appointed by the TMED Coordinating Group. These three representatives are appointed to two-year terms. ¶

Final Action¶

The TRC reviews and takes final action on Warrant requests.¶

[Ord. 2010-4415]¶



**2.6.2** Sign Permits.

**Sec. 2.7. Director of Planning**

**2.7.1 Powers and Duties**

The following powers and duties are assigned to the Director of Planning under this UDC.

**A. Review and Recommendation**

The Director of Planning must review and make a recommendation on the following development review procedures:

1. UDC Text Amendment;
2. Zoning District Map Amendment;
3. Planned Development;
4. Conditional Use Permit;
5. Preliminary Plat;
6. Final Plat;
7. Replat Without Plat Vacation;
8. Plat Vacation;
9. Building Permit;
10. Sign Permit; and
11. Variance.

**B. Final Action**

Unless otherwise provided in this Article, the Director of Planning must take final action on the following development review procedures:

1. Minor or Amending Plat;
2. Administrative Adjustment;
3. TMED Warrants per Sec. 6.3.6
4. Sidewalk Waiver requests or may refer the request to the Planning and Zoning Commission and the City Council; and
5. Determination of Comparable Temporary Uses.



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**Article 2: Development Review Bodies**

Sec. 2.7. Director of Planning

[Ord. 2011-4430], [Ord. 2015-4701]



**Sec. 3.11. Reserved**

**Deleted: TMED Site Plan Review**

**Deleted: <#>Applicability ¶**

Site plan review is required to ensure that all development within the entire TMED zoning district meets the requirements set forth in the TMED design standards in Sec. 6.3. The review covers site planning, architecture, landscaping, exterior lighting and signs, as well as any changes, additions or renovations to any development on the site. ¶

**Review Process¶**

**Subdivision Plat Required¶**

Prior to TMED Site Plan or Building Permit approval, any property to be developed in the TMED zoning district must undergo the subdivision review process required in Article 3. ¶

**Director of Planning Determination of Completeness¶**

The Director of Planning must determine whether a TMED Site Plan application is complete and satisfies the initial submittal requirements within five working days of the application being properly submitted and received by the City. ¶

If the application is determined incomplete, the Director of Planning must notify the applicant in writing. The notification must list all missing or incomplete items. ¶

The Director of Planning may request additional information not specifically stated in the application submittal requirements if such information is required for the accurate review of the proposal. ¶

Upon receipt of a complete application, the Director of Planning must distribute the application to the DRC, to review the site plan for compliance with the provisions of Sec. 6.3. ¶

**Development Review Committee Review¶**

The Development Review Committee must review the submitted application and make a recommendation to the Director of Planning. ¶

**Director of Planning Final Action¶**

The Director of Planning must approve, approve with conditions or deny a TMED Site Plan application based on the review criteria below in Sec. 3.11.3 below. Approval of a TMED Site Plan results in the issuance of a TMED Site Plan Permit. ¶

**Review Criteria ¶**

The Director of Planning must approve, approve with conditions or deny a TMED Site Plan application based on the following criteria: ¶

The application exhibits conformance with the standards of the TMED zoning district, the



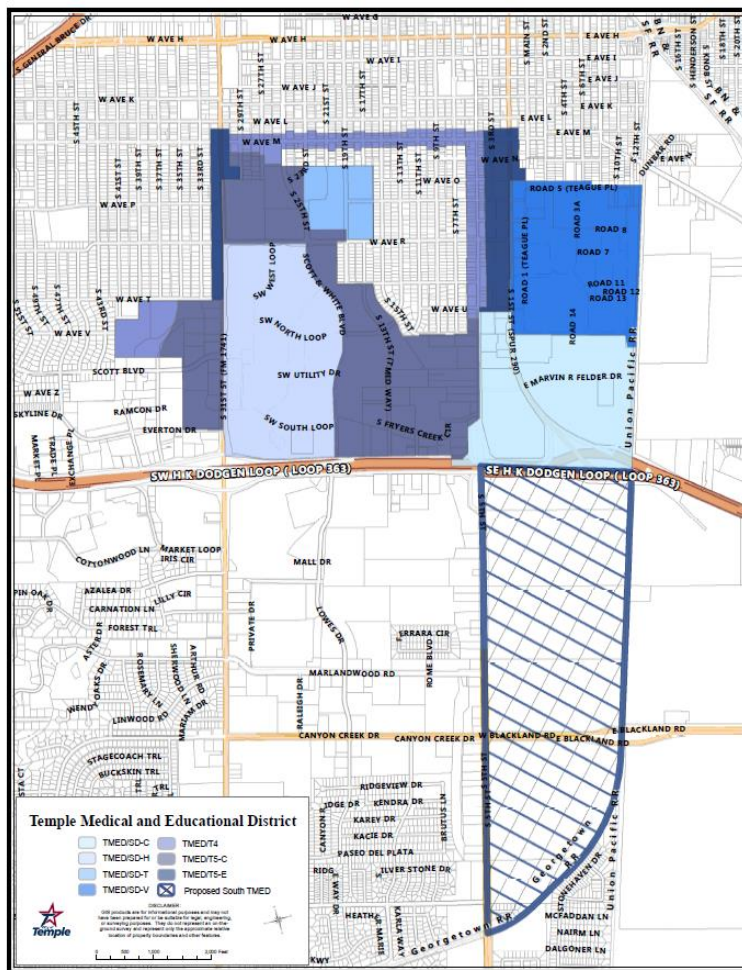
### Sec. 6.3. TMED, Temple Medical and Educational

### **6.3.1 Purpose (see Sec. 4.3.24)**

### 6.3.2 Boundary

The TMED zoning district is defined as shown in the map below.

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6.3.3 Transect Zones and Special Districts

The TMED zoning district includes Transect Zones (T) and Special Districts (SD) as defined below.

A. **T4 (General Urban Zone)**

The T4 transect zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single, side yard and row houses. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.

B. **T5-e (Neighborhood Edge Zone)**

The T5-e transect zone consists of a mid-density mixed use but primarily commercial, retail and office urban fabric. It typically has a single row of teaser parking located in front of the principal building, with strong vehicular cross-connection among adjacent properties. It primarily has attached buildings with wide sidewalks, rhythmic street tree planting and buildings set close to the sidewalks.

C. **T5-c (Urban Center Zone)**

The T5-c transect zone consists of higher-density, mixed use buildings that accommodate retail, offices, row houses and apartments. It has a tight network of streets with wide sidewalks, rhythmic street tree planting and buildings set close to the sidewalks.

D. **T-South (TMED South)**

The T-South transect zone consists of medium to high density, mixed use buildings that accommodate retail, office, single-family attached and detached, multi-family and medical uses, while also compatibly integrating the historic agricultural character. It has a tight network of streets with wide sidewalks, rhythmic street tree planting and buildings set close to the sidewalks interspersed with common green and open space.

E. **Special Districts**

These districts consist of institutions with buildings that by their current function, disposition or configuration cannot, or should not, conform to one or more of the transect zones. The referencing to a particular institution in a Special District is as follows:

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**Deleted:** zones

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**Deleted:** The T5 zone contains two subsets, which are denoted by the T5 abbreviation in this Section when referencing both subsets. Four institutional Special Districts are established and denoted by the SD abbreviation in this Section when referencing all four Special Districts.

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S&W Memorial Hospital and Texas A&M Health Science Center (SD-h)

The Central Texas Veterans Health Care System (SD-v)

Temple College (SD-c)

Temple Independent School District (SD-t)

#### 6.3.4 Applicability

The provisions of the TMED zoning district apply to nonresidential and multiple-family development as established in the table below.

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(See Applicability Tables currently in a separate document)

The provisions of the TMED zoning district apply to single-family development as established in the table below.

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Nonresidential and Multiple-Family Development Type ...

#### Single-Family Residential Development Type

	Review Process	General Standards	Use Standards	Circulation Standards	Parking and Loading Standards	Bicycle Facility Standards	Private Property Landscaping Standards	Screening Standards	Public Frontage Standards	General Planting Criteria	Architectural Standards	Common Area Standards	Sign Standards	Lighting Standards	Utility Standards
New construction (all types)	✓	✓	✓	✓	✓		✓		✓	✓	✓			✓	✓
Change in use from single-family residential to multiple-family and nonresidential use	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Increase in gross floor area of 50% or more or modifications with a cost equal to or greater than 50% of the assessed value of improvements per the current tax roll	✓	✓	✓		Sec. 7.5.4 applies						Sec. Error! Reference source not found. applies				
Increase in gross floor area of 25%-49% or modifications with a cost equal to 25%-49% of the assessed value of improvements per the current tax roll	✓	✓	✓		Sec. 7.5.4 applies						Sec. Error! Reference source not found.				

Deleted: (See City Code 12-18 Business Registration)



### Single-Family Residential Development Type

	Review Process	General Standards	Use Standards	Circulation Standards	Parking and Loading Standards	Bicycle Facility Standards	Private Property Landscaping Standards	Screening Standards	Public Frontage Standards	General Planting Criteria	Architectural Standards	Common Area Standards	Sign Standards	Lighting Standards	Utility Standards
											<del>rce not found.</del> applies				
Increase in gross floor area of 10%-24% or modifications with a cost equal to 10%-24% of the assessed value of improvements per the current tax roll	✓	✓	✓		Sec. 7.5.4 applies						Sec. <del>Error! Reference source not found.</del> applies				
Interior or exterior restoration or rehabilitation of existing structure with no increase in gross floor area															

### 6.3.5 Design Review

The City, through the Director of Planning, must review and approve a site development plan prior to construction for all developments within the TMED zoning district as required by this Section.

#### A. Subdivision Plat Required

Prior to the Design Review Process and Building Permit approval, any property to be developed in the TMED zoning district must undergo the subdivision review process required in Article 3.

Commented [KL1]: Pulled this language from 3.11.2(A)

#### B. Design Review Process

- This Section establishes a design review process to ensure that all development within TMED meets requirements set forth in these design standards. The review covers site planning, architecture,



landscaping, exterior lighting and exterior signage, as well as any changes, additions or renovations to any development on the site.

2. The design review process is divided into three steps:

- a. Design Orientation;
- b. Preliminary Design Review; and
- c. Permitting.

3. The applicant must meet with relevant staff at the design orientation step of the process, while the subsequent steps of the process may be addressed via electronic submittals, if agreed to by staff and the applicant.

## B. Submittal Requirements

The information required below may be combined to reduce the number of sheet submittals, as long as all sheet detail is provided.

### 1. Design Orientation

A design orientation session is required between a representative of the City and the property owner, design architect, landscape architect, engineer and/or contractor. This session includes a discussion of the design concept and design standards for the ~~the I-35 Corridor Overlay zoning district~~ TMED District, the specific design standards for the particular site and the design review process.

### 2. Preliminary Design Review

- a. When the initial design for the project is prepared, a minimum of one electronic set of plans must be submitted to the Planning Department for formal review. This review covers preliminary site planning, architecture, landscape areas, and sign location.
- b. The purpose of this preliminary design review is to provide the owner and designer with written assurance that the fundamental designs are acceptable, before requiring plans suitable for City permitting. It also provides a clear list of any issues to be resolved in the permitting step.
- c. These plans must include, but are not limited to the following:
  - i. Preliminary Site Plan (scaled and dimensioned) showing:

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**Deleted:** Any and all of the information on the plans required below

**Deleted:** Before any design begins, an optional

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(A) Building footprint(s)

(B) Landscaping locations and types

(C) Public Frontage elements (all that are applicable) to include:

(1) Sidewalk location and width

(2) Planting strip location, width and landscaping

(3) Pedestrian lighting location (if applicable)

(4) Bench and trash receptacle location (if applicable)

(5) Trail location, width and material (if applicable)

ii. Preliminary Street Framework and Land Use Plan showing:

(A) Street locations and classifications

(B) Proposed land uses with conceptual building footprints

(C) Type of public frontage for each street (Types A, B, C, D, E or F)

iii. Preliminary Building Elevations showing:

(A) Principal exterior elevations of all proposed buildings:

(B) Roof pitch, articulation and materials

(C) Horizontal articulation

(D) Transparency calculation

(E) Top floor articulation

(F) Primary entrance articulation

(G) Maximum building heights on each elevation drawing; and

(H) Conceptual finish materials (with percentages), colors and textures under consideration.

**Deleted:** <#>See Sec. 3.11 for review process¶

**Deleted:** (minimum 15% of all street-facing facades must be doors and windows)



iv. Fence and Wall Plan (if applicable) showing:

(A) Locations, materials, colors and heights in relation to on-site grades; and

(B) Relationships to walls, fences and grades on adjacent parcels.

v. Sign Plan (if applicable) showing:

(A) Locations in relation to on-site grades; and

(B) Elevations and details of sign graphics with data table of permitted and proposed signs.

## **2. Permitting**

a. The final construction drawings and specifications for the project must be submitted to the Planning Department for permitting. The submitted documents must include all design necessary for construction, including site development, architecture, signage, grading, driveways, parking, walkways, terraces, patios, walls, fences, planter beds, fountains, trellises, utilities, architecture, landscaping, walls, pools, mechanical equipment, plumbing, electrical, exterior lighting and exterior signs.

**Deleted:** When the preliminary design is further refined and t

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### **6.3.6 Warrants and Variances**

A. There are two types of deviations from the requirements of the TMED zoning district requirements: warrants and variances.

**Deleted:** <#>TMED Site Plan Review Process

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All development in the TMED zoning district must follow the site plan review process as described in Sec. 3.11.

B. Whether a deviation requires a warrant or variance shall be determined by the Director of Planning in accordance with the following standards:

#### **1. Warrants**

a. A warrant is a ruling that would permit a practice that is not consistent with a specific provision of the TMED standards in Article 1 but is justified by the purpose of the TMED zoning district. The Planning Director has the authority to approve, approve with conditions or deny a request for a warrant after getting input from the relevant members of the Development Review Committee (DRC).

b. Warrant requests are permitted for the following:



- i. Signage standards related to materials, dimensions or lighting.
- ii. Public frontage amenities and specifications
- iii. Cul-de-sac locations
- iv. Maximum residential density:
- v. Increase in maximum height:
- vi. Alternative fence materials:
- vii. Alternative materials for hike and bike trails
- viii. Common area amenities;and
- ix. Exterior building materials

## 2. Variances

- a. Review of a Variance request must be in accordance with **Error! Reference source not found.** Such Section applies in its entirety with the exception of height, signage and landscaping.
- b. Variance requests are permitted for the following:
  - i. Minimum yard and setbacks;
  - ii. Minimum lot area;
  - iii. Maximum lot coverage;
  - iv. Secondary street frontage build out; and
  - v. Permitted encroachment into setbacks.

## 3. No Warrant or Variance Request Permitted

Warrants and variances may not be requested for the following:

- a. Permitted uses in a district;
- b. Maximum dimensions of traffic lanes; and
- c. Required provision of rear alleys.

**Deleted:** <#>Per Sec. 3.11.6.C.1., a warrant is a ruling that would permit a practice that is not consistent with a specific provision of the TMED standards but is justified by the purpose of the TMED zoning district.¶  
Per Sec. 3.11.6.C.1 review of a variance request in relation to a TMED Site Plan must be in accordance with Sec. 3.15. Such Section applies in its entirety with the exception of items referenced herein that allow for a warrant. ¶



### 6.3.7 General Regulations

#### A. Applicability

The TMED general regulations in this Section apply to all [Transect Zones and Special Districts](#), to the extent set forth below.

#### B. General Requirements

The tables below establish the general requirements for the TMED [Transect Zones and Special Districts](#) as they relate to lot dimensions, setbacks, structure configuration and type permitted.

Lot Dimensional Standards	T4	T5-e	T5-c	T-South	SD-c; SD-t	SD-v; SD-h
Min. Lot Area	NA	NA	NA	NA	NA	NA
Min. Lot Width (ft.)	18	18	18	18 (50 for all detached single-family without alley access)	NA	NA
Max. Lot Width (ft.)	120	700	700	700	NA	NA
Min. Lot Depth (ft.)	NA	NA	NA	NA	NA	NA
Max. Lot Depth (ft.)	NA	NA	NA	NA	NA	NA
Max. Impervious Lot Coverage – Res. Uses (%)	70	70	80	80	NA	NA
Max. Impervious Lot Coverage – Nonres. Uses (%)	80	80	80	80	NA	NA

Setback Dimensional Standards	T4	T5-e	T5-c	T-South	SD-c; SD-t	SD-v; SD-h
Min. Front Yard Setback (ft.)	6	4	4	4	6	NA
Min. Front Yard Private Landscape Area (see Table 11) (ft.)	6	4	4	4	6	NA
Max. Front Yard Setback (ft.)	47*	47*	47*	47*	18	NA
Min. Side Yard Setback (ft.)	Per building or fire code	Per building or fire code	Per building or fire code	Per building or fire code	12	NA
Min. Side Yard Setback at Street (ft.)	Must meet visibility triangle requirements					
Min. Rear Yard Setback (ft.)	10	10	10	10	12	NA
Min. Rear Yard Setback - for garage or carport with alley access (ft.)**	6	6	6	6	6	6

\*Allows a single row of teaser parking, a 2-way drive aisle and 5-foot landscape buffer for parking lot screening.

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Deleted: Max. Side Yard Setback at Street (ft.)

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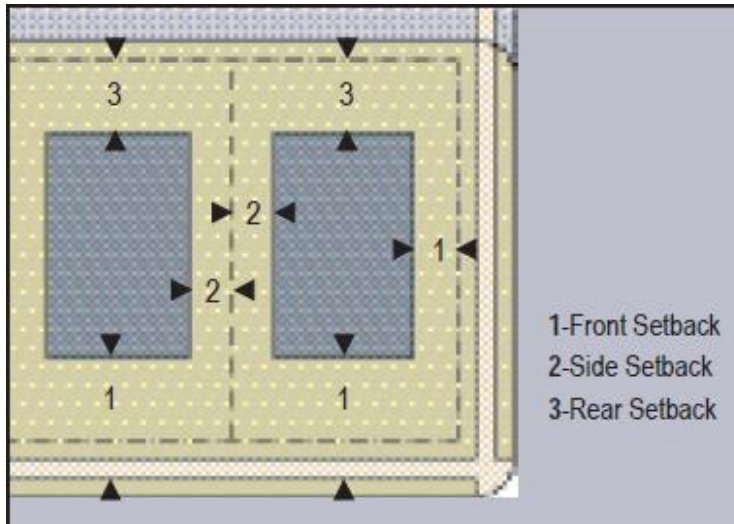
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\*\*Parking in an alley is prohibited.



### C. Permitted Encroachments into Setbacks

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1. The table below establishes encroachments that are permitted in required setbacks. Encroachments must comply with all other standards of this and other applicable Sections of this UDC.

Type of Encroachment	T4 & T-South			T5 & SD		
	Front	Side	Rear	Front	Side	Rear
Main Entry Stairways, single-family (%)	50	100	--	100	100	--
Main Entry Stairways, multifamily (%)	--	100	--	--	100	--
Balconies, 8' ground clearance required (%)	50	100	--	100	100	--
Awnings, Arcades, Galleries, 8' ground clearance required (%)	50	100	--	100	100	--
Covered Porches (%)	50	100	--	100	100	--
Bay Windows (%)	50	100	50	100	100	50
Fire Escapes (%)	--	100	--	--	100	--
Dining Areas, nonresidential (%)	100 outside of required front yard private landscape area	100	--	100 outside of required front yard private landscape area	100	--

-- = Encroachment not permitted



2. Buildings are not permitted to overlap property lines.

#### D. Building Configuration

The table below establishes the building configuration requirements for the TMED [zoning district](#). In the TMED zoning district, height is measured as the distance from finished floor to the top plate.

Setback Dimensional Standards	T4	T5-e	T5-c	T-South	SD-c; SD-t	SD-v; SD-h
Max. Building Height	3 stories	3 stories	5 stories	5 stories	NA	NA
Maximum Density (residential units per acre)	14 units per acre	24 units per acre	40 units per acre	40 units per acre	NA	NA
Maximum Density by Warrant (residential units per acre)	24 units per acre	30 units per acre	60 units per acre	NA	NA	NA
Maximum Residential Units Per Attached Structure	6	10	10	NA	NA	NA
Maximum Accessory Structures	1 per residential lot	1 per residential lot	1 per residential lot	1 per residential lot		

-- = Not permitted

Deleted: transect zones

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Deleted: Min. Building Height

#### 6.3.8 Use Standards

##### A. Applicability

The TMED use standards in this Section apply to all [Transect Zones and Special Districts, as set forth below](#).

##### B. Prohibited Uses

In addition to those uses prohibited in Sec. [5.1.1](#), the following uses are prohibited in the TMED zoning district:

Auto parts sales;

[Credit Access Business](#);

Commercial Uses as listed in the use table in [Sec. 5.1.3](#);

Industrial Uses as listed in the use table in [Sec. 5.1.3](#);

Kiosk;

Natural Resource Storage and Extraction Uses as listed in the use table in [Sec. 5.1.3](#);

Package [Store \(liquor but not including wine and beer\)](#);

Deleted: <#>Warrants and Variances¶

Per Sec. 3.11.4.C.1., A warrant is a ruling that would permit a practice that is not consistent with a specific provision of the TMED standards but is justified by the purpose of the TMED zoning district.¶

Per Sec. 3.11.4.C.1 Review of a Variance request in relation to a TMED Site Plan must be in accordance with Sec. 3.15. Such Section applies in its entirety with the exception of items referenced herein that allow for a warrant. ¶

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Deleted: Agricultural Uses as listed in the use table in [Sec. 5.1.3](#);¶



Pawn Shop;

Sexually Oriented Business;

Tattoo Studio;

Body Piercing Studio;

Two-family dwelling (Duplex);

Vape Shop; and

Vehicle Sales and Service Uses as listed in the use table in Sec. 5.1.3.

**Commented [KL3]:** Just thought about this...should we include it in the list?

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### C. Legend for Interpreting Use Table

The table below establishes the meaning of the symbols used in the use table in subsection D.

Symbol	Meaning
P	Permitted by right in district indicated
L	Permitted by right subject to limitations in district indicated
C	Requires Conditional Use Permit in district indicated
[blank cell]	Prohibited in district indicated

### D. Use Table

The following principal uses are permitted by right, permitted subject to limitations or permitted with a Conditional Use Permit in accordance with Sec. 3.5.

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USES	T4	T5-e	T5-c	T-South	SD-t	SD-h	SD-v	SD-c	Standards
<b>RESIDENTIAL USES</b>									
Multiple-family dwelling	P	P	P	L				P	See Specific Use Standards #1, 6
Live/work unit	L	L	L	L					16
Single-family attached dwelling, Row house or Townhouse (3 or more attached units)	P	P	P	L				P	3
Single-family detached dwelling	P	P		L					2
Accessory dwelling unit	L	L	L	L					4, 9
<b>NONRESIDENTIAL USES</b>									
Artisan brewery, brewpub or winery	L	L	L	L					15, 17
Artisan craft production and	L	L	L	L					15, 18

**Deleted:**



USES	T4	T5-e	T5-c	T-South	SD-t	SD-h	SD-v	SD-c	Standards
retail									
Assisted living/Nursing home		P	P	L		L	L		15
Barber shop or beauty shop	P	P	P	L					
Bus shelter	P	P	P	P	P	P	P	P	15
Childcare: family home	L	L	L	P					11, 15
Childcare: group day care center	L	L	L	L	L	L	L	L	11, 15
Childcare: group day care home	L	L	L	L					11, 15
Cleaning, pressing and pick up shop	P	P	P	L					15
College		P	P	P	P	P	P	P	15
Commercial surface parking lot						L	L	L	8, 15
Convention, conference or exhibition center		P	P	L	P	P	P	P	15
Drug store or pharmacy (drive-through permitted)	P	P	P	L		P	P		5, 12, 15
Exercise gym	P	P	P	L					15
Fountain or public art	P	P	P	P	P	P	P	P	
Governmental use	P	P	P	P	P	P	P	P	15
Hospital			P	L		P	P		15
Library		P	P	P	P	P	P	P	15
Medical clinic	P	P	P	L		P	P	P	15
Medical office or lab	P	P	P	L		P	P	P	15
Museum	P	P	P	L	P	P	P	P	15
Park, playground, open space	P	P	P	P	P	P	P	P	
Parking structure	P	P	P	L	L	L	L	L	10, 14, 15
Place of worship	P	P	P	P	P	P	P	P	15
Pre-school	P	P	P	P	L	L	L	L	15
Public or private education facility	P	P	P	P	P	P	P	P	15
Research facility		P	P	L	P	P	P	P	15
Studio: decorator, artist, photographer, music, dance or drama	P	P	P	L					15
Trade or vocational school		P	P	L	P	P	P	P	15
Veterinary hospital (no kennels)	P	P	P	L					15
Veterinary hospital (kennels)	C	C	C	C					15
<b>Entertainment &amp; Recreation, Office and Retail Sales &amp; Service</b>									
Alcoholic beverage sales for on-premise consumption – Less than 50% revenue	P	P	P	L					11, 15
Alcoholic beverage sales for on-premise consumption – Less than 75% revenue	C	C	C	C					11, 15

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...



USES	T4	T5-e	T5-c	T-South	SD-t	SD-h	SD-v	SD-c	Standards
Amusement, commercial (indoor)	P	P	P	L					15
Bar - Alcoholic beverage sales for on-premise consumption – More than 75% revenue	C	C	C	C					11, 15
Drug store or pharmacy (drive-through permitted)	L	L	L	L		P	P		5, 12, 15
Financial institution (drive-through permitted)	L	L	L	L		L	L	L	5, 12, 15
Fuel sales	L	L							13, 15
Grocery store	P	P	P	L					15
Live Theatre (indoor)		P	P	L	P	P	P	P	15
Live Theatre (outdoor)		P	P	L	P	P	P	P	15
Movie Theatre			P	L	P	P	P	P	15
Office	P	P	P	L	P	P	P	P	15
Outdoor Auditorium/Stadium			P	L	P	P	P	P	15
Restaurant or Coffee Shop (no drive-through permitted)	P	P	P	L	P	P	P	P	15
Restaurant or Coffee Shop (drive-through permitted)	L	L	L	L	L	L	L	L	5, 12, 15
Retail Sales not listed above (no drive-through permitted)	P	P	P	L		P	P	P	15

Overnight Accommodations									
Hotel	L	L	L	L	L	L	L	L	7, 15
Bed and breakfast (max. 5 sleeping rooms)	L	L	L	L					15
School dormitory			P		P	P	P	P	15

## E. Specific Use Standards

The following specific limitations apply as set forth in the use table above.

- Multiple family dwellings in T-South are permitted to front only on streets classified as either an arterial or collector street, except that multiple family dwellings may not abut or front South 5<sup>th</sup> Street.
- Single-family detached dwellings in T-South are permitted only to front on streets classified as either a local street or a collector street with alley access. Single-family detached dwellings in T-South may not directly back up to South 1<sup>st</sup> Street.

**Deleted:** to all uses with the "L" designation

**Deleted:** Uses are limited to a maximum of gross floor area of 10,000 square feet. ¶

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**Deleted:** for S. 5<sup>th</sup> Street, which they can abut and cannot front

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3. Single-family attached dwellings in T-South are permitted only to front on streets classified as either an arterial or collector street. Single-family attached dwellings in T-South must be accessed by an alley.

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4. Accessory dwelling units are only allowed above non-residential as part of a vertical mixed-use building or as a small unit accessory to a single-family detached dwelling, in which case the small unit accessory must front on an alley.

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5. In addition to vehicle space in front of a drive-through window, three spaces are required for stacking in the drive-through. The drive-through is only permitted to the rear or side of the principal building.

6. Multiple family dwellings are permitted only if they are part of a mixed use development which may be vertical or horizontal mixed use.

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Deleted: in which 40 percent of the nonresidential uses are constructed with or prior to multiple-family construction.

7. Hotels are permitted in accordance with the following provisions:

- a. External balconies and walkways must be set back 200 feet from any residential zoning district.
- b. Hotel staff must be present on-site 24 hours a day.
- c. All rooms must be accessed through an internal hallway, lobby or courtyard. Exterior entrances to individual rooms are prohibited.
- d. The hotel site must contain a minimum of three amenities from the list below:
  1. Indoor/outdoor pool;
  2. Spa/sauna;
  3. Weight room/fitness center;
  4. Playground;
  5. Sports court;
  6. Plaza/atrium;
  7. Game room;
  8. Conference room (1,000 square foot minimum); or
  9. Full service restaurant (minimum seating capacity of 35).
8. All commercial surface parking lots must adhere to screening requirements in subsection 6.3.12E.

Deleted: 6.3.13E



9. ~~Accessory dwelling units are only permitted on lots with single-family detached structures. Accessory dwelling units are only permitted in a required garage if located on a second floor above the parking area. Accessory dwelling units must comply with all setback and coverage requirements. Accessory dwelling units count toward the maximum of one accessory structure per lot.~~

**Deleted:** Overhead doors are prohibited. ¶

10. ~~Parking structures must integrate commercial uses on the first floor on primary and secondary frontages. Parking structures must be treated the same as nonresidential structures for the application of TMED standards.~~

11. ~~The Specific Use Standards in [Sec. 5.3](#) apply to these uses.~~

12. ~~The drive-through is only permitted to the rear or side of the principal building and must be screened in accordance with parking lot screening requirements in subsection [6.3.12E](#) and must be located at an end cap of the building, which must include a minimum of two other businesses.~~

**Deleted:** 6.3.13E

13. ~~Fuel pumps must be screened in accordance with parking lot screening requirements in subsection [6.3.12E](#). The number of pumps is limited to eight fueling stations.~~

**Deleted:** Fuel stations are only permitted on South 31st Street.

**Deleted:** located to the rear or side of the principal building and must be

**Deleted:** 6.3.13E

14. ~~All structured parking on public frontages in [Special Districts](#) must adhere to screening requirements in subsection [6.3.12E](#). In addition to screening requirements, one additional ornamental tree must be planted every 25 feet along the public frontages.~~

**Deleted:** Multiple-family dwellings are not permitted on the first floor of structures fronting on collectors or arterials without approval of a Warrant. ¶

**Deleted:** SD districts

**Deleted:** 6.3.13E

15. ~~All nonresidential uses in [T-South](#) are permitted to front only on streets classified as an arterial, collector or private street.~~

**Deleted:** TMED South

16. ~~Home occupations are only permitted in multi-story attached single-family or multi-family dwelling units with ground floor access to a public sidewalk. Office, art and photography uses are the only permitted home occupations.~~

**Deleted:** Live/work units

**Deleted:** for any office or studio (art or photography use)

**Commented [KL6]:** Brian, let me know what you think about this language.

17. ~~Maximum of a 10,000 square foot floor area.~~

**Deleted:** , thereby differing from Sec. 5.5.4 for home occupations by allowing traffic generated by clients or students

18. ~~Craft production limited to a maximum of 3,500 square feet (excepting retail sales space).~~

**Deleted:** A



## F. Uses Not Addressed

Uses not specifically addressed in the use table above are prohibited unless the Director of Planning determines the use to fall into a permitted category.

## G. Outdoor Storage

Outdoor storage is not permitted in TMED. Prohibited outdoor storage includes open storage, portable containers, portable buildings or any other structure not fixed onto a permanent slab and that adheres to the architectural standards defined in Sec. 6.3.15.

## H. Outdoor Retail Display

Only temporary outdoor displays for a sidewalk sale are permitted as long as the display does not extend more than five feet from a front façade and reserves at least five feet of sidewalk or walkway for pedestrian use. Such sale must be an allowed use.

## I. Home Occupations

Home Occupations are permitted in accordance with the standards in Sec. Error! Reference source not found.

## 6.3.9 Circulation Standards

### A. Applicability

The TMED circulation standards in this Section apply to all transect zones unless otherwise stated.

### B. Thoroughfare Standards

- Cul-de-sacs are prohibited in the TMED zoning district with the exception of property abutting a railroad or if approved by warrant.
- New thoroughfares must comply with the TMED Design Guidelines, a copy of which may be obtained from the City's Planning Department.

### C. Block Perimeter

The table below establishes maximum block perimeter requirements for all newly constructed streets in the TMED zoning district.

	T4	T5-e	T5-c	T-South	SD
Maximum Block Perimeter	2,500	2,500	<u>2,500</u>	<u>2,500</u>	NA

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Deleted: Commodities must not be displayed outdoors for sale in a transect zone or Special District where such sale is not an allowed use.¶  
Commodities must not be displayed outdoors for sale in the TMED zoning district, except that

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## D. Access and Connectivity

### 1. General

- a. Access and Connectivity standards do not apply to Special Districts.
- b. Nonresidential driveway connections to adjacent property must be provided.
- c. All driveway connections must be constructed and stubbed or connected to any existing stub.
- d. Driveway spacing must be based on the [TMED Design Guidelines](#) and the appropriate alignment with any existing or proposed median breaks as approved by the City Engineer.
- e. The requirement for a driveway connection may be waived by the Director of Planning when unusual topography or site conditions would make such a driveway [useless to adjoining properties](#).

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### 2. First Street

In order to reduce the number of pedestrian and vehicular conflicts at sidewalk and driveway intersections, driveway cuts [on First Street](#) are limited to a maximum of two per block face, regardless of currently allotted driveway cuts. [This restriction applies only in T5-e.](#)

## 6.3.10 Parking and Loading Standards

### A. Applicability

[This Section](#) applies to all [Transect Zones and Special Districts](#) unless otherwise stated.

**Deleted:** The TMED parking and loading standards in this Section

### B. Required Parking Ratios

1. Required Parking Ratios do not apply to Special Districts.
2. The standards in Sec. [7.5.4](#) apply [except that](#) [the](#) minimum requirements for all nonresidential uses and multiple-family uses are reduced by 25 percent.

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### C. Parking Space Dimensions

The standards in [Sec. 7.5.5](#) apply to parking space dimension.

**Deleted:** <#>If parking in excess of 100 percent of the minimum parking spaces required is provided, additional landscaping area and planting equivalent to two percent of the parcel's impervious cover must be provided per each additional parking space.¶

### D. Parking Requirements for New or Unlisted Uses

The standards in [Sec. 7.5.4](#) apply for uses that are determined to be permitted by the Director of Planning.

### E. Off-Street Loading Regulations

The standards in Sec. [7.5.6](#) apply with the following exceptions:

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Parking areas and garages located either to the side or rear, will qualify for a reduction in overall site landscaping requirements. If all parking is to the rear, a 10% reduction of overall site landscaping requirements will be applied. If all parking is to the side, a 5% reduction of overall site landscaping requirements will be applied.

**Deleted:** at the second or third layer of the principal frontage,

## H. On-Street Parking

On-street parking spaces may be located on streets as identified in the table in subsection Q.

On-street parking may be used to satisfy 50 percent of the off-street parking standards for nonresidential uses excluding multiple family dwellings.

On-street parking may only be achieved through parallel parking.

**Deleted:** To qualify for a reduction in landscaping requirements (10% reduction of overall site landscaping if all parking is to the rear and 5% reduction of overall site landscaping if all parking is to the side) all parking areas and garages must be located at the second or third layer of the principal frontage (to the side or rear) , and must be accessed by rear alleys. For example, if 20 percent overall site landscaping is required per Sec. 6.3.12.B. and parking is provided completely to the rear of the building, the overall site landscaping requirement is reduced to 10 percent.¶

### 6.3.11 Bicycle Facility Standards

#### A. Applicability

This Section applies to all Transect Zones and Special District as set forth below.

**Deleted: Alleys ¶**  
When alleys are not in existence, right of way must be dedicated and access drive constructed as part of the development. Alleys must be constructed in accordance with the Design and Development Standards Manual.¶  
**Specific to Zone T5-e on First Street¶**

#### B. Bicycle Facilities

The table below establishes minimum required bicycle rack spaces for multiple family, office, community center, educational and retail uses.

A single row of teaser parking not exceeding 40 feet in pavement depth is permitted parallel to South 1st Street. Where parking is located in the front of the building there must be a minimum setback of ten feet from the right-of-way line to the parking area.¶

Transect Zone	Min Required Bicycle Rack Spaces
T4	1 per 8 nonresidential spaces
T5-e	1 per 15 required parking spaces
T5-c	1 per 10 required parking spaces
T-South	1 per 10 required parking spaces
SD	1 per 10 required parking spaces

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Bicycle facilities must be placed in clearly designated, safe and convenient locations, so that no tenant entrance is greater than 200 feet from a bicycle facility.

Bicycle facilities must be separated from motor vehicle parking in order to protect both bicycles and vehicles from accidental damage. Facilities must be separated from the building or other walls, landscaping, and other features by a minimum of three feet.

Refer to the TMED Design Guidelines for the specific bicycle facility models and styles that are permitted in the TMED zoning district. The Planning Director may consider and approve alternate designs if they are determined to be consistent in quality and compatible in design with the Design Guideline options.

All collector or arterial streets must include a minimum of a five-foot wide bike lane in both directions or a shared use path for both bicycles and pedestrians that complies



with American Association of State Highway Transportation Officials (AASHTO) standards.

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### 6.3.12 Private Property Landscape Standards

#### A. Applicability

This Section applies to all Transect Zones and Special Districts as set forth below.

Deleted: The TMED private property landscape standards in this Section

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#### B. General Site Landscape

A minimum percentage of the total area of the private property on which development, construction or reconstruction is proposed must be dedicated to landscape area including trees, shrubs, groundcover, sod or other living plant material.

The table below establishes minimum site landscape requirements for the TMED transect zones.

Transect Zone	Minimum Landscape Area (%) with Parking in rear	Minimum Landscape Area (%) with Parking on side	Minimum Landscape Area (%) with Parking in front	Minimum Trees and Shrubs Per Lot	
				Single-Family Detached or Attached Dwelling, Row House, Townhouse	Multiple family, Mixed Use and Non-residential uses
T4 (single-family attached and detached)	20	25	30	2 trees per lot 2 shrubs per 10' front foundation	NA
T4 (multi-family and non-residential)	10	15	20	NA	1 tree and 4 shrubs per 500 sq ft landscape area
T5-e	10	15	20	2 trees per lot 2 shrubs per 10' front foundation	1 tree and 4 shrubs per 600 sq ft landscape area
T5-c	10	15	20	2 trees per lot 2 shrubs per 10' front foundation	1 tree and 4 shrubs per 600 sq ft landscape area
T-South	10	15	20	2 trees per lot 2 shrubs per 10' front foundation	1 tree and 4 shrubs per 600 sq ft landscape area
SD			NA	NA	1 tree and 4 shrubs per 1,000 sq ft landscape area

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### C. Tree Mix

Private property trees must be selected from the table in [Section 7.4.5.B of this UDC](#). [Requests to plant trees not listed in Sec. 7.4.5.B. may be made in writing and approved by either the Planning Director or City Arborist.](#)

A minimum of 50 percent of required trees must be selected from the medium or large size tree list.

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**Deleted:** A minimum of 50 percent of required trees must be evergreen species.

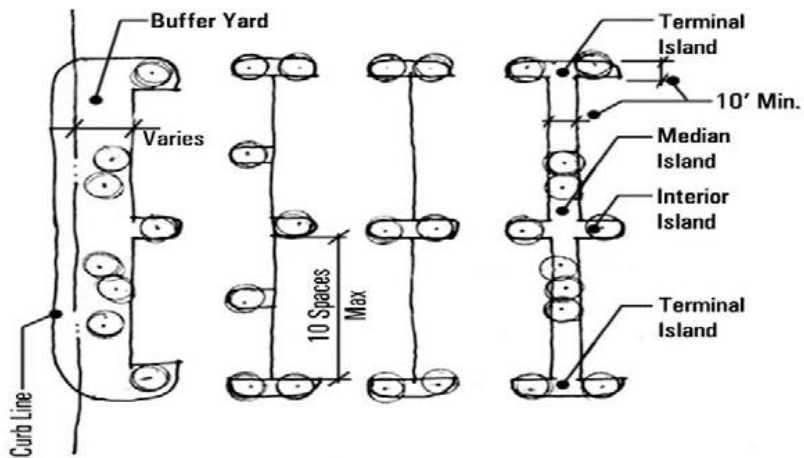
### D. Parking Lot Landscaping

Landscaped parking islands are required in all parking lots.

One landscaped island must be provided for every 10 parking spaces. Islands may be located throughout the parking lot except all parking rows must begin and terminate in a curbed landscape island.

**Deleted:** or the landscaping can be consolidated into a combination of individual buffer yard, median islands and terminal islands with the equivalent landscaped area to provide additional flexibility

Islands must be a minimum of 170 square feet in area and eight feet in width back-of-curb to back-of-curb. One small, medium or large tree from the approved planting list is required in each island [\(either 2-inch diameter at breast height, which is defined as 4 feet 6 inches above grade/dbh or 65-gallon in size\).](#) [For parking to the rear on lots of one-half acre or less, parking islands are not required as long as the perimeter of the parking areas abutting a street \(public or private\) are screened with shrubs and trees \(2-inch dbh or 65-gallon\).](#)



All islands must be raised at least six inches, curbed and planted with approved landscaping materials.



Parking island shrubs, trees and landscape area may be counted towards the general site landscaping requirements established in Sec. [6.3.12](#).

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[The Planning Director may approve landscaping consolidated into a combination of individual buffer yard, median islands and terminal islands provided that the equivalent landscaped area is accomplished.](#)

#### E. Parking Lot Screen

This subsection applies to nonresidential and multiple family development and uses in TMED.

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All parking must be screened from public rights-of-way a minimum 36 inches in height, through one of the following methods:

Planting screen of evergreen shrubs;

Masonry wall;

Combination of evergreen shrubs and berm; and

Combination of evergreen shrubs and wall.

Planted screening must be capable of providing a solid, opaque 36-inch screen within two years, and must be planted in a prepared bed that is at least three feet in width.

Parking lot screening shrubs and landscape area may be counted towards the general site landscaping requirements established in Sec. [6.3.12](#).

Commented [KL12]: May want to double check this cross reference. I changed it from 6.3.13 to 6.3.12.

In addition to required parking lot screen shrubs, four small canopy street trees are required in accordance with the [TMED Design Guidelines](#) on First Street at all intersections.

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#### F. Screening of Mechanical Equipment

This subsection applies to all nonresidential and multiple family development and uses in TMED.

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All roof, ground and wall-mounted mechanical equipment (e.g., air handling equipment, compressors, duct work, transformers and elevator equipment) must be screened from view or isolated so as not to be visible from any residential districts or uses, streets, rights-of-way or public park areas within 150 feet of the property line of the subject lot or tract, measured from a point five feet above grade in accordance with this Section.

Roof-mounted mechanical equipment must be shielded from view on all sides using parapet walls.



Wall or ground-mounted equipment screening must be constructed of:

Vegetative screens; or

Brick, stone, architecturally finished concrete, or other similar masonry materials; and

All fence or wall posts must be concrete-based masonry or concrete pillars.

Exposed conduit, ladders, utility boxes and drain spouts must be painted to match the color of the building.

Mechanical equipment screening shrubs and landscape area may be counted towards the general site landscaping requirements established in Sec. [6.3.12](#).

#### G. Screening and Location of Waste Containers

This subsection applies to all nonresidential and multiple family development and uses in TMED.

Waste containers must be located [to the rear of the building](#) and screened from public view to minimize visibility. If the property has two public frontages the waste container must be placed on the side of the structure.

Waste containers must be located a minimum of 50 feet away from any residential use or district's property lines with the exception of multiple family [unless separated by an alley that is used for solid waste service](#).

Waste containers must be screened on all four sides, using an enclosure that screens the waste container from view at the property line.

Screening must be at least as tall as the waste container(s) and comprised of materials and color schemes that are visually and aesthetically compatible with the overall project that incorporate the following:

Brick;

Stone;

Stucco;

Architecturally finished concrete; or

Other similar masonry materials.

Waste containers with fence posts must be rust-protected metal, concrete based, masonry or concrete pillars; and waste containers must have six-inch concrete filled steel pipes (bollards) that are located to protect the enclosure from truck operations and not obstruct operations associated with the waste container.

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**Commented [KL14]:** Brian, I was confused by this sentence. I wasn't entirely sure what we wanted to accomplish. Think we need to look at the wording again. Happy to discuss other options.



Waste container enclosures must have steel gates with spring-loaded hinges or the equivalent and fasteners to keep them closed. When in use, tie-backs must be used to secure the steel gates in the open position.

Waste container screening must be maintained by the owner at all times.

The ingress, egress, and approach to all waste container pads must conform to fire lane requirements.

Waste container pad and apron requirements must be constructed in accordance with the [TMED Design Guidelines](#).

Waste container screening shrubs and landscape area may be counted towards the general site landscaping requirements established in Sec. [6.3.12](#).

#### H. Screening of Loading Docks

This subsection applies to all nonresidential development and uses in TMED.

Loading and service areas must be located at the rear of the building and screened from public view to minimize visibility.

Loading areas must not be located closer than 50 feet to any single-family lot, unless [the loading area is separated by an alley that is used for solid waste service or is](#) wholly within an enclosed building.

Off-street loading areas must be screened from view from any street or adjacent property of differing land use.

All loading areas must be enclosed on three sides by a wall or other screening device a minimum of eight feet in height.

Loading areas that are visible from any public right-of-way must also include a combination of evergreen trees and shrubs that will result in solid opaque vegetative screening a minimum of eight feet in height within two years of planting. The planting area must be a prepared bed that is at least three feet in width.

Loading dock screening shrubs and landscape area may be counted towards the general site landscaping requirements established in Sec. [6.3.12](#).

#### I. Fence and Wall Standards for All Uses

This subsection applies to all development and uses in TMED.

Fences and walls [within the front building setback](#) are allowed a maximum height of three feet.

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**Deleted:** If the property has two public frontages the waste container must be placed on the side of the principal building.

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Fences and walls to the ~~side or~~ rear of the site ~~are allowed~~ a maximum height of six feet, unless they are required for loading dock screening.

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Fencing and walls must not be placed within the required line of sight as determined by the sight triangle established in [Sec. 4.4.8](#).

Chain link, barbed wire, razor wire and metal or corrugated panels are prohibited.

#### J. Nonresidential and Multiple Family Uses

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This subsection is applicable to all nonresidential and multiple family development and uses in TMED.

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Fences and walls must be constructed of decorative blocks, brick, stone, vinyl, woodcrete ~~or~~ wrought iron. Alternative materials may be approved by Warrant.

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Breaks in the fence or wall must be made to provide for required pedestrian connections to the perimeter of the site and to adjacent developments.

#### K. Single-Family Uses

This subsection is applicable to all single family-detached or attached dwelling, row house and townhouse uses in TMED. Fences and walls must be constructed of decorative blocks, brick, stone, vinyl, wood, woodcrete ~~or~~ wrought iron. Alternative materials may be approved by Warrant.

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### 6.3.13 Public Frontage Standards

#### A. Applicability

The TMED public frontage standards in this Section apply to all ~~Transect Zones and Special Districts as set forth below~~.

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**Moved down [1]:** The developer, property owner, home owner association or property owner association is responsible for the maintenance of all public frontage elements unless stated otherwise in the Code or in a City Council approved agreement with the City of Temple.

#### B. Public Frontage

Public frontage is the space between the existing or proposed back-of-curb and the property line.

~~The developer, property owner, home owner association or property owner association is responsible for the maintenance of all public frontage elements unless stated otherwise in this Code or in a City Council approved agreement with the City of Temple.~~

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Total public frontage depth is measured from back-of-curb. If existing right-of-way does not accommodate all requirements, private property must be used to account for the additional required depth.

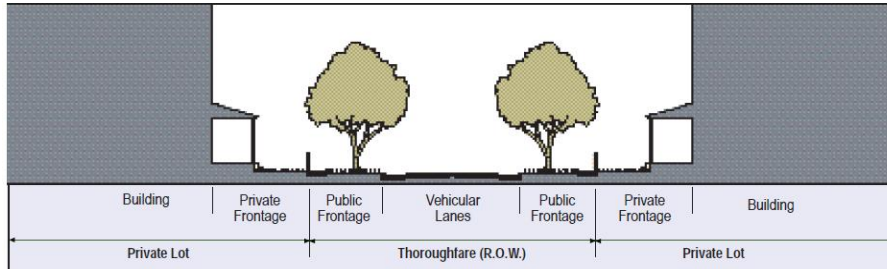
Refer to the TMED Design ~~Guidelines~~ for examples of Public Frontage requirements.

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Curb and gutter installation is required.



The table below establishes five public frontage types and assigns standards to each public frontage type.

Public Frontage Type	On-Street Parking Permitted	Total Public Frontage Depth (ft.)	Street Yard Planting Strip (ft.)	Sidewalk Width (ft.)
Type A (Arterial)	No	20	10	10
Type B (Urban 1)	No	12	6	6
Type C (Urban 2)	Yes	14	6	8
Type D (Urban 3)	No	14	6	8
Type E (Collector)	Yes	<del>12</del>	<del>6</del>	6
Type F (Local)	Yes	10	6	4

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### C. Public Frontage Implementation

The table below assigns specific streets in the TMED zoning district with a public frontage type.

Street Name	Type A	Type B	Type C	Type D	Type E	Type F
New Streets in T4			✓		✓	
New Streets in T5-c			✓			
New Streets in SD		✓	✓		✓	
1st Street	✓					
5th Street from Friar's Creek to Avenue V	✓					
5th Street North of Avenue V		✓				
25th Street		✓				
S 31st Street (trail on west side)				✓		
13th Street				✓		
17th Street				✓		
West Avenue R (trail on north side)				✓		
West Avenue M					✓	
New detached single-family residential streets in T-South						✓

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Street Name	Type A	Type B	Type C	Type D	Type E	Type E
(local)						
All others					✓	

## D. Public Frontage Landscape Standards

### 1. Street Trees

One 2-inch dbh or 65-gallon large or medium canopy tree must be planted every 35 feet of linear street frontage. Trees must be selected from the list found in Sec. 7.4.5.B, except that live oaks, bur oaks, and pecan trees are not allowed. Trees must be planted in a regularly spaced pattern. The spacing of trees may be offset to allow for a view corridor into the primary entry of a nonresidential use.

Public frontage trees may be a single species or two alternating species.

Public frontage trees must be planted within the required street yard planting strip adjacent to the back-of-curb at the following distances:

#### i. Type A Public Frontage

Trees must be planted eight and one-half feet from back-of-curb in the required planting strip.

[Ord. 2012-4505]

#### ii. Type B, C, D, E and F Public Frontage

Trees must be planted a minimum three feet from back-of-curb in the required planting strip.

Small canopy trees must be planted if overhead utilities are present.

### 2. Planting Area

#### a. Type A, B, C and D Public Frontage

At street intersections and for a minimum length of 15 feet, the street yard planting strip must be entirely filled, at the specified spacing, with approved types of vegetation, selecting from the variations described below:

- A single species of evergreen groundcover from the approved groundcover list in Sec. 7.4.5.D, of 4" pot size, spaced every 15" on center. The groundcover must be cultivated so that 70% of the required planting area is covered within 2 years from the time of planting. A complete covering

**Deleted:** One 2-inch dbh or 65-gallon large or medium canopy trees from Sec. 7.4.5.B. (excluding live oaks, bur oaks and pecan) per 25' 35' linear street frontage is required. Tress Trees must be planted in a regularly spaced pattern. Spacing of trees may be offset to allow a view corridor into the primary entry of a nonresidential use. ¶

Type A, B, C and D Public Frontage¶

Street trees must can either be a single species or alternating two different species selected from the table in subsection Sec. 7.4.5.B. ¶

Type E Public Frontage. ¶

Street trees must be an alternating species selected from the table in subsection 6.3.12B. ¶

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**Deleted:** Large canopy trees must be planted if overhead utilities are not present. Medium

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**Deleted:** , with the remaining mid-block sections of planting strip containing a minimum of grass and trees:



of the planting strip with mulch a minimum of 3" deep, consisting of fine-ground shredded hardwood bark (double ground) is required; or

ii. ~~A~~ minimum of 2 shrub species, which may be only Dwarf Yaupon Holly, Red Yucca, or Mexican Feather Grass, of 3-gallon container size, spaced every 30" on center. The shrubs must be cultivated so that they reach a height of 24 inches within 2 years from time of planting.

**Deleted:** A single species of evergreen groundcover from the approved groundcover list in , of 4" pot size, spaced every 15" on center, plus a

**Deleted:** ; or

~~In~~ addition, for variations outlined in Sections (i) and (ii), a complete covering of mulch a minimum of 3" deep, consisting of fine-ground shredded hardwood bark (double ground), decomposed granite, or a combination of those materials are required. Café River Rock, 1-3" or 3-5" in size, may also be used for mulch, but may not cover more than 40% of the planting area and must be used in combination with either fine-ground shredded hardwood bark or decomposed granite, but not both.

**Deleted:** iii. A minimum of 2 shrub species, which may be only Dwarf Yaupon Holly, Red Yucca, or Mexican Feather Grass, of 3-gallon container size, spaced every 30" on center. The shrubs must be cultivated so that they reach a height of 24 inches within 2 years from time of planting.¶

[The remaining mid-block sections of the planting strip must contain, at a minimum, grass and trees.](#)

**b. Types E and F Public Frontage**

The street yard planting strip must be planted in living ~~grass or~~ evergreen groundcover as shown on the approved groundcover list (Subsection 6.3.12C) at a rate of 4" container spaced every 15" on center or approved sod material as listed in [the](#) General Planting Criteria. If evergreen groundcover is used, a complete covering of the planting strip with mulch a minimum of 3" deep, consisting of fine-ground shredded hardwood bark (double ground) is required.

**Commented [KL17]:** Check cross reference.

[Ord. No. 2014-4631]

**E. Public Frontage Sidewalk Standards**

Sidewalks must extend the entire length of the development's frontage on a public street and must be constructed in accordance with the [TMED Design Guidelines](#), and related provisions in this UDC.

**Deleted:** Design and Development Standards Manual

Sidewalks must be constructed before the Chief Building Official issues a Certificate of Occupancy.



Sidewalks must connect to existing adjacent sidewalks, or be designed and placed to allow connection to future adjacent sidewalks.

Sidewalks of different widths must be transitioned within a length of sidewalk by two expansion joints not less than six feet apart as required by Texas Accessibility Standards.

Sidewalks must connect to parking within the lot and to primary entrances of each nonresidential building.

Pedestrian walkways must also connect the principal building entrances to all associated outdoor amenities, such as courtyards and other outdoor gathering places.

Residential sidewalks must be installed from the primary entrance of the residence to the perimeter street sidewalk system.

#### F. **Public Frontage Amenities**

In addition to required landscaping and sidewalks, pedestrian amenities are required as follows:

- Benches must be provided at all intersections within the public ROW surrounding the development. Refer to the TMED Design Guidelines for the specific bench models and styles that are permitted in the TMED zoning district. Alternate locations can be approved by Warrant. The City of Temple is responsible for the maintenance of all benches in the public ROW.
- Trash receptacles must be placed next to required seating areas. Refer to the TMED Design Guidelines for the specific trash receptacle models and styles that are permitted in the TMED zoning district. The City of Temple is responsible for the maintenance, including emptying, of any trash receptacles in the public ROW.
- Pedestrian-scale lighting must be provided at all intersections and at 100' intervals along all public and private roadways for all new attached single-family, multi-family, non-residential or mixed-use development with frontage exceeding 200 feet in length. Refer to the TMED Design Guidelines for the specific pedestrian-scale lighting models and styles that are permitted in the TMED zoning district. The developer or property owner is responsible for the installation and connection of pedestrian-scale lighting to electricity, while the City of Temple is responsible for the maintenance and operation costs.

**Commented [KL18]:** What types of developments/uses does this apply to?

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## G. Public Frontage Hike and Bike Trail Implementation

Hike and bike trail dedication is required in locations identified on the Citywide Trails Master Plan.

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### 6.3.14 General Planting Criteria

#### A. Applicability

The TMED general planting criteria in this Section apply to all transect zones.

#### B. Approved Tree List – Article 7: General Development Standards; Section 7.4 Landscaping; Subsection 7.4.5. General Planting Criteria: B Approved Tree List.

#### C. Approved Groundcover - Article 7: General Development Standards; Section 7.4.5.D.

**Deleted:** List

#### D. Approved Shrubs – Article 7: General Development Standards; Section 7.4 Landscaping; Subsection 7.4.5. General Planting Criteria; C Approved Shrub List.

**Deleted:** The table below lists the groundcover species that are eligible to fulfill the groundcover planting requirements in TMED. ¶

#### E. Approved Lawn Grass – Article 7; General Development Standards; Section 7.4 Landscaping; Subsection 7.4.5. General Planting Criteria; E Approved Lawn Grass.

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#### F. Landscape Installation – Applicable to TMED

##### 1. Trees

All required large, medium, or small trees must be a minimum of two inches in diameter at breast height or 65-gallon container size at planting. Non-irrigated trees planted as part of a renovation to existing buildings project require slow release watering bags for a minimum of 1 year after planting.

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##### 2. Shrubs

All required shrubs must be a minimum three-gallon container size at planting.

##### 3. Groundcover

All required groundcover must be a minimum one-gallon container size at planting.

##### 4. Lawn Grass

Grass areas must be planted with drought resistant species normally grown as permanent lawns, such as Bermuda, Zoysia or Buffalo.

**Deleted:** All required medium trees must be a minimum of two and one-half inches in diameter at breast height at planting.¶  
All required small trees must be a minimum of two inches in diameter at breast height at planting at planting.¶



Grass areas must be sodded, plugged, sprigged, or seeded. However, solid sod must be used in swales, berms or other areas subject to erosion.

#### **5. Stone and Mulch**

Up to 1/3 of the total required landscaping (total percentage) may consist of any of the following as long as it abuts grass (in buffers) and/or includes trees (such as in parking islands):

- i. A minimum of two-inch river rock (with weed barrier installed underneath)
- ii. Decomposed granite
- iii. Stone pavers
- iv. Stone blocks or boulders
- v. Mulch

#### **6. Landscape Maintenance**

All new plant material must be planted and maintained in accordance with the latest edition of the American National Standards Institute requirements for Tree, Shrub, and Other Woody Plant Maintenance.

Deleted: (ANSI A300 Parts 1 through 6)

All required public frontage and private frontage landscaping must be maintained in good condition after installation. The owner must replace any plant material that ever becomes diseased, deteriorates or dies within 30 days of death of the plant material.

#### **7. Irrigation**

Permanent irrigation is required for all landscape associated with new construction and is encouraged for all new landscaping. City Code Chapter 7, Buildings, Article 7, Landscape Irrigation Standards, applies in its entirety for projects related to a renovation of existing buildings that includes the requirement to have access to a hose connection within 100 feet of all landscaping.

[Ord. No. 2013-4580]

#### **6.3.15 Architectural Standards**

##### **A. Applicability**

The TMED architectural standards in this Section apply to all transect zones unless otherwise stated in individual subsections.

##### **B. Materials Required**



Primary Materials (Max. 80%, Min. 70% excluding window %)		Accent Materials (Max. 30%, Min. 20% excluding window %)	
Residential*	Non-Residential*	Residential*	Non-Residential*
<u>Brick</u>	<u>Brick</u>	<u>Architectural metal</u>	<u>Architecturally finished concrete block</u>
<u>Cementitious siding (smooth finish)</u>	<u>Painted Tilt Wall</u>	<u>Brick</u>	<u>Brick</u>
<u>Stone</u>	<u>Stone</u>	<u>Cast stone</u>	<u>Cementitious siding (smooth finish)</u>
<u>Stucco</u>	<u>Stucco</u>	<u>Cementitious siding (smooth finish)</u>	<u>Granite</u>
-	-	<u>Glass block</u>	<u>Marble</u>
-	-	<u>Stone</u>	<u>Stone</u>
-	-	<u>Stucco</u>	<u>Stucco (or EIFS)</u>
-	-	<u>Wood</u>	<u>Textured or patterned concrete</u>
-	-	-	<u>Tile</u>
<u>Other materials approved by warrant</u>	<u>Other materials approved by warrant</u>	<u>Other materials approved by warrant</u>	<u>Other materials approved by warrant</u>
<u>*Vertical mixed-use buildings may use any of the eligible materials from either the "Residential" or "Non-Residential" categories</u>			

A minimum of two distinct materials are required on all façades. Materials may be combined on each façade only horizontally, with the heavier below the lighter.

### C. Building Design

Building design standards do not apply to Special Districts. The table below establishes building design requirements based on the type of use in the T4, T5 and T-South transect zones.

**Deleted:** The exterior finish material on all façades is limited to brick, stone, cementitious siding and stucco. ¶  
Cementitious siding is limited to a maximum 20 percent per façade plane for multiple-family and nonresidential uses. ¶

**Deleted:** Balconies and porches must be made of painted wood, concrete or metal. ¶  
**Accent Materials** ¶  
The following may be permitted as accent materials for a maximum of 20 percent of each façade face: ¶  
Tile; ¶  
Exterior Insulation Finishing System (EIFS); ¶  
Wood Siding or shingles; ¶  
Architecturally finished concrete block; ¶  
Architectural metal; and ¶  
Other materials may be approved by warrant. ¶

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Design Element	Single-Family Detached	Single-Family Attached, Row House, Townhouse	Multiple-Family and Mixed Use Structures	Nonresidential Structures
Roof Pitch	Flat roof – require parapet screening minimum of 42 inches high, or as required to conceal mechanical equipment			
Permitted Roof Materials	30 year asphalt shingles Standing seam metal Tile Other materials as approved by the Director of Planning			
Roof Articulation (does not apply to flat roofs)	1 Element from the following: • 2 roof materials: • Masonry chimneys • Dormers along public façade (1/20') • Eaves that overhang a minimum of 24" with a minimum fascia depth of 8" <u>or with exposed rafter tails</u>			
Horizontal Articulation	No more than <u>30</u> linear feet (horizontally) without <u>one of the following</u> : - <u>A minimum 2' deep x 10' long offset</u> - <u>Porches or patios (covered or uncovered)</u> - <u>Stoops</u> - <u>Balconies</u> - <u>Structural window awnings or canopies (regularly spaced)</u> - <u>Roof dormers</u> - <u>Masonry chimneys</u> - <u>Projecting bay or box windows</u> - <u>Arcades or porte cocheres</u>			
Transparency (windows and doors)	Minimum <u>15</u> % of all <u>street-facing</u> façades must be doors and windows. Burglar bars or other exterior coverings are prohibited			
Window and Door Treatment	Minimum 4" trim required on all windows and doors appropriate to style of structure			NA
Façade Repetition	No elevation <u>may</u> be repeated on the same <u>side of the street and block</u>			
		All units <u>on the same side of the street and block</u> must be designed to have distinct characteristics	<u>NA</u>	NA
Top Floor Articulation	Shall contain a distinctive finish, consisting of cornice, banding or other architectural termination			
Building Orientation	All buildings must be oriented towards the public right of way or public open space			
Primary Entry Location	Main entrances must be from a public sidewalk or common open space (if not adjacent to Public ROW)			
Entry Articulation	Entry must <u>include 1) an inset or offset from the front building plane by at least four feet with display/storefront or bay windows; or 2) a parapet or vertical architectural element at least 3-feet taller than the roof line, display/storefront windows and a metal window canopy or awning; or 3) a covered porch or stoop</u>			
Building Access –	<u>NA</u>	<u>50% of residential</u>	50% of all ground	NA

**Deleted:** Pitch roof – minimum 5:12¶

**Deleted:** Shed roof, porch roof and arcade roofs - minimum 2:12.

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**Deleted:** No more than 50 linear feet (horizontally) without a minimum 5' offset

**Deleted:** No more than 50 linear feet (horizontally) without a minimum 5' offset

**Deleted:** Horizontal Articulation

**Deleted:** No more than 20 linear feet (horizontally) without a minimum 5' offset ¶  
Minimum one horizontal offset per building

**Deleted:** No more than 50 linear feet (horizontally) without a minimum 5' offset ¶  
¶  
Minimum one horizontal offset per building

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**Deleted:** Overhead or roll up doors are prohibited on primary or secondary frontages.

**Deleted:** Window Articulation

**Deleted:** 50% of all public façade windows must include one of the following:¶

- Balcony (accessible for single units) minimum 2' deep¶
- Trellis¶
- Shed roof awning¶
- 20" projection¶
- Bay window¶
- Transom Windows¶
- Shutters

**Deleted:** 25% of all public façade windows must include one of the following:¶

- Balcony (accessible for single units) minimum 2' deep¶
- Trellis¶
- Shed roof awning¶
- 20" projection¶
- Bay window¶
- Transom Windows¶
- Shutters

**Deleted:** shall

**Deleted:** Residential units must be designed to appear as townhome units with entries onto the public façade

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**Deleted:** covered or inset with distinct architectural detail such as:

**Deleted:** 50% of residential entrances must be raised from the finished ground floor level of the sidewalk a minimum of 15"



Design Element	Single-Family Detached	Single-Family Attached, Row House, Townhouse	Multiple-Family and Mixed Use Structures	Nonresidential Structures
Ground Floor Residential Units		<u>entrances must be raised from the finished ground floor level of the sidewalk a minimum of 15"</u>	floor units adjacent to a public ROW must have exterior entrances from a public sidewalk or common open space. Entrances must be raised from the finished ground floor level of the sidewalk a minimum of 15"	
Building Access – Above Ground Floor Residential Units	NA		Multi-family uses above the ground floor shall have interior unit entrances from a centralized corridor except:  Exterior stairs are permitted for access to second and third floor units only if they are oriented towards a central courtyard not visible from any street	NA



### 6.3.16 Parking and Garage Standards

The table below establishes parking and garage standards. Parking and garage standards do not apply to Special Districts.

Design Element	Single-Family Detached	Single-Family Attached, Row House or Townhouse	Multiple-Family
Required Enclosed Garages	1 (20' x 20') space per unit with a front-facing garage	Not required: (20' x 20' spaces for all garages)	1 garage or carport required per 3 units
Minimum Driveway Width	10' (ribbon drives are allowed)	10' (ribbon drives are allowed)	NA
Garage and Carport Location general	Garages and carports must be located to the rear with alley access for lots less than 50' wide; may front onto public ROW if the lot backs up to a park	Garages and carports must be located to the rear with alley access	NA
Garage and Carport Materials	Same materials and mix as primary structures (for carports, that means posts must be clad in same primary material as residential unit)		

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Deleted: (10x20) space per 2 units

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Deleted: are not permitted to front onto Public ROW

### 6.3.17 Private Property Common Area Standards

Private property common area requirements do not apply to Special Districts or single-family detached and single-family attached residential uses in T4, T5 and T-South.

Common area requirements are in addition to required public and private landscaping.

Multiple open space areas may be created, however all open space areas must contain a minimum of 100 sq ft.

Common areas must have defined edges, either through grade change, perimeter edging or the integration of buildings as perimeter edging.

The table below establishes minimum private property common area standards for the TMED zoning district.

Design Element	Non-Residential
Minimum Common Area Size for non-residential uses	Minimum of 5% of the gross floor area of buildings is required; to encourage shared common areas among multiple buildings, the required common area would be a minimum of 4% of the gross floor area of buildings if shared by multiple buildings; Up to 50% of required common area can consist of irrigated landscaping
Common Area Amenities	Non-residential common areas must include one of the following: <ul style="list-style-type: none"> <li>- A water feature with seating;</li> <li>- A stone, brick or decoratively paved patio with a seating area (4 seat minimum);</li> <li>- A pavilion, gazebo or other covered outdoor space; or</li> </ul>

Deleted: Multi-Family and Mixed Use Structures

Deleted: Minimum 500 sq ft and additional 100 sq ft per 1000 sq ft gross floor area

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Design Element	Non-Residential
	<u>Tree-lined trails/sidewalks surrounding an irrigated open green/park space with outdoor seating or picnic areas</u>

**Deleted: Multi-Family and Mixed Use Structures**

**Deleted:** For each 5,000 sq ft of open space required a minimum of 1 amenity from the following:¶  
 • 1 Water feature¶  
 • 1 Pavilion, gazebo, or other covered outdoor space (minimum 144 sq ft)¶  
 • Sculpture garden¶

Design Element	Multi-Family
	<u>One of the following is required for every 50 units:</u> - <u>Resident Clubhouse</u> - <u>Community Garden Area</u> - <u>Swimming Pool</u> - <u>Tennis Court</u> - <u>Basketball Court</u> - <u>Volleyball Court</u> - <u>Billiards Room</u> - <u>Amphitheatre</u> - <u>Gazebo or other covered shelter</u> - <u>Exercise Facility</u> - <u>Office Center</u> - <u>Media Room – Theatre</u> - <u>Sauna</u> - <u>Irrigated park with trees and trails (minimum of ¼ acre)</u> - <u>Racquetball Court</u> - <u>Other amenity as approved by Director of Planning</u>
<u>Common Area Amenities</u>	

**Deleted:** For each 200 sq ft of open space provided a minimum of 1 amenities from the following:¶  
 • 1 Bench or seating area (4 seats minimum)¶  
 • 1 Dining area (4 seats minimum)¶  
 • 1 Tree (3" caliper at the time of planting)¶  
 • 2 Large Planters¶  
 • Decorative paving (2 locations) (minimum 64 sq ft)¶  
 • Decorative lighting (2 locations) (above ground)

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### 6.3.18 Sign Standards

#### A. Applicability

The TMED sign standards in this Section apply to all Special Districts and Transect Zones with the exception of SD-v.

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#### B. Permitted Sign Types

The table below establishes the sign types that are permitted in the TMED zoning district.

**Deleted:** zones

- Sandwich Board
- Projecting
- Wall
- Monument
- Multi-tenant
- Directional



## C. Specific Sign Type Standards

### 1. Sandwich Board Sign

One sandwich board sign may be used during normal operating hours for each business. The sign must be placed on private property and not interfere with pedestrian access. Sandwich board signs may not exceed a total of six square feet.

### 2. Projecting Sign

Projecting signs are permitted as long as they have a:

- Minimum clearance of 8 feet above the ground
- Maximum square footage of 32 square feet

### 3. Wall Sign

Wall signs must:

- Have a minimum clearance of 8 feet above the sidewalk or walkway
- Not extend past the top of the structure
- Be a maximum area 100 square feet
- Be either externally illuminated or be raceway mounted with channel letters

A maximum length of 50 percent of each tenant's façade, excluding doors, canopies/awning, windows and vertical architectural elements above the roofline, may be utilized for a wall sign

### 4. Freestanding signs

Freestanding signs must not interrupt the required tree planting and spacing or be located within three feet of a hike and bike trail.

Single-tenant freestanding signs are subject to the following restrictions:

- Maximum height of 10 feet;
- Maximum area of 50 square feet per sign face;
- Limited to a masonry clad 2-legged base or A monument sign with masonry as the primary material; and

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Sign Type

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Deleted: A single permanent attached band sign, board sign, window sign or painted wall sign may be applied to the façade of each building. Attached signs may be a maximum of three feet in height by 50 percent of the total length of the tenant space or building, whichever is less.

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Deleted: A maximum .length of 50 percent of each tenant's façade, excluding doors, canopies/awning, windows and vertical architectural elements above the roofline, may be utilized for a wall sign¶

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Deleted: Monument signs may be approved by Warrant only. If approved, they are limited to one per lot with a maximum of 50 square feet per sign face, a maximum height of six feet and a maximum width of two feet.

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Limited to 1 per front and 1 per driveway access if driveways are to the side or rear (choice between a single-tenant or multi-tenant freestanding sign at each location, not both).Multi-tenant freestanding signs are subject to the following restrictions:

- Maximum height of 20 feet;
- Limited to a masonry clad 2-legged base or a monument sign with masonry to match the building;
- Limited to 1 per front and 1 per driveway access if driveways are to the side or rear (choice between a single-tenant or multi-tenant freestanding sign at each location, not both); and,
- Maximum area of 32 square feet per sign face

Such sign must not interrupt the required tree planting and spacing or be located within 3 feet of a Hike and Bike Trail.

Other materials must be approved by warrant if architecturally compatible.

a) Banners are subject to the following restrictions:

- i. Must be affixed flush to a façade or attached flush to a fence or wall
- ii. Maximum Size: 50 square feet
- iii. Permit required
- iv. Temporary sign limited to 30 days to advertise grand openings, sales or special events
- v. Limited to two per year

b) Window signs are subject to the following restrictions:

- i. Limited to 25% of window area
- ii. 2 per tenant or building
- iii. Permit required

c) Prohibited signs

- i. Pole
  - a) Existing pole signs can remain, but stone, stucco or brick must be applied to a rectangular frame or box on the pole(s) for either a minimum of 20 feet in height or the entire pole height when a sign face is replaced.

**Deleted:** Sign material must consist of a limestone or brick base and columns that are architecturally compatible to the principal building. Other materials may be approved by Warrant if architecturally compatible. ¶

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**Deleted: <#>Multi-Tenant Sign¶**

Multi-tenant signs may be approved by Warrant only. If approved they must be limited to one per lot and a maximum of 60 square feet per sign face, 8 feet in height and 2 feet in width. ¶

**Deleted:** Signage material must consist of limestone or brick that is architecturally compatible to the Principal Building.

**Deleted: <#>Directional Sign¶**

Directional signs may be approved by warrant only. Directional signs may not be located off-site. If approved, they are limited to a maximum of eight square feet per sign face, a maximum height of four feet and a maximum width of two feet. Directional signs must comply with the standards in the Traffic Manual of Uniform Control Devices. ¶

**Exceptions¶**

Entertainment and recreational uses such as movie theaters or bowling alleys may have a neon or specially designed sign if approved by Warrant. ¶

**Lighting¶**

Monument signs must be externally illuminated, except for signs within the shop front windows, which may be neon-lit. ¶

**Prohibited Signs ¶**

Signs other than those stated in the table in paragraph B above are prohibited. ¶



- ii. Inflatable devices (excluding standard helium balloons but does include hotair balloons used for advertising)
- iii. Message boards
- iv. Pole banners
- v. Streamers
- vi. Searchlight
- vii. Commercial signs on any residential unit other than a “live work” unit

d) All other signage regulated per Sec. 7.6 of the UDC

#### **6.3.19 Street Light Standards**

##### **A. Applicability**

The TMED lighting standards in this Section apply to all TMED Transect Zones.

##### **B. Street Light Policy**

**Street light design and installation must comply with the City’s Street Light Policy.**

#### **6.3.20 Utility Standards**

##### **A. Applicability**

The TMED utility standards in this Section apply to all Transect Zones.

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## **B. Underground Utilities Required**

**All proposed new electric, telephone and cable television wires along the public street right-of-way must be located underground.**

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### **6.3.21 Definitions**

**A. Artisan brewery, brewpub, or winery:** An establishment which holds a permit from the Texas Alcoholic Beverage Commission (TABC) for the manufacture, blending, fermentation, processing and packaging of alcoholic beverages with a floor area of 10,000 square feet or less that takes place wholly inside a building. A tasting or retail sales area with or without food service and/or outdoor seating is allowed. A facility that only provides tasting or retail sale of alcoholic beverages is not included in this definition.

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**B. Artisan craft production and retail:** Any business which produces on the premises articles for sale of artisan quality or effect or handmade workmanship. Examples include, but are not limited to: candle making, soap making, glass blowing, woodworking, printmaking, sculpture, artwork, metal work, ceramic art, and jewelry. Craft production area excepting retail sales space shall be limited to 3,500 square feet.

**C. Vape shop:** A business establishment that allows for the mixing, display, retail sale of electronic cigarette and/or use of electronic cigarette devices, nicotine-enriched solutions and/or liquid products that are manufactured for the use with electronic cigarettes.

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[Ord. 2010-4415]; [Ord. 2011-4438]

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Applicability¶

The TMED utility standards in this Section apply to all transect Transect zonesZones.¶  
**Underground Utilities Required¶**

All proposed new electric, telephone and cable television wires along the public street right-of-way must be located underground.¶

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### 6.3.4 Applicability

All of the standards from Sec. 6.3 apply to new construction, which is defined as 1) 50% or more of the existing building footprint(s) on-site is/are proposed to be demolished or 2) there are no existing buildings on-site.

A. Architectural Standards apply in proportion to the project scope for exterior building modifications and expansion of building footprint. Thresholds for proportional compliance apply as shown in the following table per Sec. 6.3.15 Architectural Standards:

<b>Nonresidential and Multi-Family Development</b>				
<b>PROJECT SCOPE</b>		<b>Building Materials*</b>	<b>Entry Articulation</b>	<b>Horizontal Articulation</b>
Exterior Building Modifications	Cost equal to 10% - 24% of the assessed value of improvements per the current tax roll	Applies	N/A	N/A
	Cost equal to 25% - 49% of the assessed value of improvements per the current tax roll	Applies	Applies	N/A
	Cost equal to or greater than 50% of the assessed value of improvements per the current tax roll	Applies	Applies	N/A
Increase in Gross Floor Area	10% - 24% increase in GFA	Applies	Applies	N/A
	25% - 49% increase in GFA	Applies	Applies	Applies
	50% or greater increase in GFA	Applies	Applies	Applies

\*For homes converted to non-residential uses that are clad with siding or wood, compliance with the "Building Materials" category may consist of 1) a combination of repair to the exterior, paint and a stone or brick wainscot (minimum of 3 feet high on front and sides)



B. Sidewalk, landscape and bike rack requirements apply in proportion to the project scope for exterior building modifications or expansion of building footprint. The Director of Planning is authorized to approve adjustments to landscaping compliance for a project where unique site characteristics constrain full compliance. The applicant's request and the Director's decision must be made in writing. The Director may substitute "Option 6: Curbing & Landscaping of Parking Lot "Deadspace" for one of the other requirements as an appropriate choice only for sites that are too small to achieve Options 1-5.



Nonresidential and Multi-Family Development							
PROJECT SCOPE							
	Exterior Building Modifications	Progressive Requirement 1 Public Frontage: Sidewalk and Planting Strip in Right-Of-Way*	Progressive Requirement 2 Parking Lot Screening	Progressive Requirement 3 Bike Racks**	Progressive Requirement 4 Parking Islands with Trees	Progressive Requirement 5 Foundation Planting	Alternative Option Curbing & Landscaping of Unusable Parking Lot Deadspace
Exterior Modifications	Cost equal to 10% - 24% of the assessed value of improvements per the current tax roll	Applies	N/A	N/A	N/A	N/A	Alternative Option
	Cost equal to 25% - 49% of the assessed value of improvements per the current tax roll	Applies	Applies	N/A	N/A	N/A	Alternative Option
	Cost equal to or greater than 50% of the assessed value of improvements per the current tax roll	Applies	Applies	Applies	Applies	N/A	Alternative Option
Increase in Gross Floor Area	10% - 24% increase in GFA	Applies	Applies	Applies	N/A	N/A	Alternative Option
	25% - 49% increase in GFA	Applies	Applies	Applies	Applies	N/A	Alternative Option
	50% or greater increase in GFA	Applies	Applies	Applies	Applies	Applies	Alternative Option

\*TMED frontage regulations (Sec. 6.3.13) require the planting strip to be located between the curb and sidewalk. Depending on right-of-way (ROW) width, sidewalk location may need to shift to BOC (back-of-curb) and width adjusted to be completely within ROW with planting strip on private property behind the sidewalk.

\*\*Applies to retail, office, personal service and multi-family uses. The Planning Director can waive the requirement for uses not conducive to bicycle mobility.



TMED Land Use Table Amendment Summary  
February 1, 2018

USE	T4	T5-e	T5-c	T-South	SD-t	SD-h	SD-v	SD-c	Limitations
Alcoholic beverage sales for on-premise consumption – Less than 50% revenue	P	P (C)	P (C)	L					T-South: fronting collector, arterial or private streets; provision that would match GR (General Retail) District and would encourage new restaurants in TMED
Amusement, commercial (indoor)	P	P	P	L					T-South: fronting collector, arterial or private streets
Artisan craft shop	L	L	L	L					T-South: fronting collector, arterial or private streets; craft production area limited to 3,500 sf
Barber or beauty shop	P	P	P	L	P	P	P	P	T-South: fronting collector, arterial or private streets
Bed and Breakfast	P	P	P	L					T-South: fronting collector, arterial or private streets; previously only allowed in T4 with no limitations
Cleaning, pressing and pick up shop	P	P	P	L	P	P	P	P	T-South: fronting collector, arterial or private streets
Craft brewery	C	C	C	C					T-South: fronting collector, arterial or private streets; Limit of 10,000 sf
Exercise gym	P	P	P	L	P	P	P	P	T-South: fronting collector, arterial or private streets
Grocery store	P	P	P	L	P	P	P	P	T-South: fronting collector, arterial or private streets
Live/Work	P	P	P	L					Ground floor of multi-family or attached single-family
Restaurant or Coffee Shop (drive-through permitted)	L	L	L	L	L	L	L	L	T-South: fronting collector, arterial or private streets; end of building with a minimum of 3 tenants
Restaurant or Coffee Shop (no drive-through permitted)	P	P	P	L	P	P	P	P	T-South: fronting collector, arterial or private streets
Studio: decorator, artist, photographer, music, dance or drama	P	P	P	L					T-South: fronting collector, arterial or private streets
Veterinary hospital (kennels)	C	C	C	C					Conditional Use Permit
Veterinary hospital (no kennels)	P	P	P	L					T-South: fronting collector, arterial or private streets

P = Permitted

C = Conditional Use Permit Required

L = With Limitations

Red Text = New Use or Change from Current Code



AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AMENDING TEMPLE UNIFIED DEVELOPMENT CODE ARTICLE 2 (SECTIONS 2.5.2, 2.5.4, 2.6 AND 2.7), ARTICLE 3 (SECTION 3.11), AND ARTICLE 6 (SECTION 6.3), RELATED TO THE TEMPLE MEDICAL AND EDUCATIONAL ZONING DISTRICT TO ESTABLISH THE TMED SOUTH TRANSECT ZONE; AND TO AMEND TMED APPLICABILITY, USES ALLOWED, REVIEW PROCESS AND DEVELOPMENT STANDARDS SUCH AS LANDSCAPING, ARCHITECTURE, SIGNAGE AND PUBLIC FRONTAGE IMPROVEMENTS; PROVIDING A REPEALER; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

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**Whereas**, the Temple Medical and Educational District (TMED) zoning district and enabling Ordinance was adopted by City Council on January 6, 2011, followed by rezoning of individual properties to TMED on February 3<sup>rd</sup> and May 19<sup>th</sup> 2011;

**Whereas**, TMED is considered the first Form-Based Code in Temple, which focuses more on the form of buildings with a mix of uses, rather than single-purpose land uses, while also creating a pedestrian-friendly environment with enhanced landscaping and architectural standards, wide sidewalks, rear parking and increased open/common space;

**Whereas**, the other main objective of these amendments, is to establish the TMED South transect (sub-district) that would allow for future implementation of the TMED South Master Plan when development is proposed by private property owners; 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 the Unified Development Code: Article 2 (Sections 2.5.2, 2.5.4, 2.6 and 2.7), Article 3 (Section 3.11) and Article 6 (Sec. 6.3), related to the Temple Medical and Educational (TMED) zoning district, to establish the TMED South (T South) Transect Zone, and to amend TMED applicability, uses allowed, review process and development standards such as landscaping, architecture, signage and public frontage improvements, 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 **1<sup>st</sup>** day of **February**, 2018.

PASSED AND APPROVED on Second Reading on the **15<sup>th</sup>** day of **February**, 2018.

THE CITY OF TEMPLE, TEXAS

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DANIEL A. DUNN, MAYOR

ATTEST:

APPROVED AS TO FORM:

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Lacy Borgeson  
City Secretary

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Kayla Landeros  
City Attorney





## COUNCIL AGENDA ITEM MEMORANDUM

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02/01/18  
Item #12  
Regular Agenda  
Page 1 of 3

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

Brian Chandler, Planning Director

**ITEM DESCRIPTION:** FIRST READING – PUBLIC HEARING – Z-FY-18-02: Consider adopting an ordinance authorizing a rezoning of property bounded by Georgetown Railroad right-of-way and Sarah's Glen subdivision (south), South 5th Street (west), Loop 363 (north), and Union Pacific Railroad right-of-way (east)—from Planned Development-General Retail zoning district on  $\pm 27.876$  acres, Single Family One zoning district on  $\pm 211.56$  acres, and Agricultural zoning district on  $\pm 115.53$  acres, to Temple Medical and Educational zoning district, South TMED transect.

**STAFF RECOMMENDATION:** Due to concerns from various stakeholders, staff is recommending to scale back the rezoning to only include the  $\pm 27.876$  acres, which is currently zoned PD-GR, and is the only property that 1) has submitted development plans to the City and 2) that will directly benefit from the current scope of the South 1<sup>st</sup> Street extension. The other properties could rezone to TMED South in the future once they are ready for development.

**P&Z RECOMMENDATION:** At their December 18, 2017 meeting, the Planning and Zoning Commission voted unanimously per staff recommendation to rezone only the  $\pm 27.876$  acres along Loop 363.

### **BACKGROUND:**

The TMED zoning district and enabling ordinance was adopted by City Council on January 6, 2011, followed by rezoning of individual properties to TMED on February 3<sup>rd</sup> and May 19<sup>th</sup> 2011.

The Temple Reinvestment Zone, which includes the current TMED zoning district, as well as the proposed TMED South rezoning area, funded a TMED South Master Plan that City Council adopted in March of 2017. The plan proposed to extend the TMED concepts referenced in the Code Amendments section above to the area south of Loop 363, east of South 5<sup>th</sup> Street, west of the Union Pacific and Georgetown Railroads and north of Sarah's Glen subdivision. A number of property owners participated in the three day design workshop process for the plan, including Blackland/Texas A&M Agrilife Research and Extension Center representatives. The proposed rezoning also includes a 27-acre + tract owned by UTex, which was rezoned in July 2017 to accommodate the proposed Everest Rehabilitation Hospital. While many of the conditions from that Planned Development (PD) district zoning ordinance are proposed within the TMED code amendments, the UTex tract is also part of the rezoning request to provide development continuity throughout the entire TMED South Master Plan area.



By only rezoning the PD-GR 27.876 acre property at this time, development within this tract, including the proposed Everest Rehabilitation Hospital, can help establish the TMED South District and build to those standards. The current PD conditions for the ordinance were mostly incorporated into the proposed TMED standards and would, therefore, still apply. Everest Rehab Hospital has already submitted a building permit application, as well. The only major differences between the PD ordinance and the proposed TMED South standards are:

- A number of additional uses allowed in TMED South; and
- Some minor differences between the signage requirements

### **STAKEHOLDER INPUT**

Staff has met with the following property owners and other stakeholders to get their input:

- TABA (Temple Area Builders Association)
- RZ (Reinvestment Zone) Master Plan Committee
- Derek Martin of Pro Ventures, property owner of 1401 S. 1<sup>st</sup> Street
- Todd, Nancy and Gerald Kurio, TMED South property owners
- Phone call: Ryan Barker, UTex, owners of TMED South (property) where Everest Rehab Hospital will locate
- Pat and David Patterson, Patco, owners of property near TMED South
- Phone Call: Melissa Magowan, TMED South property owner
- Scott Liles, Baylor Scott & White
- Email correspondence with Zoe Rascoe, Texas A&M AgriLife Research/Blackland and Andrew Garcia, VA Hospital
- Development Review Committee (12/5)
- P&Z Workshop (12/5), which included invitations to property owners, commercial brokers, design professionals and other key TMED stakeholders
  - Attended by local brokers, Temple College, Temple Independent School District (TISD), Temple Economic Development Corporation (TEDC) and property owners
- City Council Workshop (12/7)

### **12/5 P&Z WORKSHOP:**

Comments from stakeholders can be summarized as follows:

- Clarify that ordinary repair and maintenance is exempted
- Development in TMED South still may be cost-prohibitive without incentives
- “Like the plan but everything has to be economically-feasible”
- Knowing the alignment for South 1st Street and who will pay for its extension is key

### **TIMELINE:**

- P&Z Workshop – 12/5/17
- City Council Workshop – 12/7/17
- P&Z Action – 12/18/17
- City Council 1<sup>st</sup> Reading – 2/1/18
- City Council 2<sup>nd</sup> Reading – 2/15/18



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

Document	Policy, Goal, Objective or Map	Compliance?
CP	Map 3.1 - Future Land Use and Character Map designates the 27.876 acre tract as "TMED"	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
TMP	Temple Trails Master Plan Map and Sidewalks Ordinance	Yes

CP = Comprehensive Plan      TMP = Trails Master Plan

Availability of Public Infrastructure

Sewer and water are available on the other side of South 5<sup>th</sup> Street and, therefore, would have to be extended to accommodate proposed development.

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

The site is designated as TMED (Temple Medical Education District); therefore, the proposed development and staff recommended standards would comply with the Plan.

Thoroughfare Plan (CP Map 5.2)

- Loop 363 (Expressway) – Approximate right-of-way width is 300 feet; South 1<sup>st</sup> Street will extend across Loop 363 and will include sidewalk connectivity
- South 1<sup>st</sup> Street (Major Arterial) – Approximate right-of-way width is 150 feet; TXDOT is in the process of extending South 1<sup>st</sup> Street approximately 400 feet to the south to accommodate the proposed future development; this arterial is proposed to be the "front door" of TMED South and will include wide sidewalks and street trees to be consistent with the existing section of roadway to the north in front of Temple College and to encourage walkability
- South 5<sup>th</sup> Street (Minor Arterial) – Approximate right-of-way width is 110 feet

Temple Trails Master Plan Map and Sidewalks Ordinance

According to the Trails Master Plan, a City-Wide Spine Trail is proposed along South 1<sup>st</sup> Street that would ultimately connect to the Friar's Creek Trail across South 5<sup>th</sup> Street.

**PUBLIC NOTICE:** Eighty-two notices for the Planning and Zoning Commission public hearing were sent out to property owners within 200-feet of the subject property on December 7, 2017. As of January 22, 2018, six responses had been received with six in favor, two against and one email in which the property owner expressed support for TMED South but with rezoning in the future once development is proposed on her property.

**FISCAL IMPACT:** N/A

**ATTACHMENTS:**

[Existing PD-GR Ordinance No. 2017-4850](#)  
[Rezoning Maps](#)  
[Key TMED South Master Plan excerpts](#)  
[Neighbor Responses](#)  
[Ordinance](#)



ORDINANCE NO. 2017-4850  
(Z-FY-17-21)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A REZONING FROM SINGLE FAMILY ONE ZONING DISTRICT TO PLANNED DEVELOPMENT-GENERAL RETAIL ZONING DISTRICT ON APPROXIMATELY 27.876 ACRES, LOCATED ON THE SOUTHEAST CORNER OF SOUTH 5<sup>TH</sup> STREET AND LOOP 363; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

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

**Part 1:** The City Council approves a rezoning from Single Family One zoning district to Planned Development-General Retail zoning district on approximately 27.876 acres located on the southeast corner of South 5<sup>th</sup> Street and Loop 363, as outlined in the map attached hereto as Exhibit 'A,' and made a part hereof for all purposes.

**Part 2:** The City Council approves the Planned Development with the following conditions and development standards:

1. Substantial compliance with the Phase 1 Site/Development Plan (Exhibit B) and Building Elevations (Exhibit C), attached hereto and made a part hereof for all purposes;
2. Substantial compliance with Site/Development Plans approved by the Planning and Zoning Commission and City Council for subsequent phases of development;
3. Setbacks applicable to all land uses:
  - a. Minimum front yard setback: 0 feet
  - b. Maximum front yard setback: 42 feet
  - c. Minimum rear yard setback: 10 feet
  - d. Side yard setback determined by compliance with visibility triangle requirements;
4. Landscaping
  - a. 20% minimum landscape area if parking is in the front
  - b. 15% minimum landscape area if parking is completely to the side or rear
  - c. 10% minimum landscape area if parking is completely to the rear
  - d. One landscaped island for every 10 parking spaces (170 square foot minimum with a 2" diameter-at-breast-height (dbh) or 65-gallon tree from the Approved Tree List in Section 7.4.5 of Unified Development Code)
  - e. Foundation planting along at least 50% of facades visible from a street and parking lot screening (if abutting a street)
5. All land uses permitted in the General Retail base district, except that multiple-family dwellings are allowed and drive-throughs are prohibited
6. Architecture
  - a. A minimum of two distinct materials on all facades, limited to brick, stone, stucco or cementitious siding for primary materials (maximum of 80%) and limited to brick, stone, cementitious siding, architecturally finished concrete block or architectural metal for secondary materials (maximum of 30%)
  - b. 15% of any visible façade must consist of windows
  - c. Every 50' of the front or side facades must include one of the following architectural elements:
    - i. Window canopies or window awnings, balconies, porches, stoops or porticos;
    - ii. Building wall plane recesses or projections (minimum of 2' deep and 10' long);
    - iii. Arcades;



- iv. Peaked roof forms;
- v. Arches;
- vi. Outdoor patios;
- vii. Display/storefront or transom windows;
- viii. Integrated planters or wing walls that incorporate landscape and sitting areas;
- ix. Dormer windows
- x. Projecting bay or box windows
- xi. Parapets

## 7. Common Areas

- a. A minimum of 5% of the gross floor area of buildings is required for common area for medical, office, hotel and retail uses and must include:
  - i. A water feature;
  - ii. A stone, brick or decoratively paved patio with a seating area (4 seat minimum);
  - iii. A pavilion, gazebo or other covered outdoor space; or
  - iv. Tree-lined trails/sidewalks surrounding an irrigated open green/park space
- b. 50% of required irrigated landscaping counts towards the common area requirements
- c. Multiple-family dwellings (1 for every 50 units)
  - i. Resident clubhouse
  - ii. Community garden area
  - iii. Swimming pool
  - iv. Tennis court
  - v. Basketball court
  - vi. Volleyball court
  - vii. Billiards room
  - viii. Amphitheatre
  - ix. Gazebo or other covered shelter
  - x. Exercise facility
  - xi. Office center
  - xii. Media room – theatre
  - xiii. Sauna
  - xiv. Irrigated park with trees and trails (minimum of ¼ acre)
  - xv. Racquetball court
  - xvi. Other amenity as approved by Director of Planning
- d. To encourage shared common areas among multiple buildings, the required common area is lowered to a minimum of 4% of the gross floor area of buildings if the common area is shared by multiple buildings.

## 8. Public frontage requirements:

- a. One 2" dbh canopy tree (large or medium) from the Approved Tree List in Section 7.4.5 of Unified Development Code per 25' of linear street frontage, within the planting strip
- b. Benches installed at all intersections within the public right-of-way surrounding the development, per the TMED Design Criteria Manual.
- c. Trash receptacles placed next to required seating areas per the TMED Design Criteria Manual.
- d. Pedestrian-scale lighting provided at all intersections and at 100' intervals along all public and private roadways within the development per the TMED Design Criteria Manual.
- e. Planting strip:
  - i. 6' minimum between the curb and sidewalk



f. Sidewalks:

- i. 10' wide minimum along S. 1st Street
- ii. 6' wide minimum along other streets
- iii. Sidewalks must connect to parking within the lot and to the primary entrance of each nonresidential building
- iv. Sidewalks must be constructed before the Chief Building Official issues a Certificate of Occupancy.
- v. Sidewalks must connect to existing adjacent sidewalks, or be designed and placed to allow connection to future adjacent sidewalks.
- vi. Pedestrian walkways must also connect the principal building entrances to all associated outdoor amenities, such as courtyards and other outdoor gathering places.

9. Signage

a. Freestanding signs

i. Single-tenant signs

1. Maximum height of 10' feet
2. Limited to a masonry clad 2-legged base or
3. A monument sign with masonry as the primary material
4. Limited to 1 per front and 1 per driveway access if driveways are to the side or rear (choice between a single-tenant or multi-tenant freestanding sign at each location, not both)

ii. Multi-tenant signs

1. Maximum height of 20'
2. Limited to a masonry clad 2-legged base or
3. A monument sign with masonry as the primary material
4. Limited to 1 per front and 1 per driveway access if driveways are to the side or rear (choice between a single-tenant or multi-tenant freestanding sign at each location, not both)

b. Wall signs

- i. Maximum of 50% of each tenant's façade, excluding doors, canopies/awning, windows and vertical architectural elements above the roofline, may be utilized for a wall sign
  1. May not exceed 100 square feet
- ii. Projecting signs are permitted as long as they have a:
  1. Minimum clearance of 8' above the ground
  2. Maximum square footage of 100 square feet

c. Banners

- i. Must be affixed flush to a façade or attached flush to a fence or wall
- ii. Maximum Size: 100 square feet
- iii. A sign permit is required in the I-35 Corridor Overlay
- iv. Temporary sign limited to 30 days to advertise grand openings, sales or special events
- v. Limited to two per year

d. Window signs

- i. Limited to 25% of window area
- ii. 2 per tenant or building
- iii. Requires a permit



- e. Prohibited signs
  - i. Inflatable devices
  - ii. Message board
  - iii. Pole banners
  - iv. Streamers
  - v. Searchlight
- f. All other signage regulated per Sec. 7.6 of the UDC

**Part 3:** The City Council directs the Director of Planning to make the necessary changes to the City Zoning Map.

**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 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.

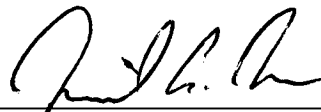
**Part 5:** This ordinance shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Temple, Texas, and it is accordingly so ordained.

**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 on the 15<sup>th</sup> day of **June**, 2017.

PASSED AND APPROVED on Second Reading and Public Hearing on the 6<sup>th</sup> day of **July**, 2017.

THE CITY OF TEMPLE, TEXAS



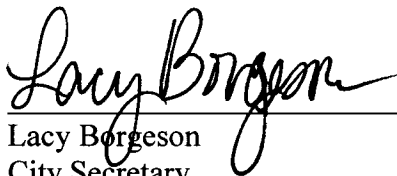
DANIEL A. DUNN, Mayor

APPROVED AS TO FORM:



Kayla Landeros  
City Attorney

ATTEST:



Lacy Borgeson  
City Secretary







SF-1 to PD-GR

LOCATION MAP

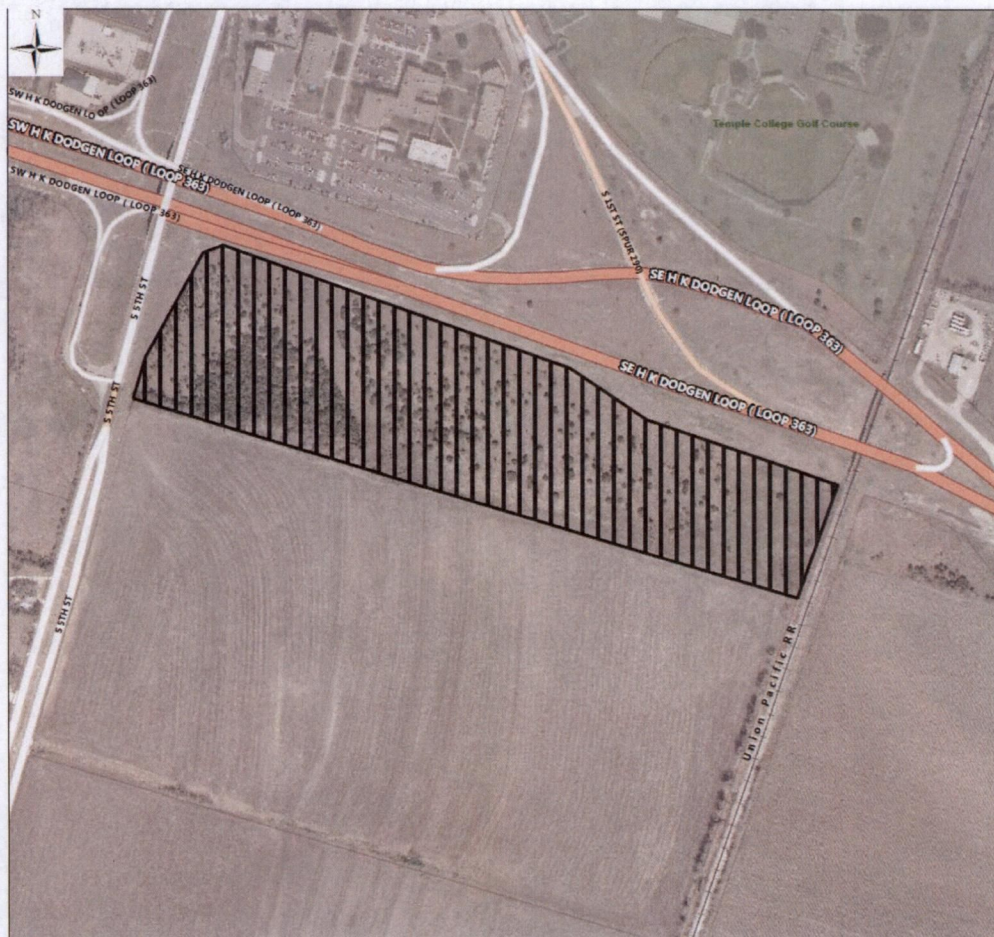
Zoning Case :  
Z-FY-17-21

Address:  
3001 S. 5th Street

Case Area  
Railroad  
Temple Municipal Boundary

(2) 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.

dredmond  
Date: 4/28/2017



SF-1 to PD-GR

AERIAL MAP

Zoning Case :  
Z-FY-17-21

Address:  
3001 S. 5th Street

Railroad  
Temple Municipal Boundary  
Parcel Features  
Parcels

(2) 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.

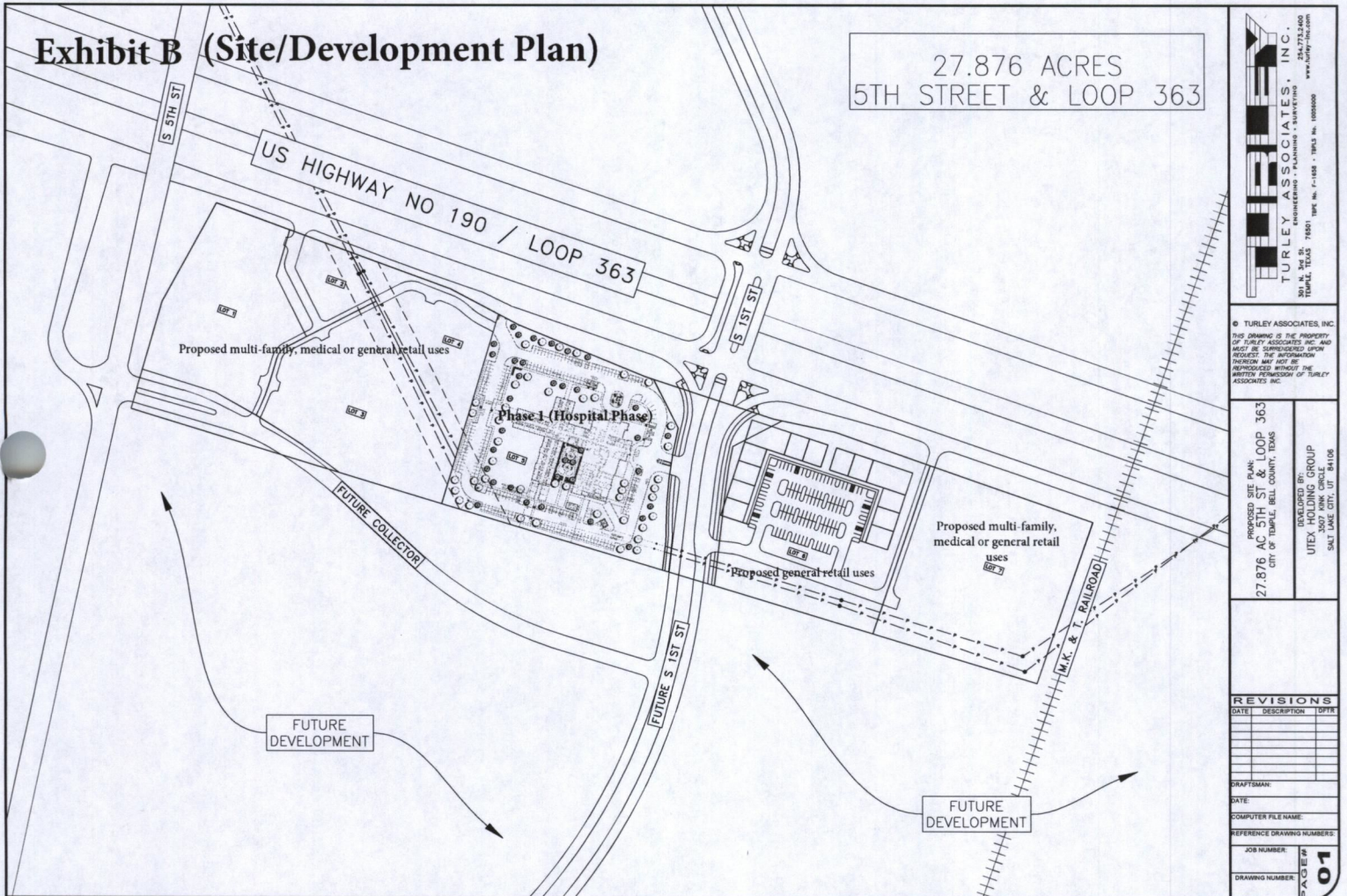
dredmond  
Date: 4/28/2017





## Exhibit B (Site/Development Plan)

27.876 ACRES  
5TH STREET & LOOP 363



**TURLEY ASSOCIATES, INC.**  
 ENGINEERING • PLANNING • SURVEYING  
 301 N. 3rd St.  
 Temple, TEXAS 76701  
 TYPE No. T-1048 • 1983 N. 1005600  
 254/773-2400  
[www.turley-inc.com](http://www.turley-inc.com)

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ASSOCIATES, INC.

PROPOSED SITE PLAN:  
27.876 AC 5TH ST & LOOP 363  
CITY OF TEMPLE, BELL COUNTY, TEXAS

---

DEVELOPED BY:  
UTEX HOLDING GROUP  
3507 KINK CIRCLE  
SALT LAKE CITY, UT 84106

## REVISIONS

[illegible]

ARTSMAN:

TE:

COMPUTER FILE NAME:

REFERENCE DRAWING NUMBERS:

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# Exhibit C



FRONT ELEVATION



LEFT ELEVATION

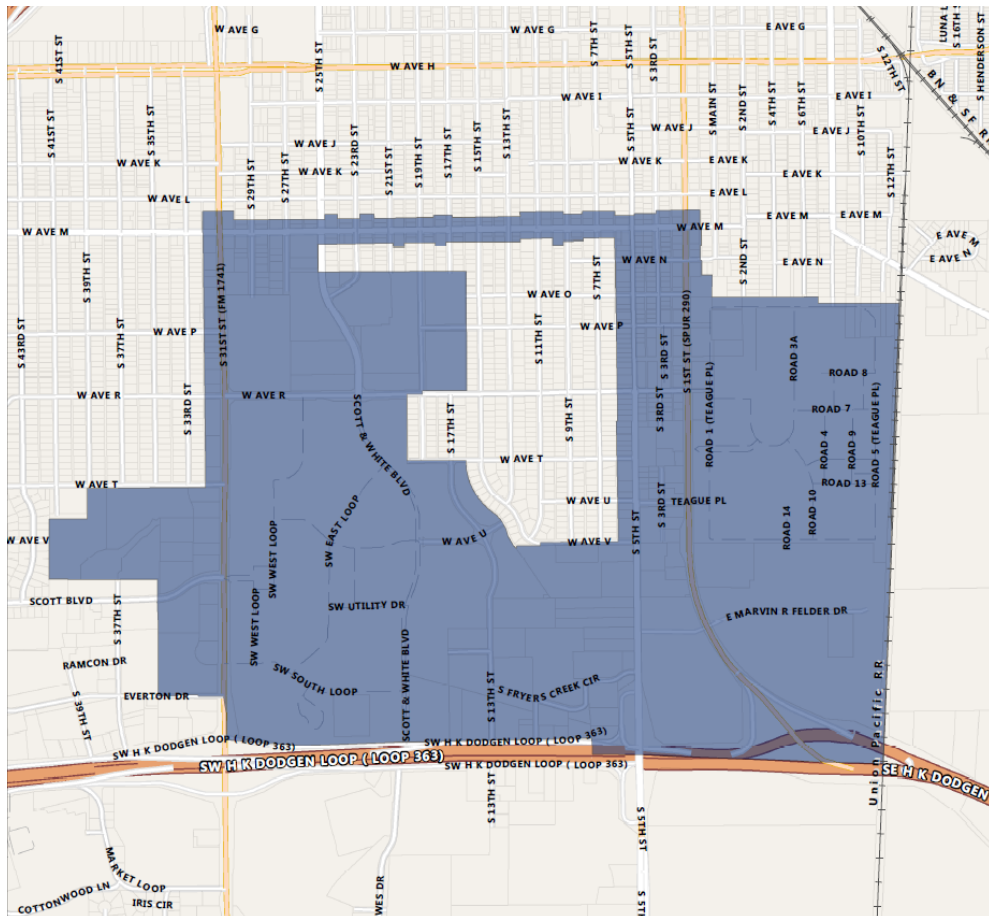


REAR ELEVATION



RIGHT ELEVATION





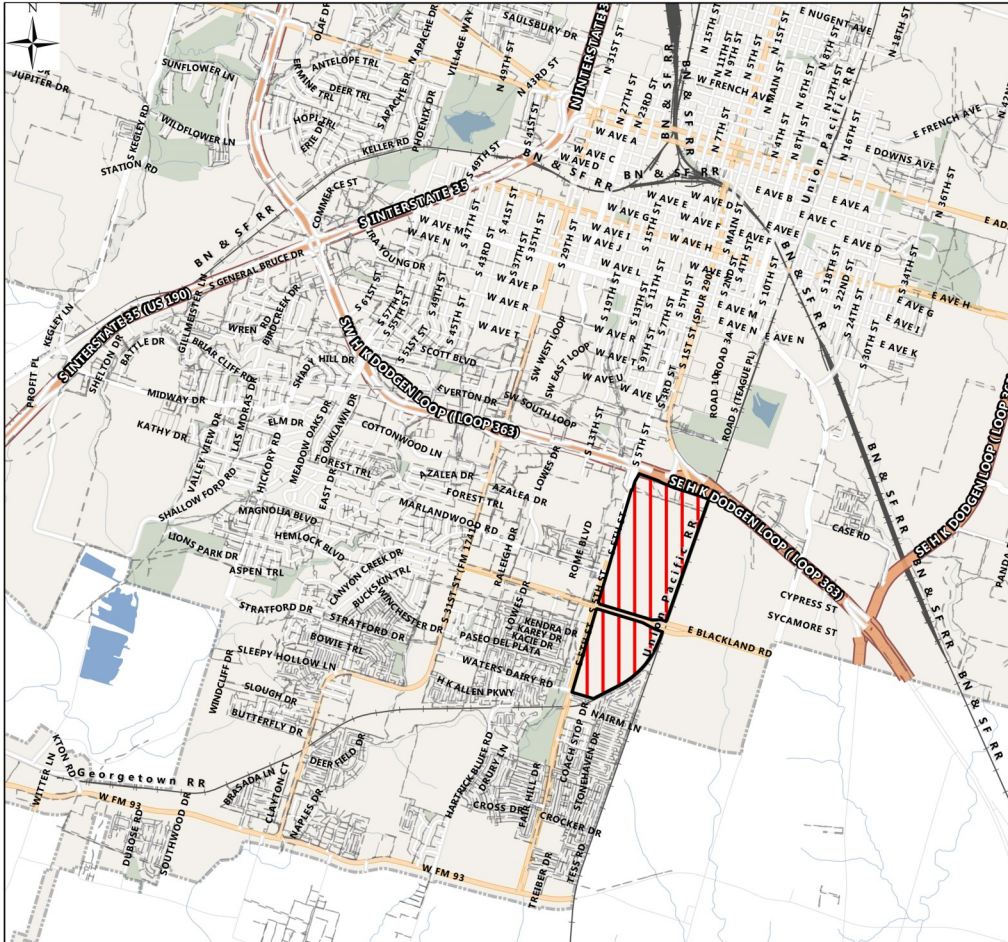
## Temple Medical & Educational District

TMED Boundary



0 800 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.



## Ag, SF-1 and PD-GR to T-South (TMED South)

### LOCATION MAP

Zoning Case:  
Z-FY-18-02

Address:

Bounded by Loop 363 (north), S. 5th Street (west), Union Pacific Railroad (east) and Sarah's Glen Subdivision (south)

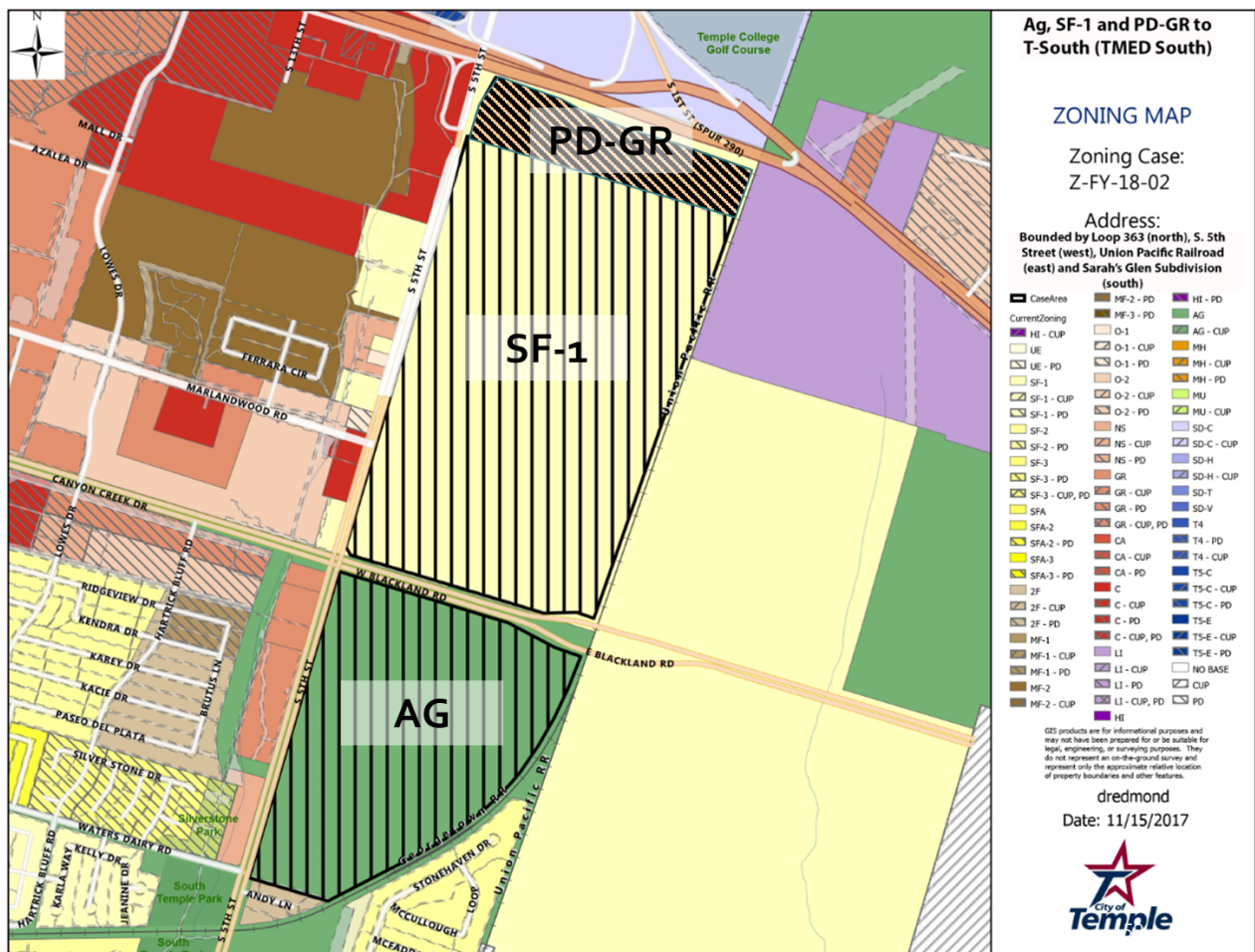
- Railroad
- Temple Municipal Boundary
- Production.SDE.Easement

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.

dredmond  
Date: 11/15/2017











**Ag, SF-1 and PD-GR to  
T-South (TMED South)**

### UTILITY MAP

Zoning Case:  
Z-FY-18-02

Address:  
Bounded by Loop 363 (north), S. 5th  
Street (west), Union Pacific Railroad  
(east) and Sarah's Glen Subdivision  
(south)

#### Sewer

- Manhole
- Gravity Main

#### Water Distribution

- Hydrant
- Main
- Production SDE Easement

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.

dredmond  
Date: 11/15/2017



**Ag, SF-1 and PD-GR to  
T-South (TMED South)**

### THOROUGHFARE AND TRAILS MAP

Zoning Case:  
Z-FY-18-02

Address:  
Bounded by Loop 363 (north), S. 5th  
Street (west), Union Pacific Railroad  
(east) and Sarah's Glen Subdivision  
(south)

#### Thoroughfare Plan

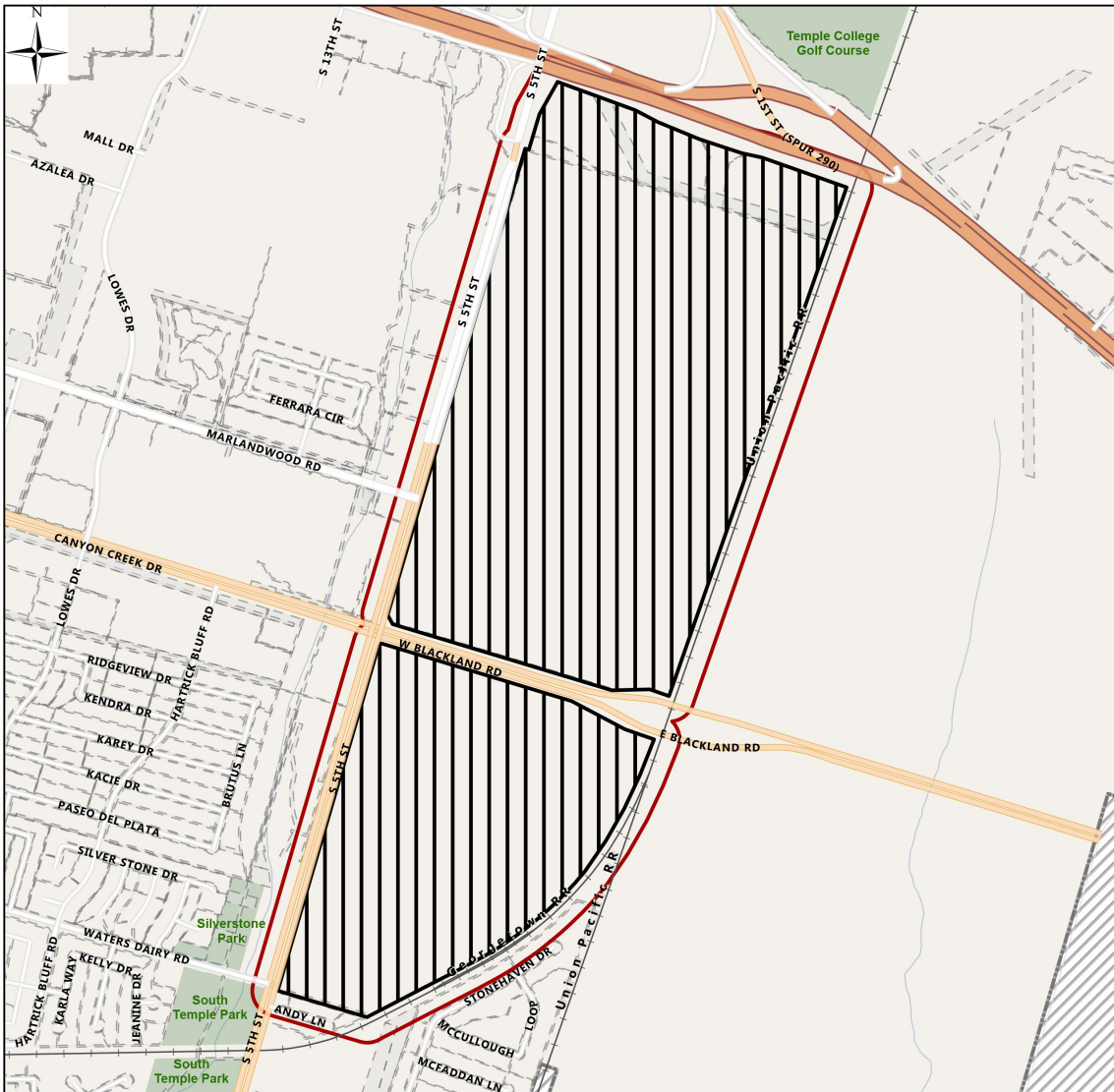
- Expressway
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Collector
- Proposed Collector
- Production SDE

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.

dredmond  
Date: 11/15/2017







**Ag, SF-1 and PD-GR to  
T-South (TMED South)**

**200'  
NOTIFICATION MAP**

Zoning Case:  
Z-FY-18-02

Address:  
Bounded by Loop 363 (north), S. 5th  
Street (west), Union Pacific Railroad  
(east) and Sarah's Glen Subdivision  
(south)

-  CaseArea
-  Buffer

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.

dredmond  
Date: 11/15/2017





JUNE 2015

# TMED SOUTH

YOUNG TEMPLE  
CONNECTING  
TO HISTORIC TEMPLE

Daily 50¢  
\$100



# SOUTHERN STUDY AREA

## Analysis

The southern study area consists of several unencumbered parcels totaling approximately 360 acres, bounded by Loop 363 to the north, the Union Pacific and Georgetown Railroad right-of-ways to the east and south, and 5th street to the west. An extension of 1st Street/ Veteran’s Memorial Drive is planned to connect TMED with the southern study area, although the alignment is not finalized the extension will bend into and terminate at 5th Street. The properties within the area have historic agricultural ties and the land owned by Blackland Research and Extension Center (BREC) serve as agriculture, grassland, soil and water research laboratories.

## Regional Ideas & Framework

The overall objective of the framework plan is to appropriate land uses and revitalize the area as a “live, work, play, learn” environment; to connect people and destinations through walkability and public realm space; make 1st street axis a civic icon; utilize resources such as the existing creek and greenways, BREC, and 1st Street; and build upon previous efforts and partnerships with TMED and area medical, education and research facilities. While the Street and Open Space framework sections elaborate on circulation and public realm access, the following paragraphs categorize the Southern Study Area into Key Areas to help establish a clear vision of their character and to best describe how each advances the Key Ideas for Regional TMED.

### Regional TMED Key Ideas

- Leverage TMED to create strong identity*
- 1st street connection as primary linkage to downtown and south Temple*
- Create Friars Creek Trail Corridor along 1st from Temple College to Friars Creek Trail*
- Expand Arts/Culture/School and Programs as Heart of Community*
- Partner with the City of Temple, City Temple Economic Development Corporation and land owners to bring in development opportunities*



Exhibit 16. Southern Study Area General Framework



Exhibit 15. Southern Study Area District Master Plan





Exhibit 17. Birdseye of 1st Street Retail Entrance (Facing South)

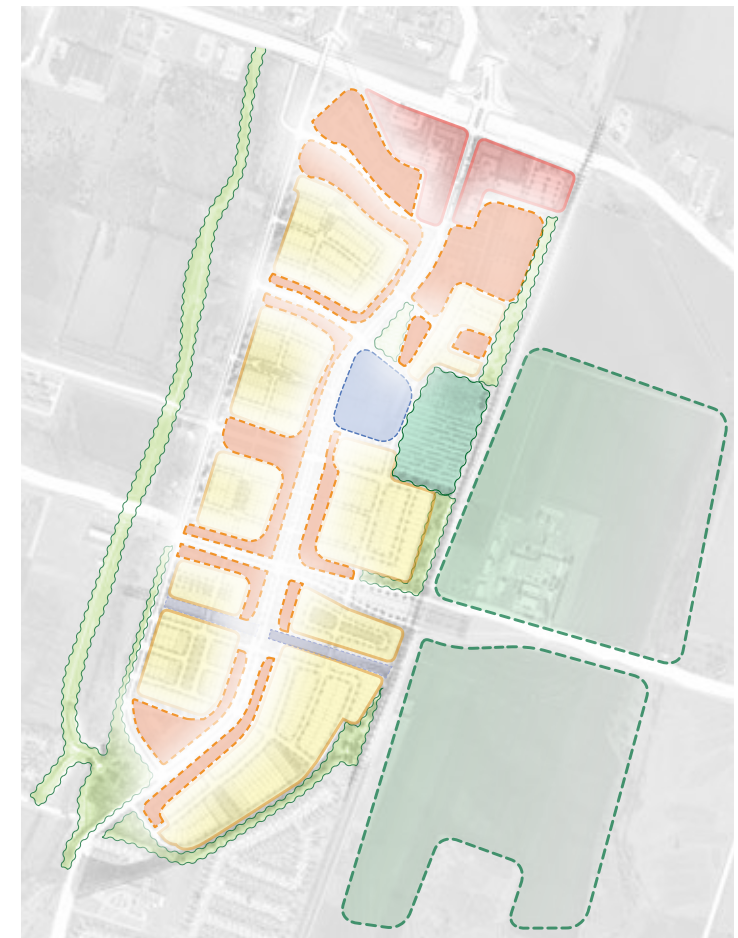


Exhibit 18. Land Use

## Key Areas

### TMED Gateway

The vision for the TMED Gateway is for a Conference Center based development to become an “entry” for TMED South by providing a strong street presence with architecture fronting Loop 363 and the 1st Street extension, as well as integrated entry signage / monumentation to help reinforce TMED’s identity. Close proximity between buildings, building placement close to the street, and locating unsightly surface parking away from the street will enhance the character of the Gateway. By blending a combination of residential, commercial, cultural and institutional uses, the gateway has the opportunity to become a successful mixed-use development for the community and a hub for visitors. Medium to high density development allows a variety of community services as well. The Conference Center Complex will serve the three districts best by providing hotel, conference and meeting space, which is currently lacking in the urban core.



Exhibit 19. TMED Gateway

### 5th Street Entry

The 5th Street Entry is the essential medium to high density multifamily development needed to encourage livability on a slightly more urban setting. The density and adjacency to the TMED Gateway encourages greater community interaction. The realignment of 5th Street attracts and shifts development patterns towards a denser, people-oriented destination. The concept stems from the pent-up demand for student and young professional housing needed for TMED employees and students. The multi-family buildings in this area will tuck parking in the back and front a tree-lined neighborhood collector that connects residents to 5th Street, the Friars Creek Trail and neighborhood amenities on 1st Street and the TMED Gateway.



Exhibit 20. 5th Street Entry



# SOUTHERN STUDY AREA



Exhibit 21. Main Plaza and Community Event Green



Exhibit 22. Farm & Community Garden Hub

### Community Heart

The Community's Heart is located within the Residential North Area, east of 1st Street, it serves as the hub of community activities and has the potential of becoming a "third place" for residents and users. The "third place" is one that is separate from the tacit social environments of home and work—the first two places—it contributes to civil society, democracy, civic engagement and creating a sense of place. The Heart consist of the following:

The Civic Plaza is intended to be a major draw for district residents, employees, students, visitors and commuters walking to nearby destinations along 1st Street. It should include an event green and flexible space for the neighborhood to come together to participate in community-inspired activities like concerts, food truck dining and programs uniquely suited for the district. The use of water features, shade, lighting, enhanced planting and a high-performing urban tree canopy are necessary for the comfort of users.

A school with adjoining athletic fields will help forge partnerships, provide context and an environment that will reinforce the values, culture, and learning of the community. A Performing & Fine Arts Magnet School will complement Travis STEM School located within TMED. Additionally, school facilities, fields and playgrounds could be open for recreational use benefiting the entire community.

The Farm and Community Gardens offer a unique setting within the urban landscape to tie to the areas agricultural past and connect the community to current research being conducted by BREC. This program will provide a great opportunity for the community to partner with BREC to come together in research and practice to support public health and stewardship of nature as well as sustainable food production. Facilities should include indoor/outdoor classrooms, space for food preparation and pavilions for outdoor dining.

### Residential North

The Residential North area provides an opportunity to create a large tree lined residential community comprised of predominantly traditional single family homes that integrates pocket parks and a landscape buffer along 1st Street. It also provides diverse residential options including attached housing that fronts streets designated as neighborhood collectors. The northeast portion of the development adjacent to TMED Gateway offers higher density housing like flats and lofts as well as flexibility for live-work units along 1st Street and neighborhood collector streets. The southern portion fronting 1st Street linear park is comprised of 3-5 story residential/townhomes/condos. Development of the plan requires a land exchange and partnership with BREC since approximately 70 acres of land within the area is owned by the research center.



Exhibit 23. Community Heart



Exhibit 24. Residential North



### *Canyon Creek Roadway*

The intersection of Canyon Creek and 1st street will become a civic icon within the district for people to orient themselves. Buildings fronting the boulevard along the west portion of the roadway consist of a mix of townhomes, retail and single family residential. Future plans call for a flyover of the railway on the east portion of the road section. Residential development adjacent to this portion of the roadway will back due to grade level changes and to allow privacy for the residents.

### *Residential South*

The Residential South Area consists of predominantly single family housing and attached residential units fronting a series of pocket parks. Three to five story residential/townhomes/condos front 1st street trail. The utility easement which cuts through this portion of the study area will serve as additional open space.

### *Southern Gateway*

The Southern Gateway will serve as another community icon and entry that will strengthen the TMED identity through the use of district signage and mounumentation. The Gateway includes one neighborhood street segment of single family housing and multi-family mixed-use housing. The lofts and flats with ground floor retail are organized along 1st and 5th Streets which intersect at the site of the Friars Creek Trailhead and Park; parking is buffered and planned for low impact to the site. Restricted small parking lots will be nestled between and around buildings. The gateway also promotes a mix of uses which help establish neighborhood character and encourages walking and bicycling, reducing the distance between “home, work play and learn” as it locates essential services close to the community.



Exhibit 26. Canyon Creek Roadway



Exhibit 27. Residential South



Exhibit 28. Southern Gateway



Exhibit 25. Southern Study Area Illustrative Master Plan



# SOUTHERN STUDY AREA



## Open Space Framework

TMED South’s open space network has the ability of providing a great impact on the community by providing opportunities for physical activity, enjoyment of nature, social interaction, respite and escape that help create lasting improvements. Because access to nearby parks and natural settings is associated with improved quality of life, greater connection with people, reduced anxiety, improved physical and mental health among adults and children, this framework is crucial to the future of the TMED as a healthy, happy place.

### Key Ideas

*Help foster a strong sense of community by providing opportunities to engage in social contact and meaningful experiences*

- Expand on arts, culture and education programs in Heart of Community/ Civic Park by setting the right mix of programs uniquely suited to the community.
- Use farm and gardens to create a link between residents, research centers and the TMED South magnet school to increase children’s contact with broader education and heighten

their interest in higher education.

- Increase access to public art throughout the 1st Street linear park.

### *Reshape the urban spatial form with pedestrian focused spaces and promote healthy lifestyles*

- Provide a multi-use trail for walkers, runners, recreational and commuter bicycles to link to regional trail network.
- Design network to serve as an interface between the street and building realm through the use of water features, lighting, enhanced landscape planting, activity lawns and outdoor dining spaces.
- Buffer and blur unsightly boundaries such as parking and railroad ROW by providing views to nature from within buildings and architecture.
- Provide natural landscapes and urban canopy necessary to link between fragmented habitat necessary for protecting pollinators like birds, bees and butterflies.
- Provide natural buffer zones from pollution run-off and improve water quality through the use of LID features along 1st Street.

LEGEND	
	Pocket Park
	Linear Park
	Civic Park
	Athletic Fields
	Community Garden & Farmers Market
	Buffer
	Easement
	Blackland Research Center
	Trail
	Trailhead
	Node



### *Allow trails to act as a connector of people and activity*

- Create Trail Corridor along 1st Street from Temple College to Friars Creek Trail to provide pedestrians, and cyclists a safe access to green spaces throughout the region.
- Provide amenities such as trailhead, signage, bathrooms, water fountains, cycle racks, and benches for clear navigation and ease of use along trail system.
- Bisect trails through retail, housing, pocket parks, Gateways and Community Heart to strengthen district wide connectivity and a cohesive public realm.



Exhibit 32. Green Buffers with art, water features, native landscaping



# SOUTHERN STUDY AREA

## Alternative Options

The ability to create a cohesive neighborhood largely depends on whether the Blackland Prairie Research Center is able to find alternative land for their research. The organization is not currently looking to downsize so accommodations should be made in order to have a non-interrupted neighborhood. If this does not happen, there are several alternatives for moving forward.

### Alternative 1: Bi-sect Blackland Prairie Property

#### Key Idea 1

If granted by Blackland Prairie Research Center, the first option for development would be to bi-sect the property with the 1st street extension. This provides a framework that can be developed at a later time when Blackland Prairie no longer has need for the property.

It should be understood that their property is for research and thusly would be fenced off so these properties could not be used for open space. It should also be understood that bi-secting their property is an inconvenience for the research center because it would be fragmented.

### Alternative 2: Preserve Blackland Prairie Property

#### Key Idea 1

If bi-secting the property is not an option, development will need to go around the property. This alternative is not preferred due to the street framework proposed however, as mentioned in the previous alternative, the Blackland Prairie property could still be developed at a later date to provide the cohesive development framework.

This option should only be considered if Blackland Prairie Research Center is unable or not willing to find alternative land for their research.

LEGEND	
	Conference Center & Hotel
	Plaza
	Civic / Education
	Atheltic Fields
	Community Garden & Farmers Market
	Blackland Research Center
	Blackland Research Facility
	Community Park



Exhibit 34. Preferred Concept Framework



Exhibit 35. Alternative 1 Framework



Exhibit 36. Alternative 2 Framework





Exhibit 39. Northern public improvements

## Proposed Projects

### Friar's Creek Neighborhood Projects

1. Find developer to complete Friars Creek Neighborhood Vision
2. Partner with Housing Authority to relocate or redevelop Willow Brook Development
3. Adjust zoning to allow live/work along 5th Street
4. Extend Friars Creek Park to the southwest and Friars Creek Trail to the south
5. Strengthen and extend infrastructure connections
  - Extend S 9th Street and S 7th Street south
  - Connect W Avenue U to SW North Loop
  - Connect S 13th Street and W Avenue U / SW North Loop via roundabout
  - Connect Fryers Creek Drive across Friars Creek

### Southern Proposed Projects

1. Construct 1st Street connection to TMED South
2. Find Development Partners for TMED South
  - Blackland Agrilife Research Center Partners
3. Phase road and infrastructure for 1st and 5th Street reconfiguration
4. Reconfigure 5th Street to connect to 1st Street
5. Design and construct TMED South Plaza
6. Design and construct Northern TMED (South) Gateway
7. Design and construct Southern gateway

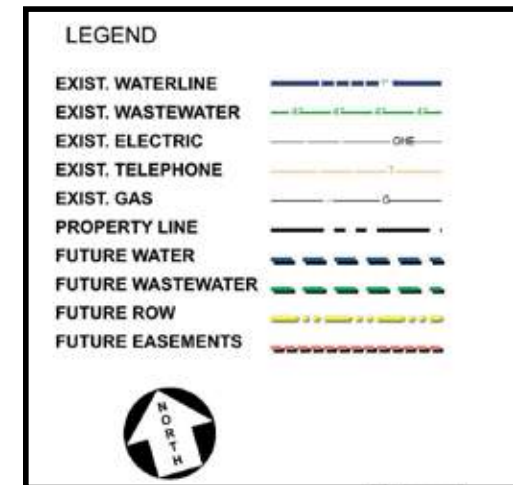


Exhibit 40. Southern Study Area Public Improvements



## Brian Chandler

---

**From:** Melissa Magowan <tazmama99@icloud.com>  
**Sent:** Tuesday, December 12, 2017 5:30 PM  
**To:** Brian Chandler  
**Subject:** Re: Proposed Rezoning Z-FY-18-02

Brian,

Thank you for the discussion today regarding the future plans for the area surrounding my land. I found it very helpful when looking at the city's Rezoning request. I support the city's Rezoning proposal, which places my land in the new TMED district without actually rezoning the land until requested by property owners at their convenience. However, it is important that this rezoning, while giving property owners flexibility, is not held up and is approved quickly and without a lot of red tape, at some future time when it is requested as owners are ready to develop the property. I do not expect that the agricultural zoning designation will remain in the outyears as development progresses in this area. To summarize, I support the proposal as written with maximum flexibility to rezone as needed for property owners in the new district.

Regards,  
Melissa Magowan

Sent from my iPhone

On Dec 12, 2017, at 7:40 AM, Brian Chandler <[bchandler@templetx.gov](mailto:bchandler@templetx.gov)> wrote:

Melissa,  
I will call you at 4:30 your time. Thanks.

Brian

---

**From:** Melissa Magowan [<mailto:tazmama99@icloud.com>]  
**Sent:** Tuesday, December 12, 2017 6:34 AM  
**To:** Brian Chandler <[bchandler@templetx.gov](mailto:bchandler@templetx.gov)>  
**Subject:** Re: Proposed Rezoning Z-FY-18-02

Brian,  
I am gone from 11:00 -2:00 EST. Any other time will be fine. Thanks for your response.  
Melissa

Sent from my iPhone

On Dec 11, 2017, at 6:22 PM, Brian Chandler <[bchandler@templetx.gov](mailto:bchandler@templetx.gov)> wrote:

Ms. Magowan,  
I will call you tomorrow to discuss. Please let me know a time that works for you. Other than 9 to 11 and 2 to 3 p.m. CST, my schedule is flexible. Thanks for reaching out.

Sincerely,  
Brian



Brian L. Chandler, AICP  
Director of Planning  
City of Temple | 2 N. Main St., Ste. 102 | Temple, TX 76501  
(254) 298-5272  
[www.templetx.gov/planning](http://www.templetx.gov/planning)

-----Original Message-----

From: Melissa Magowan [<mailto:tazmama99@icloud.com>]

Sent: Monday, December 11, 2017 4:01 PM

To: Brian Chandler <[bchandler@templetx.gov](mailto:bchandler@templetx.gov)>

Subject: Proposed Rezoning Z-FY-18-02

Mr. Chandler,

I received the notice for the proposed Rezoning today, which I believe would affect my land at the corner of Water's Dairy and S. 5th St, A0014BC M MORENO, 342, OB 731. While my father sold most of the property long ago, I still own 19.05 acres. I was a member of our local planning commission in York County, VA, for a number of years and am very interested in discussing the potential impacts to this property for future development if this change is made. Since I live so far away, I would appreciate it if you could call me at your earliest convenience to discuss. My number is 757-218-7297.

Thank you,

Melissa Magowan

Sent from my iPhone





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

MITCHELL, KENNETH H  
1005 SHADY RIVER CT N  
BENBROOK, TX 76126-2900

**Zoning Application Number:** Z-FY-18-02

**Case Manager:** Brian Chandler

Location: bounded by Georgetown Railroad right-of-way and Sarah's Glen subdivision (south), South 5<sup>th</sup> Street (west), Loop 363 (north), and Union Pacific Railroad right-of-way (east)

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:**

*Looks Good!*

*Ken Mitchell*  
Signature *817-832-4296*

*Ken Mitchell*  
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, [bchandler@templetx.gov](mailto:bchandler@templetx.gov) or mail or hand-deliver this comment form to the address below, no later than **December 18, 2017**.

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

Number of Notices Mailed: 82

Date Mailed: December 7, 2017

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

Additional information related to the proposal can be found at:  
<http://www.ci.temple.tx.us/Archive.aspx?AMID=82> (December 5, 2017 or December 18, 2017  
P&Z Packets)





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

HILL, THOMAS E ETUX MABLE  
635 COUNTY ROAD 220  
GATESVILLE, TX 76528-3205

**RECEIVED**  
DEC 14 2017  
City of Temple  
Planning & Development

**Zoning Application Number: Z-FY-18-02**

**Case Manager: Brian Chandler**

Location: bounded by Georgetown Railroad right-of-way and Sarah's Glen subdivision (south), South 5<sup>th</sup> Street (west), Loop 363 (north), and Union Pacific Railroad right-of-way (east)

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:**

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---

Thomas E. Hill & Mable Ann Hill  
**Signature**

Mable Ann Hill  
Thomas E. Hill  
**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, [bchandler@templetx.gov](mailto:bchandler@templetx.gov) or mail or hand-deliver this comment form to the address below, no later than **December 18, 2017**.

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

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P&Z Packets)





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

**RECEIVED**  
**DEC 14 2017**  
City of Temple  
Planning & Development

MALCIK, ROGER  
3406 S 5TH ST  
TEMPLE, TX 76502-1910

**Zoning Application Number:** Z-FY-18-02

**Case Manager:** Brian Chandler

Location: bounded by Georgetown Railroad right-of-way and Sarah's Glen subdivision (south),  
South 5<sup>th</sup> Street (west), Loop 363 (north), and Union Pacific Railroad right-of-way (east)

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 agree in the change, in hopes that S+W  
will open a "convenient CARE clinic" like the one  
in Belton.

Roger Malcik  
Signature

Roger Malcik  
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, [bchandler@templetx.gov](mailto:bchandler@templetx.gov) or mail or hand-deliver this comment form to the address below, no later than **December 18, 2017**.

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

Number of Notices Mailed: 82

Date Mailed: December 7, 2017

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

Additional information related to the proposal can be found at:  
<http://www.ci.temple.tx.us/Archive.aspx?AMID=82> (December 5, 2017 or December 18, 2017  
P&Z Packets)





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

DACYN INVESTMENTS LTD  
3144 S 5TH ST  
TEMPLE, TX 76502

**Zoning Application Number: Z-FY-18-02**

**Case Manager: Brian Chandler**

Location: bounded by Georgetown Railroad right-of-way and Sarah's Glen subdivision (south), South 5<sup>th</sup> Street (west), Loop 363 (north), and Union Pacific Railroad right-of-way (east)

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:**

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---

  
**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, [bchandler@templetx.gov](mailto:bchandler@templetx.gov) or mail or hand-deliver this comment form to the address below, no later than **December 18, 2017**.

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

Number of Notices Mailed: 82

Date Mailed: December 7, 2017

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

*Additional information related to the proposal can be found at:  
<http://www.ci.temple.tx.us/Archive.aspx?AMID=82> (December 5, 2017 or December 18, 2017  
P&Z Packets)*





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

PATTERSON, WELDON C & DAVID C  
3144 S 31ST ST  
TEMPLE, TX 76502-1803

**Zoning Application Number: Z-FY-18-02**

**Case Manager: Brian Chandler**

Location: bounded by Georgetown Railroad right-of-way and Sarah's Glen subdivision (south), South 5<sup>th</sup> Street (west), Loop 363 (north), and Union Pacific Railroad right-of-way (east)

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:**

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---

---

**Signature**

David Patterson

**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, [bchandler@templetx.gov](mailto:bchandler@templetx.gov) or mail or hand-deliver this comment form to the address below, no later than **December 18, 2017**.

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

Number of Notices Mailed: 82

Date Mailed: December 7, 2017

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

*Additional information related to the proposal can be found at:*

*<http://www.ci.temple.tx.us/Archive.aspx?AMID=82> (December 5, 2017 or December 18, 2017 P&Z Packets)*





TMEO Rezone  
SARA GLEN

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

DUSEK, JOHN BRADLEY ETUX MARTA LYNNE  
8311 FM 2086  
TEMPLE, TX 76501-3546

**Zoning Application Number: Z-FY-18-02**

**Case Manager: Brian Chandler**

Location: bounded by Georgetown Railroad right-of-way and Sarah's Glen subdivision (south), South 5<sup>th</sup> Street (west), Loop 363 (north), and Union Pacific Railroad right-of-way (east)

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I ☒ agree

( ) disagree with this request

**Comments:**

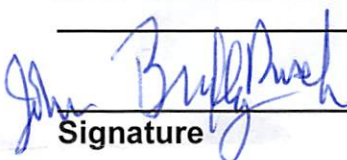
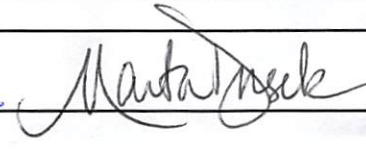
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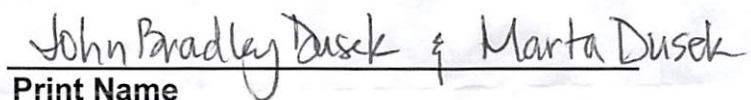
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Signature

  
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, [bchandler@templetx.gov](mailto:bchandler@templetx.gov) or mail or hand-deliver this comment form to the address below, no later than **December 18, 2017**.

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

Number of Notices Mailed: 82

Date Mailed: December 7, 2017

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

Additional information related to the proposal can be found at:  
<http://www.ci.temple.tx.us/Archive.aspx?AMID=82> (December 5, 2017 or December 18, 2017  
P&Z Packets)





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

CAROTHERS PROPERTIES LTD  
50 S WHEAT RD  
BELTON, TX 76513-7134

**Zoning Application Number:** Z-FY-18-02

**Case Manager:** Brian Chandler

Location: bounded by Georgetown Railroad right-of-way and Sarah's Glen subdivision (south), South 5<sup>th</sup> Street (west), Loop 363 (north), and Union Pacific Railroad right-of-way (east)

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:**

I think it should border at Blackland Road. Specialized  
zoning districts in a town the size of Temple should not  
be as large as proposed.

  
Signature

Jason Carothers  
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, [bchandler@templetx.gov](mailto:bchandler@templetx.gov) or mail or hand-deliver this comment form to the address below, no later than **December 18, 2017**.

**RECEIVED**

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

DEC 18 2017

City of Temple  
Planning & Development

Number of Notices Mailed: 82

Date Mailed: December 7, 2017

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

Additional information related to the proposal can be found at:  
<http://www.ci.temple.tx.us/Archive.aspx?AMID=82> (December 5, 2017 or December 18, 2017  
P&Z Packets)





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

HERRINGTON, JIM  
4712 S 5TH ST  
TEMPLE, TX 76502-3725

**Zoning Application Number: Z-FY-18-02**

**Case Manager: Brian Chandler**

Location: bounded by Georgetown Railroad right-of-way and Sarah's Glen subdivision (south), South 5<sup>th</sup> Street (west), Loop 363 (north), and Union Pacific Railroad right-of-way (east)

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:**

*See Attached.  
J.H.*

*Jim Herrington*  
\_\_\_\_\_  
Signature

*Jim Herrington*  
\_\_\_\_\_  
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, [bchandler@templetx.gov](mailto:bchandler@templetx.gov) or mail or hand-deliver this comment form to the address below, no later than **December 18, 2017.**

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

**RECEIVED**  
DEC 18 2017  
City of Temple  
Planning & Development

Number of Notices Mailed: 82

Date Mailed: December 7, 2017

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

*Additional information related to the proposal can be found at:  
<http://www.ci.temple.tx.us/Archive.aspx?AMID=82> (December 5, 2017 or December 18, 2017  
P&Z Packets)*



Response to Proposed Rezoning Request, City of Temple: Z-FY-18-02

While I am not opposed to sustainable growth and economic development, I strongly recommend that the city of Temple consider adopting measures that would protect the adjacent property owners from harm associated with development of this approximately 355 acres of agricultural land.

These farmed properties (cross-hatched areas) drain stormwater under South 5<sup>th</sup> street into Friars Creek through concrete culverts. The cross-hatched field south of West Blackland Road and adjacent to South 5<sup>th</sup> Street has an ephemeral stream that meanders across the field to a culvert that drains under South 5<sup>th</sup> Street into Friars Creek. During hard rainfall events the stream frequently overflows the culverts and onto South 5<sup>th</sup> Street carrying soil from the plowed field.


I recommend the city work closely with developers of these properties to adopt Low Impact Development (LID) techniques such as Bioretention, Rain Gardens, and Permeable Pavers to minimize the amount of excessive stormwater runoff from these ultimately developed areas. See a link at: <http://www.lid-stormwater.net/> for more information.

I strongly recommend the city encourage developers to restore and manage existing streams as amenities. Developers should restore the ephemeral stream by revegetating it in dense grass cover that can function as a natural bioswale.

I recommend the city require that the developers balance runoff from the site with baseline conditions and the ultimately developed conditions and not allow any increase in the frequency and duration of flooding to adjacent properties from Friars Creek and its tributaries.

Thank you for the opportunity to comment on this proposal and the ultimate development of this area. If you have any questions concerning my comments, please call me at (254) 654-1018.

Thanks,



Jim Herrington, Professional Wetland Scientist

4712 S. 5<sup>th</sup> Street



ORDINANCE NO. \_\_\_\_\_  
(Z-FY-18-02)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A REZONING FROM PLANNED DEVELOPMENT - GENERAL RETAIL ZONING DISTRICT ON APPROXIMATELY 27.876 ACRES, SINGLE FAMILY ONE ZONING DISTRICT ON APPROXIMATELY 211.56 ACRES, AND AGRICULTURAL ZONING DISTRICT ON APPROXIMATELY 115.53 ACRES, TO TEMPLE MEDICAL AND EDUCATIONAL ZONING DISTRICT, SOUTH TEMPLE MEDICAL AND EDUCATIONAL ZONING DISTRICT TRANSECT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

---

**Whereas**, the Temple Reinvestment Zone, which includes the current Temple Medical and Educational District (TMED), as well as the proposed TMED South rezoning area, funded a TMED South Master Plan that City Council adopted in March of 2017 – the TMED South Master Plan proposed to extend the TMED concepts to the area south of Loop 363, east of South 5<sup>th</sup> Street, west of the Union Pacific and Georgetown Railroads and north of Sarah’s Glen subdivision;

**Whereas**, in accordance with the Master Plan, this proposed property rezoning is bounded by Georgetown Railroad right-of-way and Sarah’s Glen subdivision (south), South 5<sup>th</sup> Street (west), Loop 363 (north), and Union Pacific Railroad right-of-way (east);

**Whereas**, the proposal would rezone from Planned-Development General Retail zoning district on approximately 27.876 acres, Single Family One zoning district on approximately 211.56 acres, and Agricultural zoning district on approximately 115.53 acres, to TMED zoning district, South TMED zoning district Transect Zone;

**Whereas**, the Planning and Zoning Commission of the City of Temple, Texas, after due consideration of the conditions, operation and location of the property in question, recommended that the City Council approve the rezoning only of the 27.876 acre property abutting Loop 363 from Planned Development - General Retail (PD-GR) zoning district to Temple Medical and Educational zoning district, South TMED (T-South) transect; and

**Whereas**, the City Council of the City of Temple, Texas, after public notice as required by law, has at a public hearing, carefully considered all the evidence submitted by the applicant concerning the proposed plans for this tract of land, and has heard the comments and evidence presented by all persons supporting or opposing this application at said public hearing, and after examining the conditions, operation and the location of said property, finds that the proposed use of the property substantially complies with the comprehensive plan and the area plan adopted by the City Council.

**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 approves a rezoning from Planned Development - General Retail zoning district on approximately 27.876 acres, Single Family One zoning district on approximately 211.56 acres, and Agricultural zoning district on approximately 115.53 acres, to Temple Medical and Educational zoning district, South TMED (T-South) Transect Zone per Exhibit ‘A.’

**Part 3:** The City Council directs the Director of Planning to make the necessary changes to the City Zoning Map.

**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 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 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 **1<sup>st</sup>** day of **February**, 2018.

PASSED AND APPROVED on Second Reading on the **15<sup>th</sup>** day of **February**, 2018.

THE CITY OF TEMPLE, TEXAS

\_\_\_\_\_  
DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Lacy Borgeson  
City Secretary

\_\_\_\_\_  
Kayla Landeros  
City Attorney





## COUNCIL AGENDA ITEM MEMORANDUM

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02/01/18  
Item #13  
Consent Agenda  
Page 1 of 1

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

Brynn Myers, City Manager  
Brian Chandler, Director of Planning

**ITEM DESCRIPTION:** Consider adopting a resolution authorizing a Chapter 380 Development Agreement with Investors Lane Inc., in an amount not to exceed \$26,000 for improvements to property located at 12 South Main Street within the Downtown Strategic Investment Zone corridor.

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

**ITEM SUMMARY:** The proposed resolution would allow the City Manager to enter into a Chapter 380 Development Agreement with Investors Lane, Inc. that would provide a SIZ 1:1 matching grant of up to a total of \$26,000 for interior sprinkler system installation and/or exterior front façade improvements. The total capital investment is \$197,674.15, which qualifies the project as Tier II project. Tier II would allow up to \$55,000 of City reimbursement for eligible improvements, which the applicant did request on his application. However, only \$34,813 remains in the FY18 City Council-approved budget. Staff recommends \$26,000, which is an amount that is consistent with other recent SIZ projects of similar scope and still leaves \$8,813 for smaller Tier I-type projects, such as for improved signage, covered patios, etc. This same building did receive a \$29,000 SIZ grant in 2012 for other façade improvements.

In order to receive grant funding, the applicant must enter into a development agreement with the City prior to commencing work and receiving any grant funds, which will ensure that the applicant:

- Completes the work and total capital investment described in the agreement in a timely fashion;
- Gives the City the right to inspect the work and financial records associated with the project;
- Performs all of the work described in the agreement in accordance with all applicable City codes and regulations; and
- Maintains those improvements in the future.

**FISCAL IMPACT:** The total maximum grant match by the City is \$26,000. Payment of the grant matching funds will not be made until work and inspections are completed, and receipts are received by the City. Funding is available in account 110-1500-515-2695 for Strategic Investment Zone grants as follows:

Available Funding	\$	34,813
Investors Lane, Inc.		(26,000)
<b>Remaining Funds Available</b>	<b>\$</b>	<b>8,813</b>

**ATTACHMENTS:**

Applicant cover letter and design exhibits  
Resolution



## COVER LETTER

### DOWNTOWN TEMPLE COMMERCIAL BLDG SIZ GRANT APPLICATION

---

**Applicant:**

Entity: Investors Lane Inc.  
Entity President: Ronald M. Prince

---

First off, I want to personally thank each of the committee members for consideration of my application for this amazing grant funding you have available for those that have a mutual interest in making downtown beautiful again. Its truly an honor to have my project considered and have your committee members take the time to review this application!

I have worked at Baylor Scott & White Memorial since 2011 in the Internal Medicine and Electrophysiology/Cardiology Dept since that time while watching Temple grow at an exceptional pace these past 2-3 years.

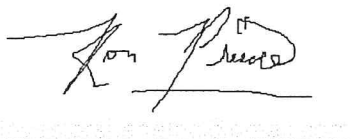
I am the new owner at 12 S. Main St. As you will see from the attached pictures, 75% of this side of Main St is in desperate need of a make over. I am extremely excited and interested in working with the city to start to beautify this side of Main St! I understand the city has a shared interest in bringing the downtown area back to life and draw business, citizens, and tourists back to this area!

As excited as I am, I admit that this façade renovation is dependent on the level of grant the city is able to consider. My projected expenses required to just bring this building up to code and be handicapped accessible is \$132,519. The beautiful façade renovation project is projected to be another \$74,950, brining this project to over \$200,000 which does not include the acquisition cost. Unfortunately my budget is already extended and does not afford me the luxury to renovate this façade. However, if the city is as excited about this new façade makeover as I am, I am hoping you all will consider to work with me for the maximal grant allowance for this level of project. I will then be able to move forward with this amazing project which is expected to take 6-8 weeks.

Please see the attached pictures and if possible enjoy the animated walk through at

Thank you all again for your time in reviewing the contents of this application, and please do visit the website above if possible to appreciate the clean, simple, and sophisticated building I am offering to bring to Temple's "MAIN STREET"

Sincerely,

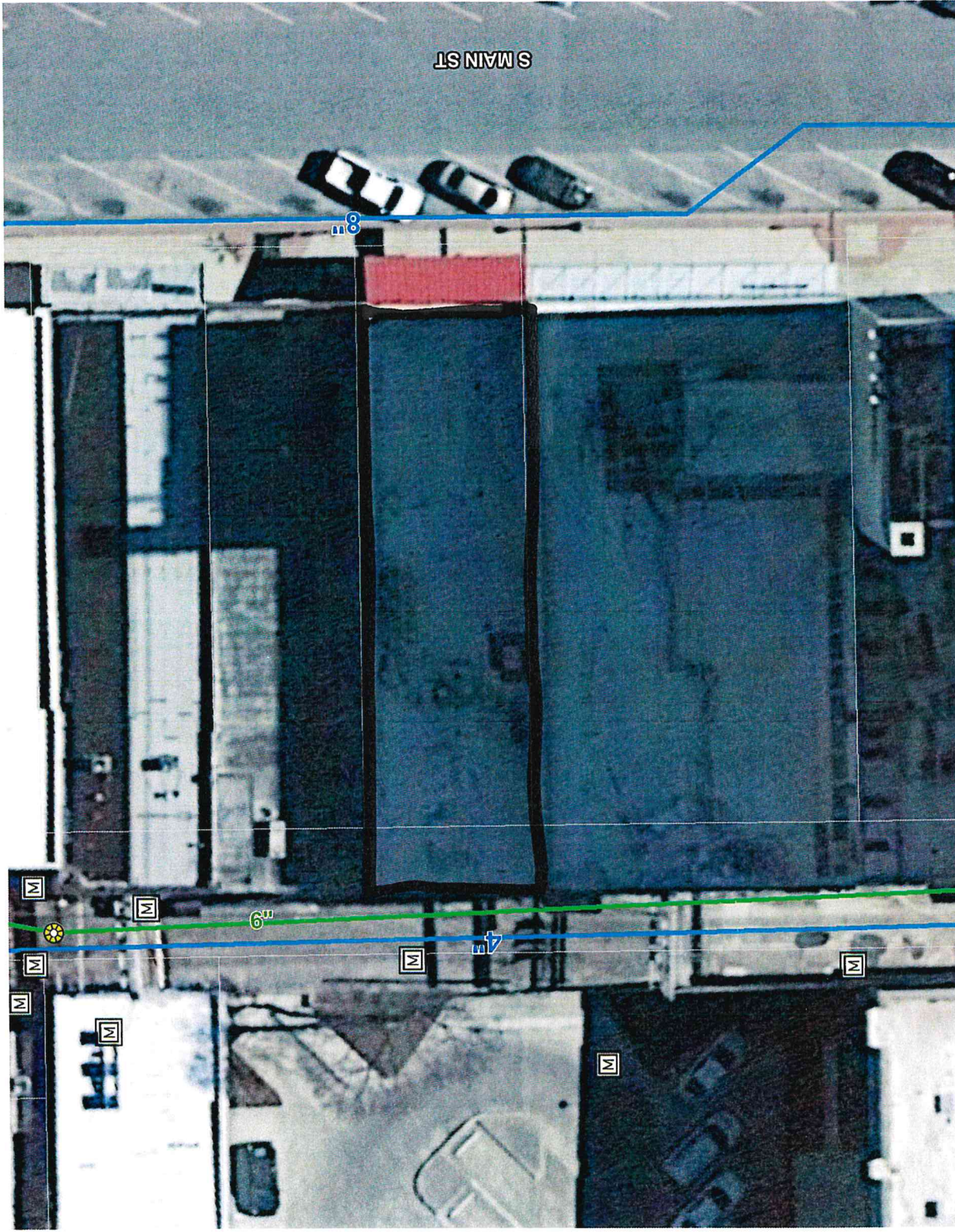


RONALD M. PRINCE























DATED: 01/15/2018



# 12 S. Main St. Utilities



## Legend

-  Water Main
-  Sanitary Sewer Clean Out
-  Sanitary Sewer Manhole
-  Sanitary Sewer System Valve
-  Sanitary Sewer Service Line
-  Sanitary Sewer Main Line
-  Storm Water Manhole
-  Storm Water Inlet
-  HEADWALL
-  JUNCTION CHAMBER
-  Storm Water Box Culvert
-  Storm Water Channel
-  Storm Water Drainage Line
-  Water Abandoned Pools
-  AIR RELEASE
-  Water System Valve
-  Fire Hydrant
-  Flush Valve
-  Water Abandoned Lines
-  Hydrant Line
-  Water Service Line
-  Water Main Lines

Water Line

Distance from the  
back of the building  
to water line: 8.637372 Feet

GIS products are provided as a public resource for general information purposes only. While it is used to locate, identify and inventory Public Infrastructure within the City of Temple, no warranty, express or implied, is given as to its accuracy, reliability, or completeness of the data and the City of Temple does not accept any liability for error or omission. No portion of the information should be considered or be used for legal engineering or on-the-ground survey and represent only the approximate relative location of property boundaries and other features. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against the City of Temple, Texas that may arise from the use of this data.

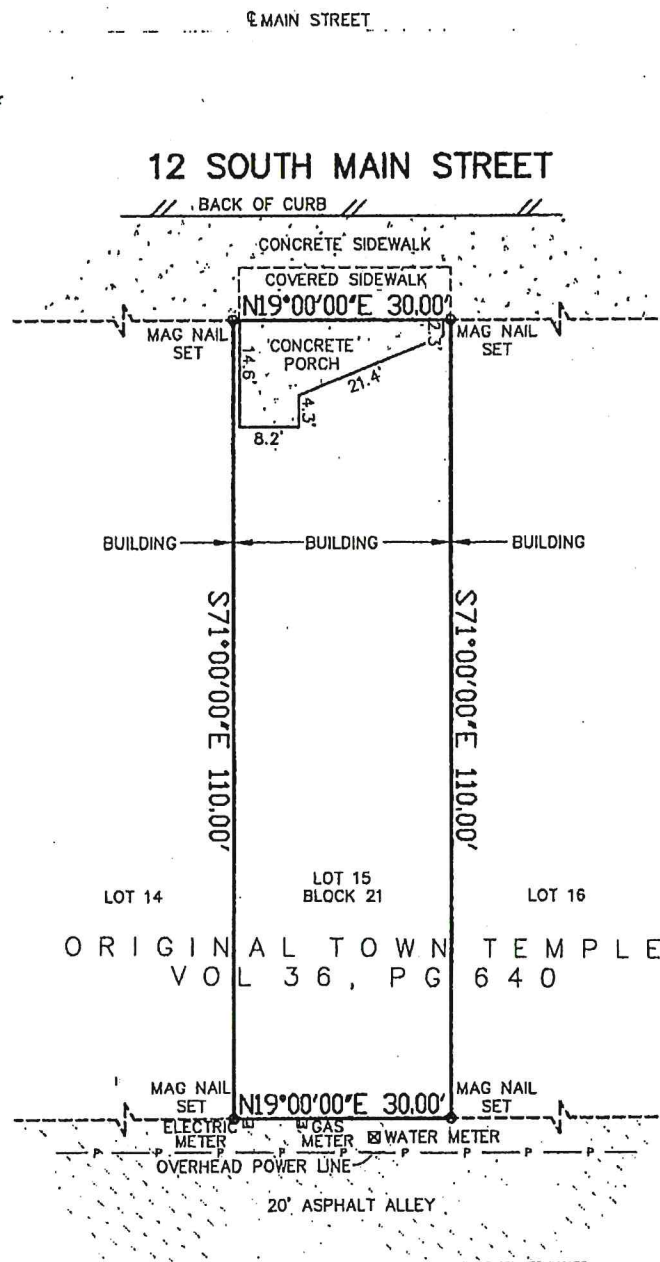
0 0.00175 0.0035 0.007 Miles  
Datum and Projection: NAD 1983  
State Plane Texas Central FIPS 4203 Feet



Date: 12/29/2017



SCALE 1:20



Lot Fifteen (15), In Block Twenty-one (21), Original Town of Temple, Bell County, Texas, according to the plat of record in Volume 36, Page 640, Deed Records of Bell County, Texas.

STATE OF TEXAS : KNOW ALL MEN BY THESE PRESENTS, that I Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, COUNTY OF BELL : do hereby certify that this survey was this day made on the ground of the property described herein and is correct and that there are no discrepancies, conflicts, shortages in the area, easements, and right-of-ways except as shown hereon, that this tract of land has access to and from a public road, and I have marked all corners with monuments.

This Property is not within the Special Flood Hazard Area as per the Federal Emergency Management Agency Federal Insurance Administration Map No. 48027C0355E, dated September 26, 2008.

IN WITNESS THEREOF, my hand and seal, this the 12th day of December, 2012.



*Michael E. Alvis*

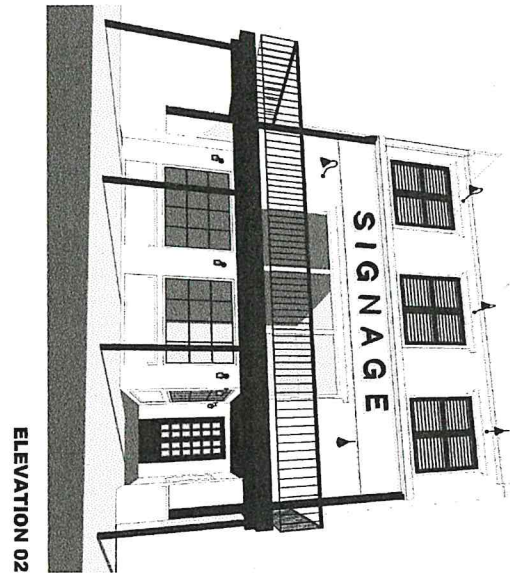
Michael E. Alvis, R.P.L.S., No. 5402



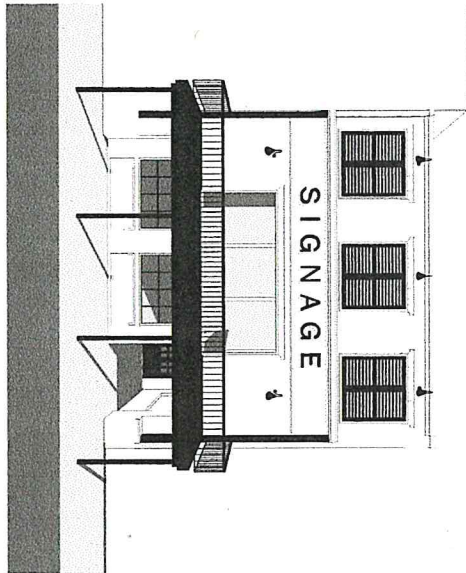
ENGINEERING • PLANNING • SURVEYING • CONSTRUCTION MANAGEMENT  
TURLEY ASSOCIATES, INC. 301 NORTH 3RD STREET • TEMPLE, TEXAS 76501 • (254) 773-2400

12-B19  
SKETCH  
TJJ

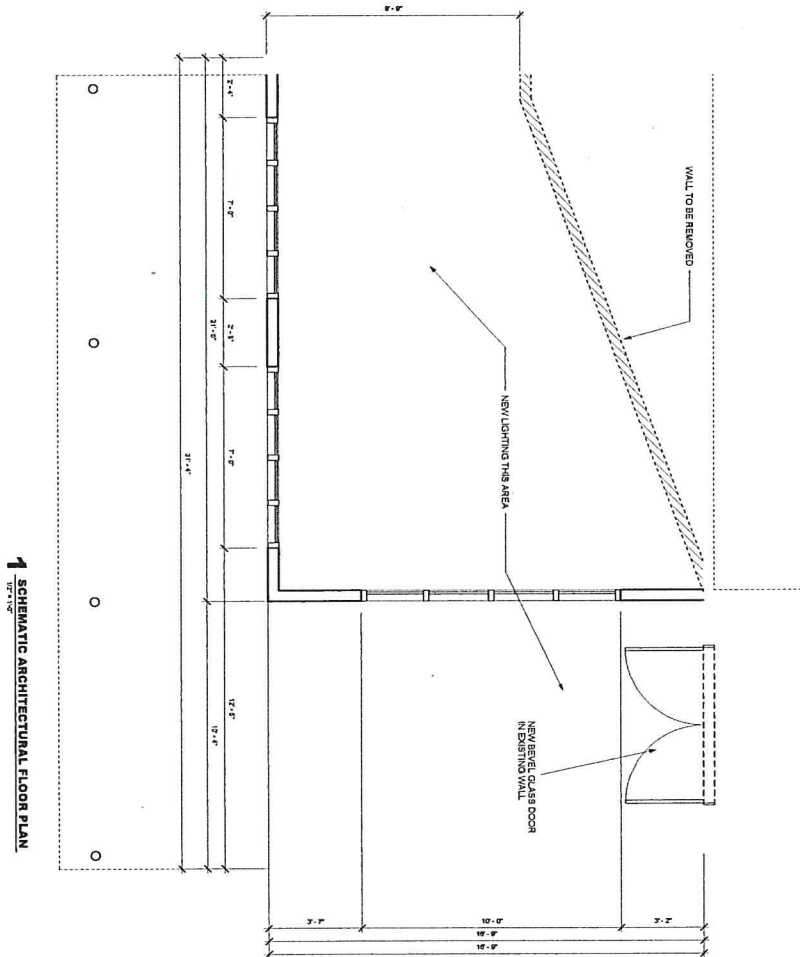




ELEVATION 02



ELEVATION 01



1 SCHEMATIC ARCHITECTURAL FLOOR PLAN  
12' x 12'

SCHEDULE OF FINISHES	
1ST FLOOR	WALL, STUCCO
2ND FLOOR	WALL, STUCCO
3RD FLOOR	WALL, STUCCO
4TH FLOOR	WALL, STUCCO
5TH FLOOR	WALL, STUCCO
6TH FLOOR	WALL, STUCCO
7TH FLOOR	WALL, STUCCO
8TH FLOOR	WALL, STUCCO
9TH FLOOR	WALL, STUCCO
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16TH FLOOR	WALL, STUCCO
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19TH FLOOR	WALL, STUCCO
20TH FLOOR	WALL, STUCCO
21ST FLOOR	WALL, STUCCO
22ND FLOOR	WALL, STUCCO
23RD FLOOR	WALL, STUCCO
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26TH FLOOR	WALL, STUCCO
27TH FLOOR	WALL, STUCCO
28TH FLOOR	WALL, STUCCO
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31ST FLOOR	WALL, STUCCO
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95TH FLOOR	WALL, STUCCO
96TH FLOOR	WALL, STUCCO
97TH FLOOR	WALL, STUCCO
98TH FLOOR	WALL, STUCCO
99TH FLOOR	WALL, STUCCO
100TH FLOOR	WALL, STUCCO

NEAL  
ARCHITECTURAL GROUP

REVISIONS

Number / Description / Date

CONSTRUCTION SET

PROJECT NUMBER: 17-01-01

DATE: 01/16/2018

SHEET TITLE: FLOOR PLAN / ELEVATION

SHEET NO.: A2.01

## STOREFRONT RENOVATION

12 SOUTH MAIN STREET  
TEMPLE, TEXAS 76501

ARCHITECT  
NEAL ARCHITECTURAL GROUP  
1021 CANYON CREEK DRIVE  
SUITE 125  
TEMPLE, TEXAS 76502

THIS DRAWING IS A PRELIMINARY  
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OR BY ANY INFORMATION STORAGE  
AND RETRIEVAL SYSTEM, WITHOUT  
PERMISSION IN WRITING FROM  
NEAL ARCHITECTURAL GROUP, INC.



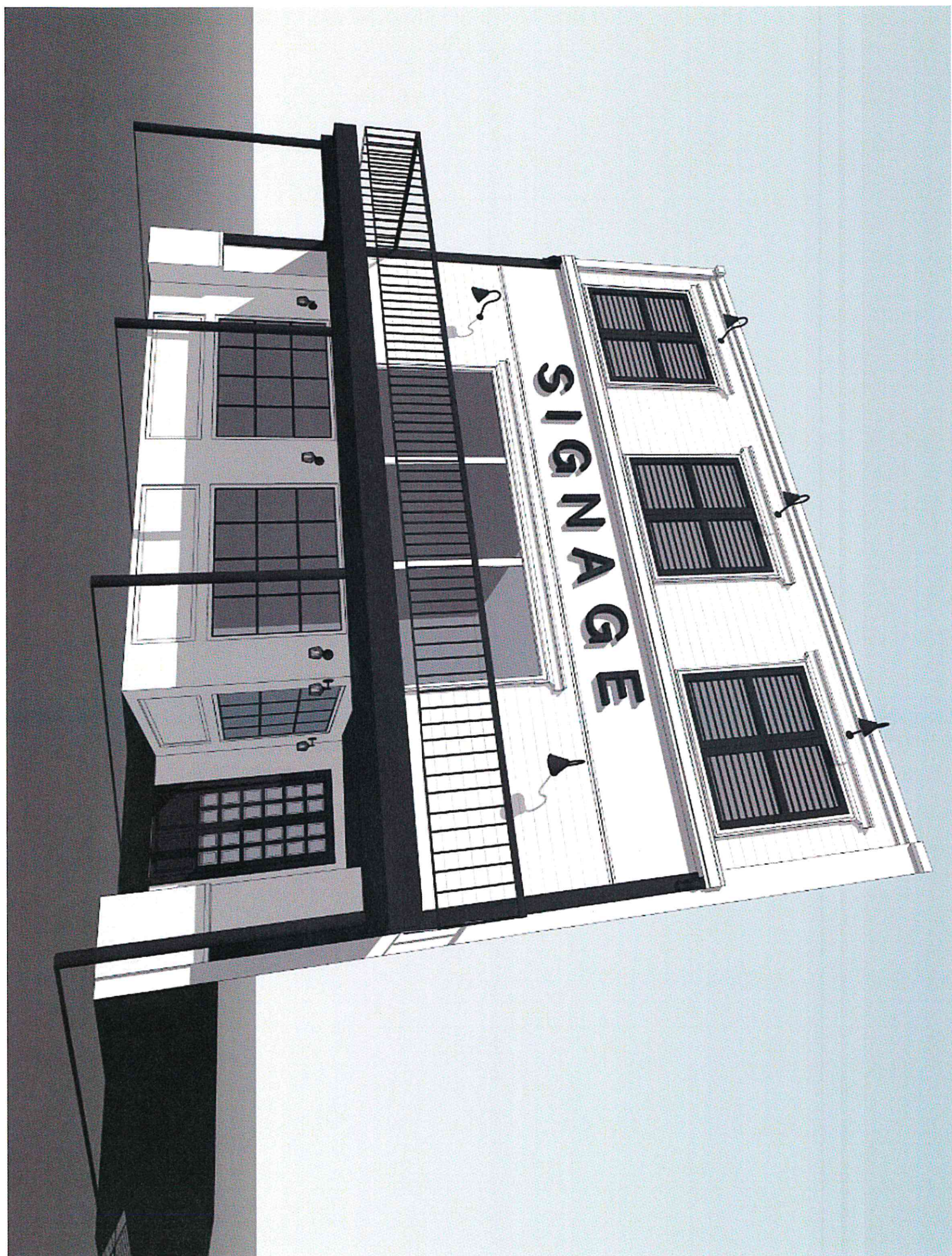
Owner: Investors Lane Inc.  
01/16/18

Property: 12 S. Main St.  
Temple, TX 76501-7632

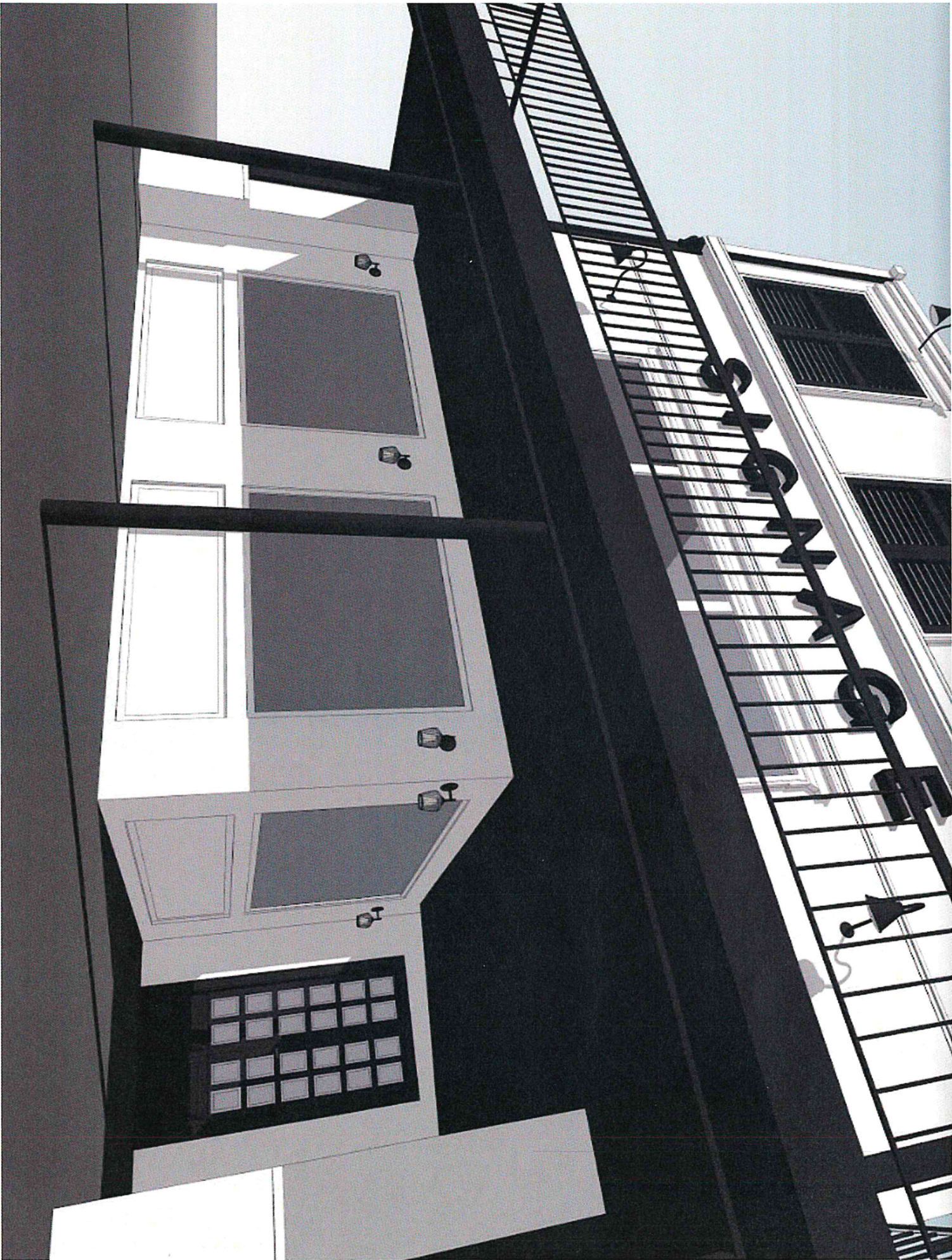


DATED: 01/15/2018











Owner: Investors Lane Inc.  
01/16/18

Property: 12 S. Main St.  
Temple, TX 76501-7632

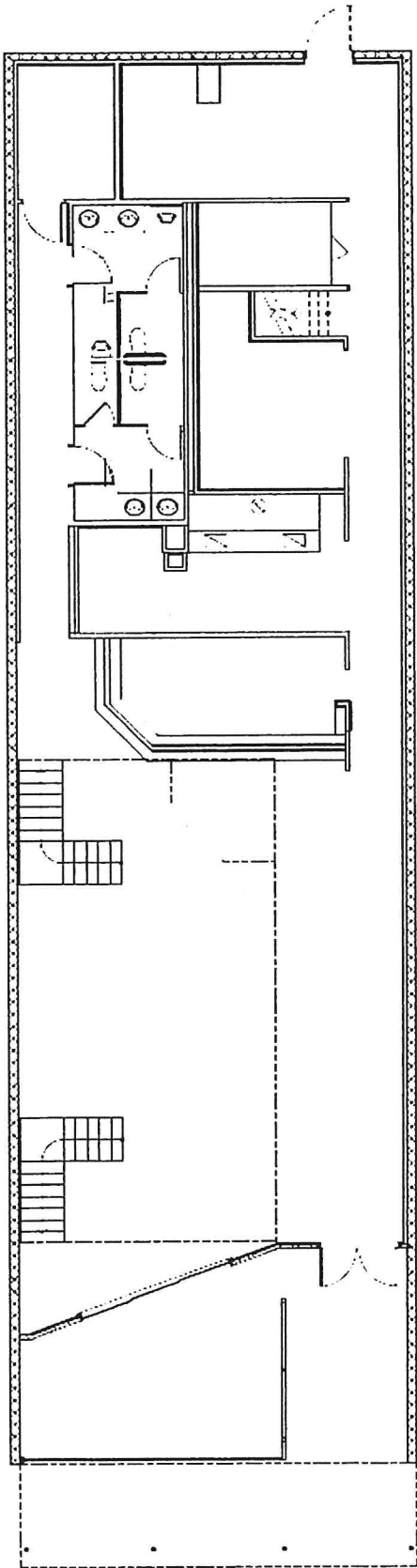


DATED: 01/15/2018

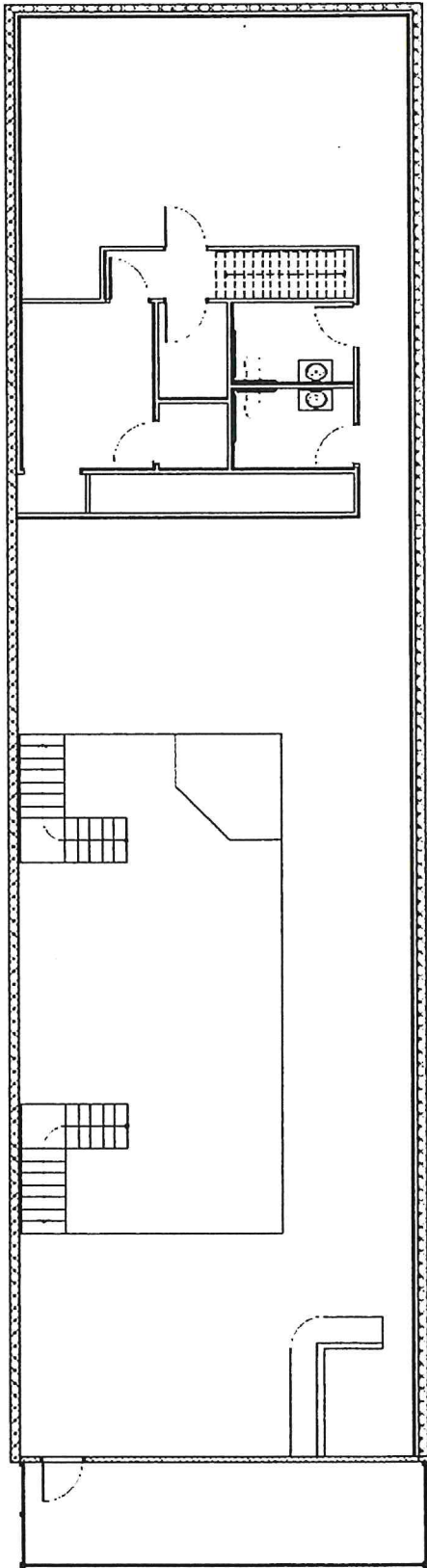


# Floor Plan

1st Floor



2nd Floor





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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A CHAPTER 380 DEVELOPMENT AGREEMENT WITH INVESTORS LANE, INC. IN AN AMOUNT NOT TO EXCEED \$26,000, FOR IMPROVEMENTS TO PROPERTY LOCATED AT 12 SOUTH MAIN STREET AND LOCATED WITHIN THE DOWNTOWN STRATEGIC INVESTMENT ZONE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

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**Whereas**, Investors Lane, Inc. has approached the City to request a Chapter 380 Development Agreement through which the City would provide a Strategic Investment Zone 1:1 matching grant of up to \$26,000 for interior sprinkler system installation and/or exterior front façade improvements to property located at 12 South Main Street and located within the Downtown Strategic Investment Zone (SIZ) Corridor;

**Whereas**, the applicant has requested funding under various grant types including signage, covered patios, etc., however, only \$34,813 remains in the fiscal year 2018 City Council-approved budget for SIZ grant funding;

**Whereas**, Staff recommends Council authorize \$26,000, which is an amount that is consistent with other recent SIZ projects of similar scope and still leaves \$8,813 for smaller Tier I-type projects, such as improved signage, covered patios, etc. - this same building received a \$29,000 SIZ grant in 2012 for other façade improvements;

**Whereas**, in order to receive grant funding, Investors Lane, Inc must enter into a development agreement with the City prior to commencing work and receiving any grant funds - the agreement will provide that the applicant agrees to the following conditions:

- complete the work and total capital investment described in the agreement in a timely fashion;
- give the City the right to inspect the work described in the development agreement and the financial records associated with the same during reasonable business hours;
- perform all of the work described in the agreement in accordance with all applicable City codes and regulations; and
- maintain those improvements in the future;

**Whereas**, the total maximum grant match by the City is \$26,000 and payment of the grant matching funds will not be made until work and inspections are completed, and receipts are received by the City;

**Whereas**, payment of the grant matching funds will not be made until work and inspections are complete, and receipts are received by the City - funding for this Strategic Investment Zone grant is available in Account No. 110-1500-515-2695; 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 City Manager, or her designee, after approval as to form by the City Attorney, to execute a Chapter 380 Development Agreement with Investors Lane, Inc., in an amount not to exceed \$26,000, for interior sprinkler system installation and/or exterior front façade to property located at 12 South Main Street and located within the Downtown Strategic Investment Zone Corridor.

**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 1<sup>st</sup> day of **February**, 2018.

THE CITY OF TEMPLE, TEXAS

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DANIEL A. DUNN MAYOR

ATTEST:

APPROVED AS TO FORM:

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Lacy Borgeson  
City Secretary

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Kayla Landeros  
City Attorney





## COUNCIL AGENDA ITEM MEMORANDUM

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02/01/18  
Item #14  
Regular Agenda  
Page 1 of 2

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

Kayla Landeros, City Attorney  
Brian Chandler, Planning Director

**ITEM DESCRIPTION:** Consider adopting a resolution granting a petition to institute voluntary annexation proceedings of 18.589 acres of land out of the Sarah Fitzhenry Survey, Abstract 312, directing Staff to develop a municipal services plan, and calling public hearings to consider the petition.

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

**ITEM SUMMARY:** On January 4, 2018, Belton Engineering, Inc., on behalf of the property owner, Virgil Smith, filed a petition seeking voluntary annexation of 18.589 acres of land out of the Sarah Fitzhenry Survey, Abstract 312, approximately one-half mile south of South Whitehall Road on the west side of State Highway 317 and being more particularly described in the attached survey.

The subject property was exempt from annexation at the time of a City-initiated annexation effort in 2007 by a City Council-approved development/non-annexation agreement for each of Mr. Smith's four properties that gave property owners within the annexation area the option to defer annexation until development is proposed or until expiration of the 12-year agreement. The applicant also submitted a Conditional Use Permit (CUP) application for a Recreational Vehicle Park on this property, which triggered the annexation request and is tentatively scheduled for City Council consideration at the same time as the annexation ordinance.

Voluntary annexation is governed by Chapter 43 of the Local Government Code and applies only to the annexation of an area that is (1) less than one-half mile in width, (2) contiguous to the annexing municipality, and (3) vacant and without residents or on which fewer than three qualified voters reside. The petition and the property meet the statutory requirements.

Pursuant to Chapter 43 of the Local Government Code, the City must adopt a municipal services plan for the annexed area and conduct two public hearings. The proposed resolution would direct Staff to develop the municipal services plan and set the dates for the public hearings.

The proposed dates for the public hearings are March 15, 2018 (regular meeting) and March 16, 2018, (special meeting). Planning staff will present a municipal services plan at the hearing on March 15, 2018, as required by state law, showing how the City will serve the area proposed to be annexed. The proposed schedule anticipates completion of annexation proceedings through a Second Reading at City Council on May 3, 2018.



**FISCAL IMPACT:** The City will receive future property tax revenue if the property is annexed.

**ATTACHMENTS:**

Petition for Voluntary Annexation

Survey

2007 Non-Annexation/Development Agreement prop. ID #108259 (1 of 4 for each of Mr. Smith's properties)

Resolution





**BELTON ENGINEERING, INC.**  
*Engineering \* Design/Build \* Planning*

### VOLUNTARY PETITION FOR ANNEXATION

JANUARY 3, 2017

To the City Council of the City of Temple:

Virgil Smith is the sole owner of a tract of land containing 18.589 Acres (hereafter called Tract), out of the SARAH FITZHENRY SURVEY, ABSTRACT 312, Bell County and more particularly described by metes and bounds prepared by BRYAN TECHNICAL Surveying, Inc. and attached hereto and incorporated herein for all purposes for a complete legal description, does hereby petition the City Council to take appropriate action to annex said Tract pursuant to Section 43.028 of the Local Government Code.

Said Tract is less than one-half mile in width and contains 18.589 Acres of land that is contiguous to the current limits of the City of Temple and has less than three qualified voters residing on said Tract.

By and Through:

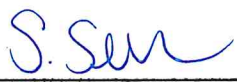
  
OWNER

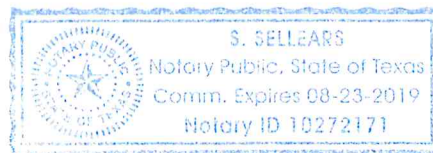
STATE OF TEXAS

COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, VIRGEL SMITH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 4th DAY OF JANUARY, 2018.

  
NOTARY PUBLIC, STATE OF TEXAS





**18.589 ACRES**

Being a tract of land in Bell County, Texas, lying and situated in the **SARAH FITZHENRY SURVEY, ABSTRACT No. 312**, and the land herein described being all of that certain 18.58 acre tract conveyed to Virgil Smith and wife, Barbara A. Smith by Warranty Deed recorded in Volume 1562, Page 884, Deed Records of Bell County, Texas and being all of that certain 10.593 acre tract conveyed to Virgil Smith and wife, Barbara A. Smith by Substitute Trustee's Deed recorded in Volume 1638, Page 491, Deed Records of Bell County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2" iron rod with orange cap stamped "BRYAN TECH SERVICES" set (North=10,406,546.484, East=3,210,494.702) being the northeast corner of that certain 1.249 acre tract of land conveyed to David D. Hinckley by Warranty Deed with Vendor's Lien recorded in Volume 9244, Page 672, Official Public Records of Bell County, Texas, from which a Type I concrete R.O.W. marker found bears S. 16°38'04" W., 481.07 feet, and being in the west right-of-way line of Farm-to-Market Road No. 317, a publicly maintained roadway, for the southeast corner of subject tract;

**THENCE** departing said west right-of-way line, **NORTH 73°34'40" WEST** at 508.14 feet with the south line of said 18.58 acre tract (calls N. 71°00'59" W., 1272.44 feet) and the north lines of said 1.249 acre tract (calls S. 70°56'24" E., 253.52 feet) and that certain 2.50 acre tract (calls S. 71°01' E., 254.5 feet) conveyed to Cecilio Ramirez and wife, Analiza Ramirez by General Warranty Deed with Vendor's Lien recorded in Volume 2871, Page 290, Official Public Records of Bell County, Texas to a 1/2" iron rod found being the northwest corner of said Ramirez tract and being the northeast corner of that certain 2.51 acre tract conveyed to Margaret H. Butler by General Warranty Deed with Vendor's Lien recorded in Volume 1588, Page 93, Official Public Records of Bell County, Texas, at 762.75 feet continuing with the north line of said Butler tract (calls S. 70°58'48" E., 254.61 feet) to a 1/2" iron rod found being the northwest corner of said Butler tract and being the northeast corner of that certain 2.51 acre tract conveyed to Don Luman and Sandra Luman by Warranty Deed with Vendor's Lien recorded in Volume 1595, Page 520, Official Public Records of Bell County, Texas, at 871.19 feet continuing with the north line of said Luman tract (calls S. 71°01' E., 254.48 feet) to a 1" iron pipe found in the south line of said 18.58 acre tract and being the southeast corner of said 10.593 acre tract, at 1016.82 feet continuing with the north line of said Luman tract to a 1/2" iron rod found being the northwest corner of said Luman tract and being the northeast corner of that certain 2.51 acre tract conveyed to Jose Eusebio Gonzalez



and wife, Maria Hermelinda Gonzalez by Warranty Deed with Vendor's Lien recorded in Volume 3805, Page 450, Official Public Records of Bell County, Texas, at 1271.48 feet in all continuing with the north line of said Gonzalez tract (calls S. 71°01' E., 254.48 feet) to a 1/2" iron rod with orange cap stamped "BRYAN TECH SERVICES" set being the northwest corner of said Gonzalez tract and being the northeast corner of that certain 67.95 acre tract conveyed to Virgil Smith and wife, Barbara A. Smith by Warranty Deed recorded in Volume 3075, Page 730, Official Public Records of Bell County, Texas, and being the southeast corner of that certain 46.38 acre tract conveyed to Virgil Smith and wife, Barbara A. Smith by Warranty Deed recorded in Volume 2874, Page 283, Official Public Records of Bell County, Texas, for the southwest corner of subject tract;

**THENCE** with the common lines of said 10.593 acre tract and said 46.38 acre tract the following three (3) calls:

- 1) **NORTH 16°05'56" EAST, 806.76 feet** (10.593 acre tract calls N. 18°54'03" E., 806.49 feet) (46.38 acre tract calls S. 15°38'25" W., 805.81 feet) to a 1/2" iron rod found, for corner;
- 2) **SOUTH 85°32'41" EAST, 28.84 feet** (10.593 acre tract calls S. 83°00'12" E., 28.87 feet) (46.38 acre tract calls N. 86°21'00" W., 28.74 feet) to a 3/8" iron rod found disturbed, for corner;
- 3) **NORTH 15°21'17" EAST, 196.21 feet** (10.593 acre tract calls N. 18°03'02" E., 196.06 feet) (46.38 acre tract calls S. 14°54'50" W., 196.14 feet) to a 1/2" iron rod found being the northeast corner of said 46.38 acre tract and being the northwest corner of said 10.593 acre tract and being in the south line of that certain 32.579 acre tract conveyed to Randy Joe Wilcox by Warranty Deed recorded in Volume 4640, Page 121, Official Public Records of Bell County, Texas, for the northwest corner of subject tract;

**THENCE** departing said 46.38 acre tract, with the common lines of said 10.593 acre tract and said 32.579 acre tract the following two (2) calls:

- 1) **SOUTH 37°23'52" EAST, 816.50 feet** (10.593 acre tract calls S. 34°42'22" E., 817.13 feet) (32.579 acre tract calls N. 34°48'47" W., 817.21 feet) to a 1/2" iron rod found, for corner;



STATE OF TEXAS  
COUNTY OF BELL

DATE OF SURVEY  
12/05/17

- 2) **SOUTH 64°58'59" EAST, 600.79 feet** (10.593 acre tract calls S. 62°26'57" E., 599.71 feet) (32.579 acre tract calls N. 62°26'45" W., 599.56 feet) to a calculated point, from which a 1/2" iron rod found bears N. 64°58'59" W., 1.06 feet, and from which a Type I concrete R.O.W. marker found bears N. 16°38'04" E., 74.08 feet, and being the southeast corner of said 32.579 acre tract and being in the said west right-of-way line of Farm-to-Market Road 317, for the northeast corner of subject tract;

**THENCE SOUTH 16°38'04" WEST**, at 37.42 feet with the east line of said 10.593 acre tract (calls S. 19°15'31" W., 37.61 feet) to a 1/2" iron rod with orange cap stamped "BRYAN TECH SERVICES" set, from which a 1" iron pipe found bears N. 80°46'41" W., 0.85 feet, and being the northeast corner of said 18.58 acre tract (residue portion), and at **437.12 feet in all** with said west right-of-way line and the east line of said 18.58 acre tract (residue portion) (calls S. 19°15'31" W., 436.66 feet) to the POINT OF BEGINNING and containing **18.589 acres of land**.

\*\*\*\*\*

STATE OF TEXAS  
COUNTY OF BELL

DATE OF SURVEY  
12/05/2017

18.589 ACRES

I, Bruce L. Bryan, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that these field notes are a correct representation of a survey made on the ground under my supervision.

Bruce Lane Bryan  
Registered Professional Land Surveyor #4249  
TSPLS FIRM No. 10128500  
www.bryantechnicalservices.com

01-02-18  
Date



NOTE: Bearings shown hereon based on Texas State plane coordinate system (Central Zone 4203, NAD 83, 93 Adjustments. Distances are shown as grid values. See attached surveyor's plat, which accompanies this set of field notes.



## Transmittal Letter

## Belton Engineering

**106 East Street**

**Belton, TX 76513**

**(254)-731-5600**

**Email: [beltonengineeringinc@gmail.com](mailto:beltonengineeringinc@gmail.com)**

To: CITY OF TEMPLE

Attn: PLANNING  
(LESLIE / KERRY)

Reference: BRIAR FLATS PROPERTY ANNEXATION

**Items:**

[illegible]

Transmitted From: BELTON ENGINEERING Date: 01-04-18

Received By: Kelli Subit Date: 1/4/18

RECEIVED  
JAN - 4 2013  
City of Temple  
Planning & Development



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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, DIRECTING STAFF TO DEVELOP A MUNICIPAL SERVICES PLAN AND CALLING PUBLIC HEARINGS TO CONSIDER THE VOLUNTARY ANNEXATION OF APPROXIMATELY 18.589 ACRES OF LAND OUT OF THE SARAH FITZHENRY SURVEY, ABSTRACT 312, TEMPLE, TEXAS; AND PROVIDING AN OPEN MEETINGS CLAUSE.

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**Whereas**, on January 4, 2018, Belton Engineering, Inc., on behalf of the property owner, Virgil Smith, filed a petition seeking voluntary annexation of approximately 18.589 acres of land out of the Sarah Fitzhenry Survey, Abstract 312, approximately one-half mile south of South Whitehall Road on the west side of State Highway, 317, and being more particularly described in the survey attached hereto as Exhibit 'A;'

**Whereas**, the subject property was exempt from annexation at the time of a City-initiated annexation effort in 2007 by a City Council-approved development/non-annexation agreement for each of Mr. Smith's four properties that gave property owners within the annexation area the option to defer annexation until development is proposed or until expiration of the 12-year agreement;

**Whereas**, the applicant has also submitted a Conditional Use Permit (CUP) application for a Recreational Vehicle Park on this property, which triggered the annexation request and is tentatively scheduled for City Council consideration at the same time as the annexation Ordinance;

**Whereas**, voluntary annexation is governed by Chapter 43 of the Local Government Code and applies only to the annexation of an area that is (1) less than one-half mile in width, (2) contiguous to the annexing municipality, and (3) vacant and without residents or on which fewer than three qualified voters reside - the petition and the property meet the statutory requirements;

**Whereas**, pursuant to Chapter 43 of the Local Government Code, the City must adopt a municipal services plan for the annexed area and conduct two public hearings - the proposed dates for the public hearings are March 15, 2018 (regular meeting) and March 16, 2018, (special meeting);

**Whereas**, Planning staff will present a municipal services plan at the hearing on March 15, 2018, as required by state law, showing how the City will serve the area proposed to be annexed - the proposed schedule anticipates completion of annexation proceedings through a Second Reading at City Council on May 3, 2018;

**Whereas**, the City will receive future property tax revenue if the property is annexed; 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 directs Staff to develop a Municipal Services Plan and calls public hearings for the voluntary annexation of approximately 18.589 acres of land out of the Sarah Fitzhenry Survey, Abstract 312, Temple, Texas, and being more particularly described in the survey attached hereto as Exhibit 'A' and incorporated herein for all purposes.

**Part 3:** The City Council hereby calls two public hearings to gather comments concerning the proposed annexation described above, with the first public hearing scheduled for the Regular Council Meeting on March 15, 2018, at 5:00 PM, and the second public hearing at a Special Called City Council Meeting on March 16, 2018, at 8:30 AM - both public hearings will be held in the City Council Chambers on the 2<sup>nd</sup> floor of the Municipal Building located at Main and Central in Temple, Bell County, Texas.

**Part 4:** The City Staff is hereby authorized to relocate the second public hearing to a suitable location within the area to be annexed in the event of protest.

**Part 5:** 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 1<sup>st</sup> day of **February**, 2018.

THE CITY OF TEMPLE, TEXAS

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DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

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Lacy Borgeson  
City Secretary

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Kayla Landeros  
City Attorney