



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

1. Discuss, as may be needed, Regular Meeting agenda items for the meeting posted for Thursday, May 3, 2018.
2. Report and discuss effectiveness of Ordinance 2017-4839 related to duplex compatibility standards on 50-foot lots in two-family zoning districts one year after adoption.
3. Discuss the status of right-of-way acquisition for the Research Parkway project which includes the expansion of Moore's Mill Road and Old Howard Road and discuss the status of pending eminent domain litigation involving property required for the project.

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

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

5:00 P.M.

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

**TEMPLE CITY COUNCIL
REGULAR MEETING AGENDA**

I. CALL TO ORDER

1. Invocation
2. Pledge of Allegiance

II. PUBLIC COMMENTS

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

III. PROCLAMATIONS

3. National Nurses Week May 2018

IV. REPORTS

4. Receive a presentation from Dr. Robin Battershell, TISD Superintendent, on the State of the District.

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.

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

Minutes

- (A) [April 19, 2018 Special and Regular Meeting](#)

Contracts, Leases, & Bids

- (B) [2018-9115-R](#): Consider adopting a resolution authorizing the purchase of 10 BlueToad Spectra Traffic Units from TrafficWare Group, Inc. of Sugarland in the amount of \$51,900.
- (C) [2018-9116-R](#): Consider adopting a resolution authorizing change order #4 to the Santa Fe Plaza Phase I construction contract with McLean Construction, Inc. of Killeen in the net deductive amount of \$1,754.54.
- (D) [2018-9117-R](#): Consider adopting a resolution authorizing a construction contract with Montgomery Construction Services, LLC of Hewitt, in the amount of \$13,660.50 for the repair of the Mayborn Convention Center drive-thru ceiling.
- (E) [2018-9118-R](#): Consider adopting a resolution authorizing an increase from \$100,000 to \$150,000 to the FY2018 annual purchase agreements for traffic signal equipment and supplies.
- (F) [2018-9119-R](#): Consider adopting a resolution authorizing a professional services agreement with Kasberg, Patrick, & Associates, LP, in an amount not to exceed \$150,000 required for the design of Downtown City Center Improvements – Phase 1.
- (G) [2018-9120-R](#): Consider adopting a resolution authorizing a second amendment to the Lease Agreement with National Railroad Passenger Corporation, also known as Amtrak, for lease of space at the Santa Fe Depot.

Ordinances – Second & Final Reading

- (H) [2018-4908](#): SECOND READING: Consider adopting an ordinance authorizing an amendment to the Tax Increment Financing Reinvestment Zone No. 1 Financing and Project Plans which include appropriating additional bond proceeds, adjusting debt service payments, and allocating expenditures for public improvements for years FY 2018-2062.
- (I) [2018-4909](#): SECOND READING: Consider adopting an ordinance authorizing the annexation of 18.589 acres of land out of the Sarah Fitzhenry Survey, Abstract No.312, in the ETJ (extraterritorial jurisdiction) of the City of Temple, Bell County, Texas, located at 14220 State Highway 317.
- (J) [2018-4910](#): SECOND READING – Z-FY-18-12: Consider adopting an ordinance authorizing a rezoning with a site/development plan for 70.688 +/- acres, from Agricultural zoning district to Planned Development Single Family Two zoning district, situated in the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas, located at the northwest corner of East Blackland Road and Little River Road (Old 95), Temple Texas.

Misc.

- (K) [2018-9121-R](#): Consider adopting a resolution authorizing an exchange of property with Keg-1 North Texas Properties, LLC pursuant to Local Government Code § 272.001.

- (L) [2018-9122-R](#): FY-18-2-ST: Consider adopting a resolution authorizing approval of a street name change from Marsala Drive to Modena Drive, within the Bella Terra, Phase I subdivision.
- (M) [2018-9123-R](#): Consider adopting a resolution authorizing budget amendments for fiscal year 2017-2018.

VI. REGULAR AGENDA

RESOLUTIONS

6. [2018-9124-R](#): Consider adopting a resolution authorizing a construction contract with TexGlobal Contractors, Inc. of Ft. Worth for services required to extend Phase 2 Westfield Boulevard in the amount of \$ 2,235,729.15.
7. [2018-9125-R](#): Consider adopting a resolution pursuant to Chapter 2206, Government Code § 2206.053 finding that one property situated in the G.W. Graves Survey, Abstract #355, Bell County, Texas, is necessary for the proposed expansion of Old Howard Road from Central Pointe Parkway to Moores Mill Road, as well as an expansion of Moores Mill Road from Old Howard Road to IH- 35 and authorizing the use of eminent domain to condemn the property.

ORDINANCES – SECOND READING/PUBLIC HEARING

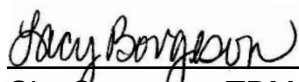
8. [2018-4911](#): SECOND READING – PUBLIC HEARING – Z-FY-18-14: Consider adopting an ordinance authorizing a rezoning with a site/development plan from General Retail zoning district to Planned Development General Retail zoning district to allow the following Commercial uses: major vehicle repair, equipment sales and rentals, auto sales, auto and truck rental, Freeman Heights, Block 30, Lot 3-6, located at 311 South 25th Street, Temple, Texas.

ORDINANCES – FIRST READING/PUBLIC HEARING

9. [2018-4912](#): FIRST READING – PUBLIC HEARING: Consider adopting an ordinance authorizing the annexation of 1.310 acres of land out of the William Gilmore Survey, Abstract No.339, Bell County, Texas, in the extraterritorial jurisdiction of the City of Temple, Bell County, Texas, located at 2391 FM 1237.
10. [2018-4913](#): FIRST READING - PUBLIC HEARING - FY-18-1-SITE: Consider adopting an ordinance amending Ordinance No. 2017-4870 to attach a site plan showing a 1500 square foot building to be located on Lot 1, Block 1, Cox Center subdivision, addressed as 830 FM 2271, Temple.

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

I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at 1:45 pm, on Friday, April 27, 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

05/03/18
Item #5(A)
Consent Agenda
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DEPT./DIVISION SUBMISSION & REVIEW:

Lacy Borgeson, City Secretary

ITEM DESCRIPTION: Approve Minutes:

(A) April 19, 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:

April 19, 2018 Special and Regular Meetings-To be provided
Video



COUNCIL AGENDA ITEM MEMORANDUM

05/03/18
Item #5(B)
Consent Agenda
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DEPT./DIVISION SUBMISSION & REVIEW:

Nicole Torralva P.E., Public Works Director
Kenny Henderson, Transportation Director

ITEM DESCRIPTION: Consider adopting a resolution authorizing the purchase of 10 BlueToad Spectra Traffic Units from TrafficWare Group, Inc. of Sugarland in the amount of \$51,900.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: Authorization of the purchase of 10 portable solar-powered BlueToad Spectra Traffic Units will improve coordination of traffic signals and provide information for planning City thoroughfares. The units will track corridor travel times, monitor traffic movements, and provide in-depth reporting functionalities.

Staff is recommending the purchase of the 10 BlueToad Spectra Traffic Units utilizing BuyBoard contract #534-17 that has been awarded to TrafficWare Group, Inc. Contracts awarded through BuyBoard have been competitively procured and meet the statutory procurement requirements for Texas municipalities.

FISCAL IMPACT: Funding for the purchase of 10 BlueToad Spectra Units from TrafficWare Group, Inc. in the amount of \$51,900 is available in account 365-2800-532-6810, project 101833, as follows:

Project Budget	\$	225,000
Encumbered/Committed to Date		(97,625)
Purchase of 80 MMU's on this Agenda		(70,000)
Purchase of 10 BlueToad Units - Trafficware Group		(51,900)
Remaining Project Funds Available	\$	<u>5,475</u>

ATTACHMENTS:

[Resolution](#)

RESOLUTION NO. 2018-9115-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING THE PURCHASE OF 10 BLUETOAD SPECTRA TRAFFIC UNITS IN THE AMOUNT OF \$51,900, FROM TRAFFICWARE GROUP, INC. OF SUGARLAND, TEXAS; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, portable solar-powered BlueToad Spectra Traffic Units will improve coordination of the City's traffic signals, provide information for planning City thoroughfares, track corridor travel times, monitor traffic movements, and provide in-depth reporting functionalities;

Whereas, Staff recommends Council authorize the purchase of the 10 BlueToad Spectra Traffic Units utilizing BuyBoard Contract No. 534-17 which has been awarded to TrafficWare Group, Inc.;

Whereas, contracts awarded through BuyBoard have been competitively procured and meet the statutory procurement requirements for Texas municipalities;

Whereas, funds are available for this purchase in Account No. 365-2800-532-6810, Project No. 101833;

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 10 BlueToad Spectra Traffic Units in the amount of \$51,900 from Trafficware Group, Inc. of Sugarland, Texas, utilizing BuyBoard Contract No. 534-17.

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 3rd day of **May**, 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

05/03/18
Item #5(C)
Consent Agenda
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DEPT./DIVISION SUBMISSION & REVIEW

Kevin Beavers, CPRP, Parks and Recreation Director

ITEM DESCRIPTION: Consider adopting a resolution authorizing change order #4 to the Santa Fe Plaza Phase I construction contract with McLean Construction, Inc. of Killeen in the net deductive amount of \$1,754.54.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: Authorization of this change order #4 to the Santa Fe Plaza Phase I project will provide for the true-up of several line items in the original contract schedule of values for installed quantities versus original estimated quantities. In addition, Staff is proposing to accelerate the construction of a few project elements planned for Phase 2 in order to coincide with the construction of the TISD Administration and the Santa Fe Business Center (SFBC).

As outlined in the attached proposed change order #4 and drawing, Kasberg, Patrick & Associates and Staff are recommending the addition of concrete flatwork, curb work, brick pavers, pedestrian ramps, electrical & irrigation sleeves, street light pole bases, and other miscellaneous construction activities related to improvements approximately 30 feet in any direction from the TISD and SFBC buildings. The construction of these elements under Phase I will assist in the completion of the two buildings. The proposed change order includes the following:

Construction contract additions	\$273,879.00
Construction contract deletions (true-up of actual quantities installed being less than original estimated quantities)	<u>(275,633.54)</u>
NET DEDUCTIVE CHANGE ORDER #4	<u><u>(\$ 1,754.54)</u></u>

On November 17, 2016, Council authorized a construction contract with McLean Construction for roadway, parking lots, and utilities associated with the Santa Fe Plaza project in the amount of \$2,835,834.50 ("Santa Fe Plaza Phase I"). On April 20, 2017, Council authorized change order #1 to the construction contract in the amount of \$46,495.60. On January 18, 2018, Council authorized change order #2 in the amount of \$244,417 for the construction of additional drainage, utility, parking and other improvements. Change order #3 was authorized by the City Manager in the amount of \$7,100. With the proposed change order #4, the revised contract value will be \$3,132,092.56.

The proposed change order also changes the completion date of the project from March 8, 2018 to August 5, 2018.

FISCAL IMPACT: Funding for the net deductive change order #4 to the Santa Fe Plaza Phase I construction contract with McLean Construction, Inc. in amount of \$1,754.54 will be recognized in project 101008, as follows:

	<u>795-9500-531-6870</u>	<u>795-9800-531-6870</u>	<u>Total</u>
Project Budget	\$ 12,503,938	\$ 963,600	\$ 13,467,538
Encumbered/Committed to Date	(7,142,846)	(963,600)	(8,106,446)
McLean Construction, Inc. Change Order #4	1,755	-	1,755
Remaining Project Funds	<u>\$ 5,362,847</u>	<u>\$ -</u>	<u>\$ 5,362,847</u>

ATTACHMENTS:

[Proposed Change Order #4 with drawing Resolution](#)

RESOLUTION NO. 2018-9116-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING CHANGE ORDER NO. 4 TO THE CONSTRUCTION CONTRACT WITH MCLEAN CONSTRUCTION, INC. OF KILLEEN, TEXAS IN THE NET DEDUCTIVE AMOUNT OF \$1,754.54, FOR CONSTRUCTION OF PHASE I OF THE SANTA FE PLAZA PROJECT; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, this deductive change order to the Santa Fe Plaza Phase I project will provide for the true-up of several line items in the original contract schedule of values for installed quantities versus original estimated quantities;

Whereas, in addition, Staff proposes the acceleration of the construction of a few project elements planned for Phase 2 in order to coincide with the construction of the Temple Independent School District (TISD) Administration office and the Santa Fe Business Center (SFBC) office;

Whereas, the City's engineer, Kasberg, Patrick & Associates, as well as City Staff are recommending the addition of concrete flatwork, curb work, brick pavers, pedestrian ramps, electrical & irrigation sleeves, street light pole bases, and other miscellaneous construction activities related to improvements approximately 30-feet in any direction from the TISD and SFBC buildings;

Whereas, the construction of these elements under Phase I will assist in the completion of the two buildings;

Whereas, on November 17, 2016, Council authorized a construction contract with McLean Construction, Inc. of Killeen, Texas for roadway, parking lots, and utilities associated with the Santa Fe Plaza project in the amount of \$2,835,834.50 - on April 20, 2017, Council authorized Change Order No. 1 to the construction contract in the amount of \$46,495.60;

Whereas, on January 18, 2018, Staff recommended Council authorize Change Order No. 2 in the amount of \$244,417 for the construction of additional drainage, utility, parking and other improvements;

Whereas, Change Order No. 3 was authorized by the City Manager in the amount of \$7,100, revising the contract value to a total of \$3,132,092.56;

Whereas, funding for Net Deductive Change Order No. 4 will be recognized in Account No. 795-9500-531-6870, and Account No. 795-9800-531-6870, Project No. 101008; 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 Change Order No. 4 to the construction contract with McLean Construction, Inc. of Killeen, Texas in the net deductive amount of \$1,754.54, for construction of Phase I of the Santa Fe Plaza Project.

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

PASSED AND APPROVED this the 3rd day of **May**, 2018.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Kayla Landeros
City Attorney

CHANGE ORDER

PROJECT: Santa Fe Plaza Phase I - Roadways & Utilities
 OWNER: City of Temple
 CONTRACTOR: McLean Construction
 ENGINEER: Kasberg, Patrick & Associates
 CHANGE ORDER #: 4

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

Add:	Site Work Adjustments				
Item	Description	Quantity	Unit	Unit Price	Extended Amount
CO4-1	Remove Replace 2" HMAC @ Telegram Parking, Including Restriping	260	SY	\$ 18.50	\$ 4,810.00
CO4-2	Remove and Replace Concrete at 5th Street and Avenue A	110	SY	\$ 74.00	\$ 8,140.00
CO4-3	ADA Access for AMTRAK	1	LS	\$ 3,587.00	\$ 3,587.00
CO4-4	Adjust Parking at AMTRAK	260	SY	\$ 18.50	\$ 4,810.00
CO4-5	Cut / Fill for sidewalk and parking area	1,350	cv	\$ 23.50	\$ 31,725.00
CO4-6	6" Moisture Conditioned Subgrade	760	SY	\$ 9.70	\$ 7,372.00
CO4-7	9" Crushed Limestone Base Material	760	SY	\$ 25.60	\$ 19,456.00
CO4-8	24" Standard Curb & Gutter	570		\$ 13.50	\$ 7,695.00
CO4-9	Furnish & Install Concrete Sidewalk (Standard)	2,180	SY	\$ 41.50	\$ 90,470.00
CO4-10	Furnish & Install Concrete Brick Pavers, Including Paver Base	675	SY	\$ 12.50	\$ 8,437.50
CO4-11	Furnish & Install Type 1 Curb Ramp (6' Wide)	2	EA	\$ 1,305.00	\$ 2,610.00
CO4-12	Furnish & Install Type 2 Curb Ramp (8' Wide)	3	EA	\$ 1,800.00	\$ 5,400.00
CO4-13	Furnish & Install Type 7 Curb Ramp (8' Wide)	1	EA	\$ 1,800.00	\$ 1,800.00
CO4-14	Furnish & Install Type 7 Curb Ramp (10' Wide)	1	EA	\$ 1,975.00	\$ 1,975.00
CO4-15	Furnish & Install Light Pole Bases	2	EA	\$ 1,652.00	\$ 3,304.00
CO4-16	Furnish & Install 2-2" Conduit (Electrical)	300	LF	\$ 23.00	\$ 6,900.00
CO4-17	Furnish & Install 2" Sweeps	6	EA	\$ 94.00	\$ 564.00
CO4-18	Furnish & Install Electrical Pull Boxes	2	EA	\$ 5,200.00	\$ 10,400.00
CO4-19	Furnish & Install 18" RCP CL III	70	LF	\$ 65.50	\$ 4,585.00
CO4-20	Furnish & Install 2.5' x 12' Grate Inlet	1	EA	\$ 10,288.00	\$ 10,288.00
CO4-21	Connect to Existing 5'x4' RCB w/ 18" RCP	1	EA	\$ 3,971.00	\$ 3,971.00
CO4-22	Irrigation Sleeves	749	lf	\$ 16.50	\$ 12,358.50
CO4-23	Construction Staking	1	LS	\$ 4,950.00	\$ 4,950.00
CO4-24	Mob. Bond Insurance	1	LS	\$ 18,271.00	\$ 18,271.00
Add Total					\$ 273,879.00

Deduct	Final Quantity Adjustments				
Item	Description	Quantity	Unit	Unit Price	Extended Amount
10	30" Steel Encasement Pipe by Open Cut	-20	LF	\$ 199.10	\$ (3,982.00)
11	24" Steel Encasement Pipe by Open Cut	-85	LF	\$ 169.10	\$ (14,373.50)
17	Connect to Existing 4" Waterline	-1	EA	\$ 699.00	\$ (699.00)
44	5' Diameter Concrete Wastewater Manhole	-3	EA	\$ 4,487.00	\$ (13,461.00)
52	4'x 3.5' RCB	-50	LF	\$ 181.30	\$ (9,065.00)
56	48" Class IV RCP	-10	LF	\$ 255.70	\$ (2,557.00)
59	24" Class IV RCP	-57	LF	\$ 86.90	\$ (4,953.30)
62	7.5'x 7.5' Junction Box with Bolted Lid	-2	EA	\$ 10,965.00	\$ (21,930.00)
72	20'x 4' Curb Inlet	-1	EA	\$ 10,080.00	\$ (10,080.00)
88	3 5/8" Type B HMAC	-3,320	SY	\$ 21.50	\$ (71,380.00)
89	1.5" Type D HMAC	-3,320	SY	\$ 9.70	\$ (32,204.00)
91	Relocate Existing Amtrak Sign, Including Pole & Base	-1	EA	\$ 1,255.00	\$ (1,255.00)
92	R1-1 Stop Sign, Including Pole & Base	-4	EA	\$ 468.00	\$ (1,872.00)
93	R5-1 Do Not Enter Sign, Including Pole & Base	-6	EA	\$ 468.00	\$ (2,808.00)
114	Class A Concrete	-101.76	CY	\$ 391.10	\$ (39,798.34)
115	Concrete Riprap	-74	SY	\$ 126.00	\$ (9,374.40)
117	Commercial Gas Line from Relocated Atmos Gas Meter to Santa Fe Depot by a Licensed Plumber, Including All Connections	-70	SY	\$ 43.00	\$ (3,010.00)

118	Remove & Stockpile Existing Black Fence for City to Pick up & Remove from the Project	-160	SY	\$	19.60	\$	(3,136.00)
119	Temporary Road	-450	SY	\$	30.20	\$	(13,590.00)
CO1-2	Cement Stabilization TxDOT Item 275 11.5 lbs/SY	-30	SY	\$	26.00	\$	(780.00)
CO2-27	Concrete Sidewalk	-130	SY	\$	41.50	\$	(5,395.00)
CO2-28	Handicap Ramps Type 7	-1	EA	\$	2,130.00	\$	(2,130.00)
CO2-41	3-5/8" Type B HMAC for Small Parking Lot	-250	SY	\$	21.50	\$	(5,375.00)
CO2-42	1.5" Type D HMAC for Small Parking Lot	-250	SY	\$	9.70	\$	(2,425.00)
Deduct Total						\$	(275,633.54)
Change Order Total						\$	(1,754.54)

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

Original Contract Amount	\$	2,835,834.50
Previous Net Change in Contract Amount	\$	298,012.60
Net Change in Contract Amount	\$	(1,754.54)
Revised Contract Amount	\$	3,132,092.56
Original Contract Time	150	days
Previous Net Change in Contract Time	296	days
Net Change in Contract Time	90	days
Revised Contract Time	386	days
Original Final Completion Date	July 15, 2017	
Revised Final Completion Date	August 5, 2018	

Recommended By:

Project Manager (City Staff) Date

Agreed to:

Contractor Date

Approved as to form:

City Attorney's Office Date

Recommended by:

 
Architect/Engineer Date

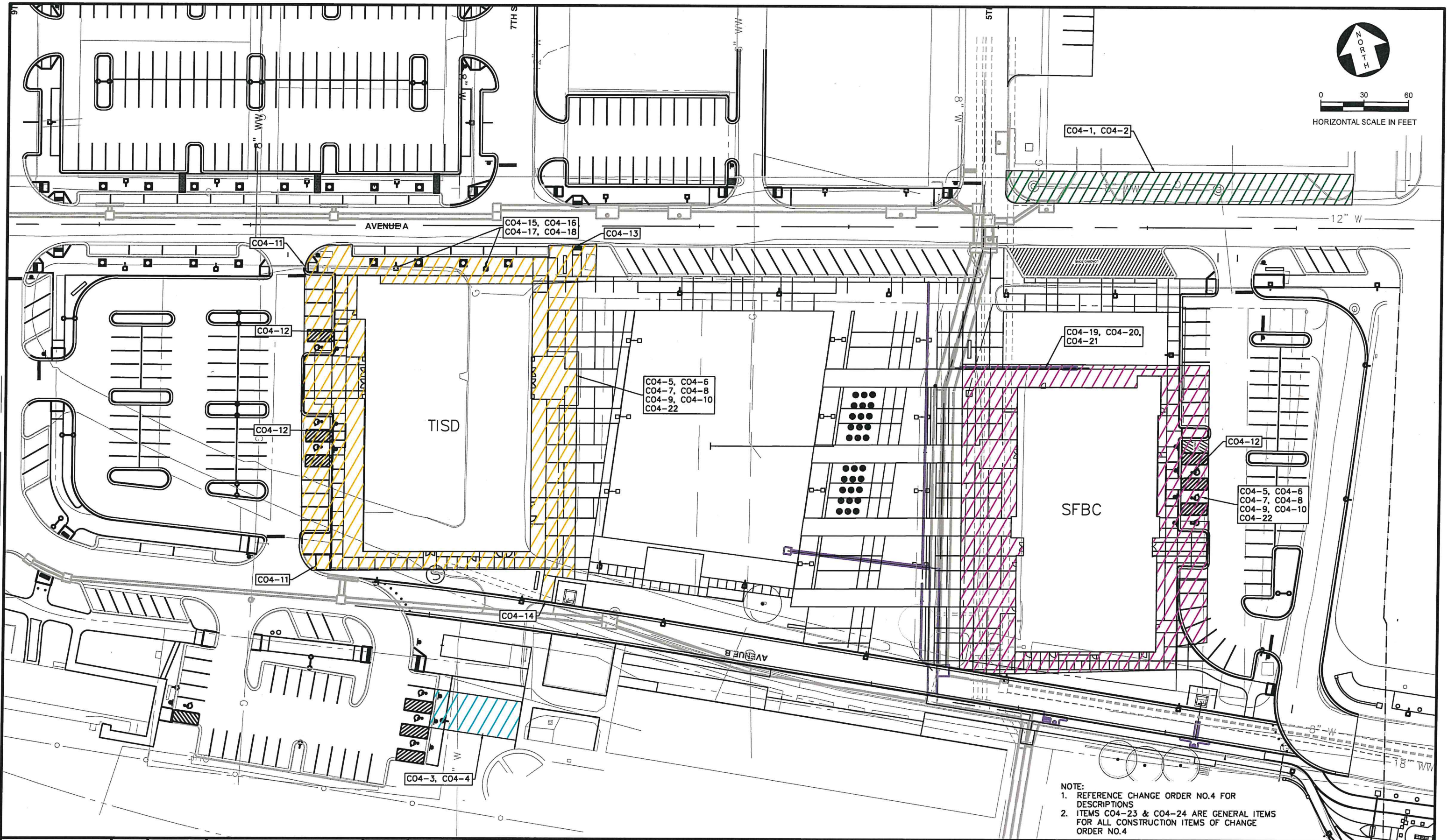
Approved by City of Temple:

Brynn Myers, City Manager Date

Approved by Finance Department

Finance Date

FILE: P:\Temple Reinvestment\2014\2014-126 Santa Fe Plaza\CAD\BASE\EXHIBIT\EXHIBIT-A.dwg LAST SAVED: 4/26/2018 9:02:07 AM LAYOUT: EXHIBIT-A



NO.	DATE	REVISION	BY
1	4/26/2018	1	R. DAVID PATRICK
©2018 Kasberg, Patrick & Associates, LP KPA Firm Registration Number F-510			
Plot Date: Apr 26, 2018 - 9:10am Plotted By: BRUCE RICHARDSON			

PROJECT NO.	2014-126
DRAWN BY	R. DAVID PATRICK
DESIGNED BY	R. DAVID PATRICK
APPROVED BY	[Signature]
DATE	4/26/18



KASBERG, PATRICK & ASSOCIATES, LP
CONSULTING ENGINEERS
TEMPLE, TEXAS 76501

CITY OF TEMPLE, TEXAS SANTA FE PHASE I
CHANGE ORDER #4

EXHIBIT A



COUNCIL AGENDA ITEM MEMORANDUM

05/03/18
Item #5(D)
Consent Agenda
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DEPT. /DIVISION SUBMISSION & REVIEW:

Belinda Mattke, Director of Purchasing & Facility Services

ITEM DESCRIPTION: Consider adopting a resolution authorizing a construction contract with Montgomery Construction Services, LLC of Hewitt, in the amount of \$13,660.50 for the repair of the Mayborn Convention Center drive-thru ceiling.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: On April 17, 2017, the ceiling of the Mayborn Convention Center vehicular drive-thru was damaged by a truck that exceeded the allowable height of the structure. Repair of the structure has been challenging due to the rare availability of vinyl siding that will tie into the existing ceiling in the walk-way area. With the assistance of MRB Group, a siding manufacturer was identified (ATAS International, Inc.) that manufactures a siding that aligns with the original ceiling system.

Due to the lead time of the siding materials and Staff's desire to make the repairs while the facility does not have rentals at the end of May, Staff administratively executed a purchase order for the procurement of the materials needed to make the repairs to the drive-thru ceiling with Spec Building Materials Corporation, a regional distributor of the ATAS product, in the amount of \$18,010.45.

As shown on the attached bid tabulation, on April 19, 2018, staff received two informal bids for the required installation work. Staff is recommending award of the bid to Montgomery Construction Services, LLC in the amount of \$13,660.50, making the total construction cost \$31,670.95. Staff is not recommending award of the Add Alternate Bid for painting the remaining ceiling of the walk-way area based on the very close color match of the new panels.

Staff is working with the City's insurance company along with the insurance company of the party that damaged the roof to recover the cost of the repairs.

FISCAL IMPACT: Funding for the construction contract with Montgomery Construction Services, LLC in the amount of \$13,660.50 will be available in account 240-4400-551-2516, Judgments & Damages. The City has received \$17,403 from the initial insurance reimbursement which was based on an estimated cost to repair the damages. Additional insurance proceeds will be received based on actual costs to repair the damages.

ATTACHMENTS:

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

**Tabulation of Bids Received
on April 19, 2018 at 10:00 a.m.
Mayborn Convention Center Drive-Through Soffit Repair
Bid # 44-01-18**

	Bidders	
	Peerless Enterprises Belton, TX	Montgomery Construction Services, LLC Hewitt, TX
Description		
Total Base Bid: Furnish all supervision, labor, material, equipment, tools and necessary accessories for the select demolition and installation as defined within the project specific plans and specifications. The Contractor shall supply galvanized hangar wire and any other unforeseen miscellaneous materials not listed in the list of items below that are being purchased directly by the City.	\$27,350.00	\$13,660.50
Add Alternate Bid: Furnish all supervision, labor, material, equipment, tools and necessary accessories required to re-paint the existing linear ceiling materials to match the new ceiling system color and sheen.	\$12,750.00	\$10,773.87

Recommended for Council Award

RESOLUTION NO. 2018-9117-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A CONSTRUCTION CONTRACT WITH MONTGOMERY CONSTRUCTION OF HEWITT, TEXAS IN THE AMOUNT OF \$13,660.50 FOR THE REPAIR OF THE MAYBORN CONVENTION CENTER DRIVE-THRU CEILING; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, on April 17, 2017, the ceiling of the Mayborn Convention Center vehicular drive-thru was damaged by a truck that exceeded the allowable height of the structure;

Whereas, repair of the structure has been challenging due to the rare availability of vinyl siding that will tie into the existing ceiling in the walk-way area - with the assistance of MRB Group, a siding manufacturer was identified that manufactures a siding that aligns with the original ceiling system;

Whereas, due to the lead time of the siding materials and Staff's desire to make the repairs while the facility does not have rentals scheduled, Staff administratively executed a purchase order for the procurement of the materials needed to make the repairs to the drive-thru ceiling with Spec Building Materials Corporation, a regional distributor of the ATAS product, in the amount of \$18,010.45;

Whereas, on April 19, 2018, Staff received two informal bids for the required installation work and Staff recommends Council award a construction contract to Montgomery Construction Services, LLC of Hewitt, Texas, in the amount of \$13,660.50, making the total construction cost \$31,670.95;

Whereas, Staff is working with the City's insurance company along with the insurance company of the party that damaged the roof to recover the total cost of the repairs;

Whereas, funding for the construction contract will be available in Account No. 240-4400-551-2516; 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 construction contract with Montgomery Construction of Hewitt, Texas in the amount of \$13,660.50, for the repair of the Mayborn Convention Center drive-thru ceiling.

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 **3rd** day of **May**, 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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DEPT./DIVISION SUBMISSION & REVIEW:

Nicole Torralva P.E., Public Works Director
Kenny Henderson, Transportation Director

ITEM DESCRIPTION: Consider adopting a resolution authorizing an increase from \$100,000 to \$150,000 to the FY2018 annual purchase agreements for traffic signal equipment and supplies.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: On September 7, 2017, Council authorized renewals of annual purchase agreements for traffic signal equipment and supplies with six vendors, including TrafficWare Group, Inc. of Sugar Land, in the estimated annual amount of \$100,000. Year to date, approximately \$68,639 of traffic signal equipment and supplies have been procured under these annual purchase agreements.

It is Staff's desire to utilize the annual purchase agreement with TrafficWare Group, Inc. for the purchase of 80 traffic signal Malfunction Management Units (MMUs) at an annual contract unit price of \$875 each that assist with remote troubleshooting and provide technicians with more information than the current aging conflict monitors and malfunction management units. These MMU's will be connected into Ethernet switches recently approved for purchase by Council, and they will tie into the current communication system. This information can be viewed from tablets or from the centralized traffic management center.

The 80 MMU's will be purchased through the City's annual purchase agreement with TrafficWare Group in the amount of \$70,000 (80 MMUs at \$875 each). Staff originally projected purchasing two of these MMUs in FY18 at a total cost of \$1,750. Based on the purchase of these 80 MMUs, Staff is estimating that expenditures under the annual purchase agreements for traffic signal equipment and supplies could reach \$150,000 for FY2018. Accordingly, Staff is requesting Council's support in increasing the annual spend under the traffic signal equipment and supplies annual contract from \$100,000 to \$150,000

FISCAL IMPACT: Traffic signal equipment and supplies are used in capital projects that are funded with project-specific funds. Estimated FY2018 annual expenditure based on expenditures thus far during FY2018: \$150,000.

Funding for the purchase of 80 traffic signal Malfunction Management Units from TrafficWare, Inc. in the amount of \$70,000 is available in account 365-2800-532-6810, project 101833, as follows:

Project Budget	\$	225,000
Encumbered/Committed to Date		(97,625)
Purchase of 10 BlueToad Spectra Units on this Agenda		(51,900)
Purchase of 80 MMU's - TrafficWare Group		(70,000)
Remaining Project Funds Available	\$	<u>5,475</u>

ATTACHMENTS:

[Resolution](#)

RESOLUTION NO. 2018-9118-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING AN INCREASE FROM \$100,000 TO \$150,000 TO THE FISCAL YEAR 2018 ANNUAL PURCHASE AGREEMENTS FOR TRAFFIC SIGNAL EQUIPMENT AND SUPPLIES; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, on September 7, 2017, Council authorized renewals of annual purchase agreements for traffic signal equipment and supplies with six vendors, including TrafficWare Group, Inc. of Sugar Land, in the estimated annual amount of \$100,000;

Whereas, year-to-date, approximately \$68,639 of traffic signal equipment and supplies has been procured under these annual purchase agreements;

Whereas, Staff recommends continuing to utilize the annual purchase agreement with TrafficWare Group, Inc. for the purchase of 80 traffic signal Malfunction Management Units (MMU's) at an annual contract unit price of \$875 each – these MMU's assist with remote troubleshooting and provide technicians with more information than the current aging conflict monitors and malfunction management units;

Whereas, the MMU's will be connected into Ethernet switches recently approved for purchase by Council, and will tie into the current communication system which will be viewable from tablets or from the centralized traffic management center;

Whereas, these 80 MMU's will be purchased through the City's annual purchase agreement with TrafficWare Group in the amount of \$70,000 - Staff originally projected purchasing two of these MMUs in fiscal year 2018, and based on the purchase of these 80 MMUs, Staff estimates that expenditures under the annual purchase agreements for traffic signal equipment and supplies could reach \$150,000 for fiscal year 2018;

Whereas, therefore, Staff recommends Council authorize an increase to the traffic signal equipment and supplies annual contract from \$100,000 to \$150,000 for fiscal year 2018;

Whereas, traffic signal equipment and supplies are used in capital projects that are funded with project-specific funds – funds are available in Account No. 365-2800-532-6810, Project No. 101833; 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 an increase in the estimated expenses for traffic signal equipment and supplies from \$100,000 to \$150,000 for fiscal year 2018.

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 increased expenditure.

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 3rd day of **May**, 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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DEPT. /DIVISION SUBMISSION & REVIEW:

Brynn Myers, City Manager

ITEM DESCRIPTION: Consider adopting a resolution authorizing a professional services agreement with Kasberg, Patrick, & Associates, LP, in an amount not to exceed \$150,000 required for the design of Downtown City Center Improvements – Phase 1.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: This project consists of providing planning and engineering services for design of the Downtown City Center Improvements- Phase 1. This project will encompass the area from Adams Avenue to Central Avenue and 2nd Street to 6th Street.

The scope of work includes development of a conceptual and schematic design for the Downtown City Center. The Concept Design will explore options for development of a revised corridor street section in conjunction with the Downtown Master Plan as well as future redevelopment and repurposing of building infrastructure in this area. Elements for pedestrian, bike and vehicular mobility will be explored as well as beautification elements such as intersection enhancements, landscaping, signage, monuments, etc. The final product will be a conceptual design for the full extents of project and include Concept and Schematic Design for amenities such as pedestrian and bike access, landscaping, signage, etc.

The Reinvestment Zone No. 1 Board approved this agreement at its April 18, 2018 board meeting.

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

FISCAL IMPACT: Funding is available in the Reinvestment Zone Financing and Project Plan, Line 406, account 795-9500-531-6565, project #101029, Downtown City Center/Hawn, to fund the agreement in the amount of \$150,000.

ATTACHMENTS:

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



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

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

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

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

April 12, 2018

Ms. Brynn Myers
City of Temple
2 North Main Street
Temple, Texas 76501

Re: City of Temple
Downtown City Center
Concept and Schematic Design

Dear Ms. Myers:

At the request of the City of Temple and the City of Temple Reinvestment Zone #1 (TRZ), we are submitting this proposal for the above referenced project. This project will develop Concept and Schematic Design for the Downtown City Center.

The work to be performed by KPA under this contract consists of providing planning and engineering services for design of the project described above to include Concept and Schematic Design for the Downtown City Center. This project will encompass the area from Adams Avenue to Central Avenue and 2nd Street to 6th Street. The project shall follow the concepts of the Downtown Masterplan created in 2013. The timeframe for design of the project is five (5) months from the Notice to Proceed.

The purpose of the scope of work as described in this proposal is to develop a conceptual and schematic design for the Downtown City Center. The Concept Design will explore options for development of a revised corridor street section in conjunction with the Downtown Master Plan as well as future redevelopment and repurposing of building infrastructure in this area. Elements for pedestrian, bike and vehicular mobility will be explored as well as beautification elements such as intersection enhancements, landscaping, signage, monuments, etc. The final product will be a conceptual design for the full extents of project and include Concept and Schematic Design for amenities such as pedestrian and bike access, landscaping, signage, etc.

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

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

The following services will be performed:

1) FIELD SURVEYING FOR DOWNTOWN CITY CENTER

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

2) PLANNING AND CONCEPT DESIGN STUDIES FOR DOWNTOWN CITY CENTER

- a) Data Collection – Obtain and review any existing data from the City and other entities that may have record documents and are allowed to release the information. The facilities within the defined project area and immediate surrounding area will be reviewed and documented.
- b) Develop initial concept design for the Downtown City Center. Existing infrastructure will be analyzed and incorporated with the Downtown Master Plan concepts and in conjunction with future building infrastructure.
- c) Identify streetscape concepts for the project limits.
- d) Develop full Concept Design Plan for the Downtown City Center within the project limits to include:
 - i) Streetscape amenities that will complement and enhance the full Concept Design and coordinate with the outline of the Downtown Master Plan.
 - ii) Pedestrian Facilities to enhance the mobility to the Downtown Corridor.
 - iii) Develop lighting concepts for pedestrian safety and beautification.
 - iv) Develop wayfinding elements.
 - v) Intersection Enhancements
 - vi) Parking amenities
- e) Explore options for enhancements within the design corridor. Enhancements will be items such as area signage, landscaping, pedestrian facilities, intersection improvements, parking enhancements, etc.
- f) A model of the final design amenities will be developed.
- g) Cost estimates and phasing options for implementing the Concept Design will be developed. The cost estimate will consider new roadway improvements, water utilities, wastewater utilities, drainage infrastructure, potential relocations for dry utilities, pedestrian improvements, landscaping and irrigation, etc.

3) SCHEMATIC DESIGN (DOWNTOWN CITY CENTER)

- a) Roadway Alignment – Roadway alignment will be developed for the schematic design utilizing a 30 mile per hour design speed. For schematic design, only horizontal alignment will be developed. The alignment will be in coordination with the concepts from the Downtown Master Plan.
- b) Property Owner Research – After the centerline alignment has been established, property owner research will be conducted along the route. Information will be derived from Bell County Property records via Bell CAD. All information from Bell Cad will be inventoried and illustrated on the in a separate exhibit and in spreadsheet format.
- c) Utilities – Based on the centerline alignment and the City of Temple Utility Master Plans, general utility alignments will be developed with sizes based on the current Master Plan that is in progress. Utilities will be illustrated in plan view only and in a general location.
- d) Roadway Section and Rights of Way – Roadway sections will be developed for the project as well as schematic rights-of-way requirements, as needed.
- e) Drainage – Schematic drainage design will include a general assessment of drainage requirements and major drainage conveyance.
- f) Intersections – Intersection with enhancements will be established for:
 - (1) Central Avenue and 2nd Street
 - (2) Central Avenue and 4th Street
 - (3) Central Avenue and 6th Street
- g) Schematic Plans – Based on the criteria listed above, Schematic Design Plans will be developed for the area described.
- h) OPCs – Based on the Schematic Design Plans, OPCs for the project will be created. Review of potential phasing will be concluded and the OPCs will be broken down into phases, as applicable.

4) SCHEMATIC LANDSCAPE DESIGN FOR DOWNTOWN CITY CENTER

- a) Develop schematic design for landscaping for the project.
- b) Incorporate Downtown Master Plan amenities into the schematic design.
- c) Prepare exhibits illustrating schematic landscape design.
- d) Prepare exhibits illustrating Downtown Master Plan amenities in conjunction with proposed landscaping improvements.
- e) Develop Sketchup Model and visual aids.
- f) Develop preliminary opinions of probable cost for landscaping and irrigation for the project.

The following scope of work for the Downtown City Center Concept and Schematic Design can be completed for the lump sum price of \$150,000. Below is a breakdown of project costs. We are pleased to submit this proposal and look forward to the benefit it will bring the City of Temple.

Design Surveys	\$	7,500.00
Downtown City Center Data Collection & Initial Concept Civil Design	\$	7,200.00
Downtown City Center Data Collection & Initial Concept Landscape Design	\$	9,100.00
Downtown City Center Civil Concept Design	\$	15,800.00
Downtown City Center Landscape Concept Design	\$	38,800.00
Schematic Civil Design	\$	33,200.00
Schematic Pedestrian Light Design	\$	4,600.00
Schematic Landscape Design	\$	23,200.00
Project Phasing and Cost Estimates	\$	4,800.00
Phase I Environmental	\$	5,800.00
TOTAL	\$	150,000.00

Sincerely,



R. David Patrick, P.E., CFM

xc: File

ATTACHMENT "C"

Charges for Additional Services

**City of Temple
Downtown City Center
Concept Design and Schematic Design**

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

RESOLUTION NO. 2018-9119-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH KASBERG, PATRICK & ASSOCIATES, LP OF TEMPLE, TEXAS IN AN AMOUNT NOT TO EXCEED \$150,000, FOR THE DESIGN OF DOWNTOWN CITY CENTER IMPROVEMENTS, PHASE I; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, this project consists of providing planning and engineering services for design of the Downtown City Center Improvements, Phase 1, which will encompass the area from Adams Avenue to Central Avenue and 2nd Street to 6th Street;

Whereas, the scope of work includes development of a conceptual and schematic design for the Downtown City Center which will explore options for development of a revised corridor street section in conjunction with the Downtown Master Plan as well as future redevelopment and repurposing of building infrastructure in this area;

Whereas, elements for pedestrian, bike and vehicular mobility will be explored as well as beautification elements such as intersection enhancements, landscaping, signage, monuments, etc.;

Whereas, funds are available in the Reinvestment Zone Financing and Project Plan, Line 406, Account No. 795-9500-531-6565, Project No. 101029; 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 professional services agreement with Kasberg, Patrick & Associates, LP of Temple, Texas in an amount not to exceed \$150,000, for the design of Downtown City Center Improvements, Phase I.

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 3rd day of **May**, 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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DEPT./DIVISION SUBMISSION & REVIEW:

Kayla Landeros, City Attorney
Kevin Beavers, Director of Parks and Recreation

ITEM DESCRIPTION: Consider adopting a resolution authorizing a second amendment to the Lease Agreement with National Railroad Passenger Corporation, also known as Amtrak, for lease of space at the Santa Fe Depot.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: On January 1, 2010, the City entered into a Lease Agreement with National Railroad Passenger Corporation ("Amtrak") for lease of space in the Santa Fe Depot located at 315 West Avenue B, Temple, Texas. The original lease term was set to expire on December 31, 2015, however before the expiration date, Council authorized a first amendment to the Lease Agreement which extended the lease for another five-year term. The first amendment also authorized two additional five-year options to renew for a total potential extension of 15 years.

Amtrak is currently constructing several improvements to extend a portion of the passenger boarding platform and construct a wheel chair lift enclosure. Amtrak is requesting a lease of additional City property to accommodate these improvements. The proposed second amendment would authorize the lease of an additional 83 square feet for the wheel chair lift enclosure and an additional 2,695 square feet for the boarding platform.

Staff recommends authorization of the second amendment to the Lease Agreement with Amtrak.

FISCAL IMPACT: Rental is \$1 per lease term. National Railroad Passenger Corporation, aka Amtrak, will be responsible for all janitorial service charges as needed, including cleaning and bathroom supplies.

ATTACHMENTS:

[Resolution](#)

RESOLUTION NO. 2018-9120-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A SECOND AMENDMENT TO THE LEASE AGREEMENT WITH NATIONAL RAILROAD PASSENGER CORPORATION, ALSO KNOWN AS AMTRAK, FOR LEASE OF SPACE AT THE SANTA FE DEPOT; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, on January 1, 2010, the City entered into a Lease Agreement with National Railroad Passenger Corporation (“Amtrak”) for lease of space in the Santa Fe Depot located at 315 West Avenue B, Temple, Texas;

Whereas, the original lease term was set to expire on December 31, 2015, however before the expiration date, Council authorized a first amendment to the Lease Agreement which extended the lease for another five-year term - the first amendment also authorized two additional five-year options to renew for a total potential extension of 15 years;

Whereas, Amtrak is currently constructing several improvements to extend a portion of the passenger boarding platform and construct a wheel chair lift enclosure and Amtrak has requested a lease of additional City property to accommodate these improvements;

Whereas, the proposed second amendment would authorize the lease of an additional 83 square feet for the wheel chair lift enclosure and an additional 2,695 square feet for the boarding platform;

Whereas, Staff recommends Council authorize a second amendment to the Lease Agreement with National Railroad Passenger Corporation, also known as Amtrak;

Whereas, the rental rate is \$1 per lease term and National Railroad Passenger Corporation, also known as Amtrak, will be responsible for all janitorial service charges as needed, including cleaning and bathroom supplies; 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 second amendment to the Lease Agreement with National Railroad Passenger Corporation, also known as Amtrak, for lease of space at the Santa Fe Depot.

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 **3rd** day of **May**, 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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DEPT. /DIVISION SUBMISSION & REVIEW:

Traci L. Barnard, Director of Finance

ITEM DESCRIPTION: SECOND READING: Consider adopting an ordinance authorizing an amendment to the Tax Increment Financing Reinvestment Zone No. 1 Financing and Project Plans which include appropriating additional bond proceeds, adjusting debt service payments, and allocating expenditures for public improvements for years FY 2018-2062.

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

ITEM SUMMARY: The Reinvestment Zone No. 1 (RZ#1) Finance and Project Committees have had several joint meetings. The meetings consisted of reviewing projects identified from the Downtown Master Plan and the 2022 Master Plan, available funding sources and aligning funding with project needs. All projects were reviewed for updated cost estimates, project scope, and project readiness/delivery. The available funding sources identified were from reallocation of funding from existing projects, deferring projects to future years, and increasing the size of the proposed TIRZ Revenue Bonds from \$22,000,000 to \$29,000,000.

The focus of the proposed amendment is for the fiscal years 2018 through 2023, however, state law requires a financing and project plan to span the life of the Zone.

The changes reflected in the plan amendments are to fund the projects presented to the Reinvestment Zone No. 1 Board at the March 28, 2018 board meeting. The Reinvestment Zone No. 1 Board will consider these amendments at the April 18, 2018 board meeting.


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

TIRZ Revenue Bonds In FY 2018, \$22,000,000 of bond proceeds were added to fund projects shown in the 2022 Master Plan Project Funding Schedule. This proposed amendment increases the bond issue amount to \$29,000,000 based on project needs and is within the parameters for maintaining a two times coverage for future debt service. The projects to be funded with the bond proceeds are as follows:

FY 2018	
<i>Outer Loop</i>	
Outer Loop (IH35 to Wendland) ROW	\$ 500,000
Outer Loop (McLane to Central Point Parkway)	7,250,000
Outer Loop Phase V (Poison Oak to Old Waco Road)	2,820,000
Outer Loop Phase VI (Old Waco Road to I35 South)	3,340,000
East Outer Loop	623,000
<i>Downtown</i>	
Downtown City Center/Hawn	2,050,000
1st Street from Avenue A to Central Avenue	1,280,000
1st Street Parking Garage	5,000,000
Avenue C from MLK to 24th Street	2,540,000
Santa Fe Plaza - Central Ave Corridor Parking and Enhancement Concept Design	170,000
Santa Fe Plaza - Parking Enhancement - 11th to 9th	155,000
<i>Temple Industrial Park</i>	
Rail Backage Road (E-W) {Design}	450,000
Milling & Overlay Industrial Blvd	650,000
<i>TMED</i>	
31st Street Monumentation Construction	450,000
<i>Airport Park</i>	
Draughon-Miller Regional Airport FBO Center & Parking Design	440,000
Corporate Hangar Phase IV Design	132,000
<i>Public Improvements</i>	
Contingency	1,150,000
Total Bond Projects \$ 29,000,000	

The amendment also includes an allocation for annual debt service for the TIRZ Revenue bonds beginning in FY 2019 through FY 2038 (20 year amortization). The average annual debt service on the proposed issue is approximately \$2,206,067.

The amendment for FY 2018 and FY 2019 also includes adjustments to the following projects as shown below:

	Increase (Decrease) FY 2018	Increase (Decrease) FY 2019
General Administrative Expenditures		
Professional	\$ (150,000)	\$ -
Debt Service - 2018 Issue {\$29 mil}	-	462,872
Corporate Campus Park		
Corporate Campus Land	750,000	-
Mixed Use Master Plan	-	250,000
Outer Loop		
Outer Loop (IH 35 to Wendland)	(275,000)	-
STAG grant {Little Elm Sewer}		
Synergy Park		
Synergy Park Land	-	750,000
Downtown		
Downtown City Center/Hawn Design	150,000	-
1st Street from Avenue A to Avenue B	850,000	-
Strategic Investment Zone - Grants	(275,000)	275,000
Downtown Electric Master Plan	75,000	-
Downtown Lighting	60,000	-
Downtown Transformation Team	(135,000)	-
TMED		
Veteran's Memorial Blvd. Phase II ROW	(300,000)	300,000
Veteran's Memorial Blvd. Phase II Construction	-	(2,488,000)
Airport Park		
Clear Area Near Fire Station	-	172,500
Repaint Tower	-	172,500
Demolition of Old Terminal Building	-	115,000
Fence Realignment	-	124,000
Gateway Projects		
Downtown Neighborhoods Overlay	-	100,000
Use of Fund Balance 	\$ 750,000	\$ 233,872

A few projects to note that have been included in future years are detailed below:

Veteran's Memorial Boulevard – A grant match of \$4,500,000 has been included in Financing Plan in FY 2020.

Outer Loop (IH 35 to Wendland) - Funding in the amount of \$14,800,000 for this project has been included in the Financing Plan in FY 2022.

Outer Loop (Wendland to McLane Pkwy) - Funding in the amount of \$11,700,000 for this project has been included in the Financing Plan in FY 2023

Public Improvements: Beginning in FY 2023 through 2062, the balance of funding for general “non-project specific” improvements is allocated to this line item. The amount was determined based on the remaining funds available after amounts were allocated for operating expenditures, debt service, projects and maintaining an amount of fund balance of no less than \$2,000,000. See the attached “TRZ Master Plan Project Funding (2017-2025)” schedule for more detail on the projects.

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

	Bond Issue						
	2018	2018	2019	2020	2021	2022	2023
Temple Industrial Park	\$ 1,100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Corporate Campus Park	-	750,000	250,000	-	-	-	-
Bioscience Park/Crossroads Park	-	-	-	-	-	-	-
Outer Loop	14,533,000	250,000	-	-	-	14,800,000	11,700,000
Synergy Park	-	-	750,000	-	-	-	-
Downtown	11,195,000	14,516,000	725,000	450,000	450,000	450,000	450,000
TMED	450,000	730,000	300,000	4,500,000	-	-	-
Airport Park	572,000	560,600	584,000	-	-	-	-
Gateway	-	212,000	100,000	-	-	-	-
Public Improvements	1,150,000	-	-	-	-	-	4,500,000
MASTER PLAN PROJECT FUNDING	\$29,000,000	\$17,018,600	\$ 2,709,000	\$ 4,950,000	\$ 450,000	\$ 15,250,000	\$ 16,650,000

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

Description	2018	2019	2020	2021	2022	2023	Future Years
Available FB ⁽¹⁾ @ October 1	\$ 20,539,894	\$ 1,358,195	\$ 6,806,192	\$ 9,726,501	\$ 16,830,025	\$ 9,066,517	\$ 2,321,069
Total Source of Funds	48,489,685	16,990,273	16,415,960	15,787,729	15,657,049	15,209,887	759,803,009
Total Debt & Operating Exp.	6,741,468	8,833,276	8,545,651	8,234,205	8,170,557	5,305,335	89,586,067
Total Planned Project Exp.	60,929,916	2,709,000	4,950,000	450,000	15,250,000	16,650,000	672,538,011
Available FB ⁽¹⁾ @ September 30	\$ 1,358,195	\$ 6,806,192	\$ 9,726,501	\$ 16,830,025	\$ 9,066,517	\$ 2,321,069	\$ -

⁽¹⁾ - Fund Balance

ATTACHMENTS:

Financing Plan
Summary Financing Plan with Detailed Project Plan
Summary - TRZ Master Plan Project Funding (2017 - 2025)
TRZ Master Plan Project Funding (2017 - 2025)
TRZ Schedule of Outstanding Bonds with Proposed Issue
Budget Amendment
Ordinance

FINANCING PLAN
Page 1 of 5

	Y/E 9/30/18	Y/E 9/30/19	Y/E 9/30/20	Y/E 9/30/21	Y/E 9/30/22	2023	2024	2025
DESCRIPTION	Year 36	Year 37	Year 38	Year 39	Year 40	41	42	43
1 "Taxable Increment"	\$ 426,069,294	\$ 415,287,167	\$ 409,874,095	\$ 397,412,766	\$ 426,871,090	\$ 430,495,341	\$ 473,225,671	\$ 510,957,928
1 FUND BALANCE, Begin	\$ 20,539,894	\$ 1,358,195	\$ 6,806,192	\$ 9,726,501	\$ 16,830,025	\$ 9,066,517	\$ 2,321,069	\$ 2,420,408
2 Adjustments to Debt Service Reserve	-	-	-	-	-	-	-	-
3 Fund Balance Available for Appropriation	\$ 20,539,894	\$ 1,358,195	\$ 6,806,192	\$ 9,726,501	\$ 16,830,025	\$ 9,066,517	\$ 2,321,069	\$ 2,420,408
SOURCES OF FUNDS:								
4 Tax Revenues	17,793,995	17,171,851	16,588,792	15,961,146	15,848,781	15,394,809	16,049,463	16,639,966
6 Allowance for Uncollected Taxes [1.5% of Tax Revenues]	(266,910)	(257,578)	(248,832)	(239,417)	(237,732)	(230,922)	(240,742)	(249,599)
8 Interest Income-Other	50,000	40,000	40,000	30,000	10,000	10,000	10,000	10,000
10 Grant Funds	1,170,000	-	-	-	-	-	-	-
12 License Fee - Central Texas Railway	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000
14 Other Revenues	106,600	-	-	-	-	-	-	-
15 Sale of land	600,000	-	-	-	-	-	-	-
17 Bond Proceeds	29,000,000	-	-	-	-	-	-	-
20 Total Sources of Funds	\$ 48,489,685	\$ 16,990,273	\$ 16,415,960	\$ 15,787,729	\$ 15,657,049	\$ 15,209,887	\$ 15,854,721	\$ 16,436,367
25 TOTAL AVAILABLE FOR APPROPRIATION	\$ 69,029,579	\$ 18,348,468	\$ 23,222,152	\$ 25,514,230	\$ 32,487,074	\$ 24,276,404	\$ 18,175,790	\$ 18,856,775
USE OF FUNDS:								
DEBT SERVICE								
27 2009 Bond Refunding	1,488,750	1,485,000	-	-	-	-	-	-
28 2008 Bond Issue-Taxable {\$10.365 mil}	1,241,957	1,241,173	1,237,744	1,241,670	1,242,422	-	-	-
29 Debt Service - 2011A Issue {Refunding}	908,350	915,950	2,497,800	2,497,550	2,494,950	-	-	-
30 Debt Service - 2012 Issue {Refunding}	79,600	77,650	80,050	77,250	78,750	-	-	-
31 Debt Service - 2013 Issue {\$25.260 mil}	2,047,694	2,048,344	2,047,944	2,046,494	2,031,494	2,030,094	2,026,694	2,038,413
32 Debt Service - 2018 Issue {\$29 mil}	-	2,129,596	1,746,550	1,434,300	1,385,900	2,338,700	2,340,700	2,340,700
35 Paying Agent Services	1,700	1,700	1,700	1,700	1,700	1,200	1,200	1,200
40 Subtotal-Debt Service	5,768,051	7,899,413	7,611,788	7,298,964	7,235,216	4,369,994	4,368,594	4,380,313
OPERATING EXPENDITURES								
50 Prof Svcs/Proj Mgmt	102,454	175,000	175,000	175,000	175,000	175,000	175,000	175,000
52 Legal/Audit	1,300	1,300	1,300	1,300	1,400	1,400	1,400	1,400
54 Zone Park Maintenance [mowing, utilities, botanical supplies]	330,000	330,000	330,000	330,000	330,000	330,000	330,000	330,000
56 Rail Maintenance	112,100	100,000	100,000	100,000	100,000	100,000	100,000	100,000
58 Road/Signage Maintenance	200,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
60 Contractual Payments [TEDC - Marketing]	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
62 TISD-Reimbursement [per contract]	27,563	27,563	27,563	28,941	28,941	28,941	30,388	30,388
65 Subtotal-Operating Expenditures	973,417	933,863	933,863	935,241	935,341	935,341	936,788	936,788
70 TOTAL DEBT & OPERATING EXPENDITURES	\$ 6,741,468	\$ 8,833,276	\$ 8,545,651	\$ 8,234,205	\$ 8,170,557	\$ 5,305,335	\$ 5,305,382	\$ 5,317,101
80 Funds Available for Projects	\$ 62,288,111	\$ 9,515,192	\$ 14,676,501	\$ 17,280,025	\$ 24,316,517	\$ 18,971,069	\$ 12,870,408	\$ 13,539,674
PROJECTS								
150 Temple Industrial Park	1,121,920	-	-	-	-	-	-	-
200 Corporate Campus Park	907,813	250,000	-	-	-	-	-	-
250 Bioscience Park/Crossroads Park	3,191,551	-	-	-	-	-	-	-
350 Outer Loop	19,485,419	-	-	-	14,800,000	11,700,000	-	-
400 Synergy Park	46,846	750,000	-	-	-	-	-	-
450 Downtown	29,008,112	725,000	450,000	450,000	450,000	450,000	450,000	450,000
500 TMED	3,329,192	300,000	4,500,000	-	-	-	-	-
550 Airport Park	2,477,063	584,000	-	-	-	-	-	-
650 Gateway Projects	212,000	100,000	-	-	-	-	-	-
750 Public Improvements	1,150,000	-	-	-	-	4,500,000	10,000,000	10,500,000
Subtotal-Projects	60,929,916	2,709,000	4,950,000	450,000	15,250,000	16,650,000	10,450,000	10,950,000
TOTAL USE OF FUNDS	\$ 67,671,384	\$ 11,542,276	\$ 13,495,651	\$ 8,684,205	\$ 23,420,557	\$ 21,955,335	\$ 15,755,382	\$ 16,267,101
800 FUND BALANCE, End	\$ 1,358,195	\$ 6,806,192	\$ 9,726,501	\$ 16,830,025	\$ 9,066,517	\$ 2,321,069	\$ 2,420,408	\$ 2,589,674

	2026	2027	2028	2029	2030	2031	2032
DESCRIPTION	44	45	46	47	48	49	50
1 "Taxable Increment"	\$ 603,517,507	\$ 632,140,107	\$ 638,461,508	\$ 644,846,123	\$ 651,294,584	\$ 657,807,530	\$ 664,385,606
1 FUND BALANCE, Begin	\$ 2,589,674	\$ 2,284,096	\$ 2,667,989	\$ 2,731,730	\$ 2,976,932	\$ 3,398,828	\$ 3,003,239
2 Adjustments to Debt Service Reserve	-	-	-	-	-	-	-
3 Fund Balance Available for Appropriation	\$ 2,589,674	\$ 2,284,096	\$ 2,667,989	\$ 2,731,730	\$ 2,976,932	\$ 3,398,828	\$ 3,003,239
SOURCES OF FUNDS:							
4 Tax Revenues	17,945,912	18,402,247	18,586,255	18,772,103	18,959,809	19,149,392	19,340,871
6 Allowance for Uncollected Taxes [1.5% of Tax Revenues]	(269,189)	(276,034)	(278,794)	(281,582)	(284,397)	(287,241)	(290,113)
8 Interest Income-Other	10,000	10,000	10,000	10,000	10,000	10,000	10,000
10 Grant Funds	-	-	-	-	-	-	-
12 License Fee - Central Texas Railway	36,000	36,000	36,000	36,000	36,000	36,000	36,000
14 Other Revenues	-	-	-	-	-	-	-
15 Sale of land	-	-	-	-	-	-	-
17 Bond Proceeds	-	-	-	-	-	-	-
20 Total Sources of Funds	\$ 17,722,723	\$ 18,172,213	\$ 18,353,461	\$ 18,536,521	\$ 18,721,412	\$ 18,908,151	\$ 19,096,758
25 TOTAL AVAILABLE FOR APPROPRIATION	\$ 20,312,397	\$ 20,456,309	\$ 21,021,450	\$ 21,268,252	\$ 21,698,343	\$ 22,306,979	\$ 22,099,997
USE OF FUNDS:							
DEBT SERVICE							
27 2009 Bond Refunding	-	-	-	-	-	-	-
28 2008 Bond Issue-Taxable {\$10.365 mil}	-	-	-	-	-	-	-
29 Debt Service - 2011A Issue {Refunding}	-	-	-	-	-	-	-
30 Debt Service - 2012 Issue {Refunding}	-	-	-	-	-	-	-
31 Debt Service - 2013 Issue {\$25.260 mil}	2,051,613	2,059,113	2,061,713	2,061,713	2,069,113	2,073,513	2,084,913
32 Debt Service - 2018 Issue {\$29 mil}	2,338,700	2,339,700	2,338,500	2,340,100	2,339,300	2,339,125	2,339,213
35 Paying Agent Services	1,200	1,200	1,200	1,200	1,200	1,200	1,200
40 Subtotal-Debt Service	4,391,513	4,400,013	4,401,413	4,403,013	4,409,613	4,413,838	4,425,326
OPERATING EXPENDITURES							
50 Prof Svcs/Proj Mgmt	175,000	175,000	175,000	175,000	175,000	175,000	175,000
52 Legal/Audit	1,400	1,400	1,400	1,400	1,400	1,400	1,400
54 Zone Park Maintenance [mowing, utilities, botanical supplies]	330,000	330,000	330,000	330,000	330,000	330,000	330,000
56 Rail Maintenance	100,000	100,000	100,000	100,000	100,000	100,000	100,000
58 Road/Signage Maintenance	100,000	100,000	100,000	100,000	100,000	100,000	100,000
60 Contractual Payments [TEDC - Marketing]	200,000	200,000	200,000	200,000	200,000	200,000	200,000
62 TISD-Reimbursement [per contract]	30,388	31,907	31,907	31,907	33,502	33,502	33,502
65 Subtotal-Operating Expenditures	936,788	938,307	938,307	938,307	939,902	939,902	939,902
70 TOTAL DEBT & OPERATING EXPENDITURES	\$ 5,328,301	\$ 5,338,320	\$ 5,339,720	\$ 5,341,320	\$ 5,349,515	\$ 5,353,740	\$ 5,365,228
80 Funds Available for Projects	\$ 14,984,096	\$ 15,117,989	\$ 15,681,730	\$ 15,926,932	\$ 16,348,828	\$ 16,953,239	\$ 16,734,769
PROJECTS							
150 Temple Industrial Park	-	-	-	-	-	-	-
200 Corporate Campus Park	-	-	-	-	-	-	-
250 Bioscience Park/Crossroads Park	-	-	-	-	-	-	-
350 Outer Loop	-	-	-	-	-	-	-
400 Synergy Park	-	-	-	-	-	-	-
450 Downtown	450,000	450,000	450,000	450,000	450,000	450,000	450,000
500 TMED	-	-	-	-	-	-	-
550 Airport Park	-	-	-	-	-	-	-
650 Gateway Projects	-	-	-	-	-	-	-
750 Public Improvements	12,250,000	12,000,000	12,500,000	12,500,000	12,500,000	13,500,000	13,500,000
Subtotal-Projects	12,700,000	12,450,000	12,950,000	12,950,000	12,950,000	13,950,000	13,950,000
TOTAL USE OF FUNDS	\$ 18,028,301	\$ 17,788,320	\$ 18,289,720	\$ 18,291,320	\$ 18,299,515	\$ 19,303,740	\$ 19,315,228
800 FUND BALANCE, End	\$ 2,284,096	\$ 2,667,989	\$ 2,731,730	\$ 2,976,932	\$ 3,398,828	\$ 3,003,239	\$ 2,784,769

	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
DESCRIPTION	51	52	53	54	55	56	57	58	59	60
1 "Taxable Increment"	\$ 671,029,462	\$ 677,739,756	\$ 684,517,154	\$ 691,362,325	\$ 698,275,949	\$ 705,258,708	\$ 712,311,295	\$ 719,434,408	\$ 726,628,752	\$ 733,895,040
1 FUND BALANCE, Begin	\$ 2,784,769	\$ 2,749,292	\$ 2,994,676	\$ 2,938,758	\$ 2,825,321	\$ 2,913,337	\$ 2,950,306	\$ 3,526,010	\$ 3,305,949	\$ 2,792,165
2 Adjustments to Debt Service Reserve	-	-	-	-	-	-	-	-	-	-
3 Fund Balance Available for Appropriation	\$ 2,784,769	\$ 2,749,292	\$ 2,994,676	\$ 2,938,758	\$ 2,825,321	\$ 2,913,337	\$ 2,950,306	\$ 3,526,010	\$ 3,305,949	\$ 2,792,165
SOURCES OF FUNDS:										
4 Tax Revenues	19,534,265	19,729,593	19,926,875	20,126,129	20,327,375	20,530,634	20,735,926	20,943,271	21,152,689	21,364,201
6 Allowance for Uncollected Taxes [1.5% of Tax Revenues]	(293,014)	(295,944)	(298,903)	(301,892)	(304,911)	(307,960)	(311,039)	(314,149)	(317,290)	(320,463)
8 Interest Income-Other	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
10 Grant Funds	-	-	-	-	-	-	-	-	-	-
12 License Fee - Central Texas Railway	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000
14 Other Revenues	-	-	-	-	-	-	-	-	-	-
15 Sale of land	-	-	-	-	-	-	-	-	-	-
17 Bond Proceeds	-	-	-	-	-	-	-	-	-	-
20 Total Sources of Funds	\$ 19,287,251	\$ 19,479,649	\$ 19,673,972	\$ 19,870,237	\$ 20,068,464	\$ 20,268,674	\$ 20,470,887	\$ 20,675,122	\$ 20,881,399	\$ 21,089,738
25 TOTAL AVAILABLE FOR APPROPRIATION	\$ 22,072,020	\$ 22,228,941	\$ 22,668,648	\$ 22,808,995	\$ 22,893,786	\$ 23,182,011	\$ 23,421,193	\$ 24,201,132	\$ 24,187,348	\$ 23,881,903
USE OF FUNDS:										
DEBT SERVICE										
27 2009 Bond Refunding	-	-	-	-	-	-	-	-	-	-
28 2008 Bond Issue-Taxable {\$10.365 mil}	-	-	-	-	-	-	-	-	-	-
29 Debt Service - 2011A Issue {Refunding}	-	-	-	-	-	-	-	-	-	-
30 Debt Service - 2012 Issue {Refunding}	-	-	-	-	-	-	-	-	-	-
31 Debt Service - 2013 Issue {\$25.260 mil}	2,092,913	-	-	-	-	-	-	-	-	-
32 Debt Service - 2018 Issue {\$29 mil}	2,337,038	2,341,488	2,337,113	2,339,138	2,337,113	2,338,369	-	-	-	-
35 Paying Agent Services	1,200	1,200	1,200	1,200	-	-	-	-	-	-
40 Subtotal-Debt Service	4,431,151	2,342,688	2,338,313	2,340,338	2,337,113	2,338,369	-	-	-	-
OPERATING EXPENDITURES										
50 Prof Svcs/Proj Mgmt	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000
52 Legal/Audit	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400
54 Zone Park Maintenance [mowing, utilities, botanical supplies]	330,000	330,000	330,000	330,000	330,000	330,000	330,000	330,000	330,000	330,000
56 Rail Maintenance	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
58 Road/Signage Maintenance	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
60 Contractual Payments [TEDC - Marketing]	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
62 TISD-Reimbursement [per contract]	35,177	35,177	35,177	36,936	36,936	36,936	38,783	38,783	38,783	40,722
65 Subtotal-Operating Expenditures	941,577	941,577	941,577	943,336	943,336	943,336	945,183	945,183	945,183	947,122
70 TOTAL DEBT & OPERATING EXPENDITURES	\$ 5,372,728	\$ 3,284,265	\$ 3,279,890	\$ 3,283,674	\$ 3,280,449	\$ 3,281,705	\$ 945,183	\$ 945,183	\$ 945,183	\$ 947,122
80 Funds Available for Projects	\$ 16,699,292	\$ 18,944,676	\$ 19,388,758	\$ 19,525,321	\$ 19,613,337	\$ 19,900,306	\$ 22,476,010	\$ 23,255,949	\$ 23,242,165	\$ 22,934,781
PROJECTS										
150 Temple Industrial Park	-	-	-	-	-	-	-	-	-	-
200 Corporate Campus Park	-	-	-	-	-	-	-	-	-	-
250 Bioscience Park/Crossroads Park	-	-	-	-	-	-	-	-	-	-
350 Outer Loop	-	-	-	-	-	-	-	-	-	-
400 Synergy Park	-	-	-	-	-	-	-	-	-	-
450 Downtown	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000
500 TMED	-	-	-	-	-	-	-	-	-	-
550 Airport Park	-	-	-	-	-	-	-	-	-	-
650 Gateway Projects	-	-	-	-	-	-	-	-	-	-
750 Public Improvements	13,500,000	15,500,000	16,000,000	16,250,000	16,250,000	16,500,000	18,500,000	19,500,000	20,000,000	19,500,000
Subtotal-Projects	13,950,000	15,950,000	16,450,000	16,700,000	16,700,000	16,950,000	18,950,000	19,950,000	20,450,000	19,950,000
TOTAL USE OF FUNDS	\$ 19,322,728	\$ 19,234,265	\$ 19,729,890	\$ 19,983,674	\$ 19,980,449	\$ 20,231,705	\$ 19,895,183	\$ 20,895,183	\$ 21,395,183	\$ 20,897,122
800 FUND BALANCE, End	\$ 2,749,292	\$ 2,994,676	\$ 2,938,758	\$ 2,825,321	\$ 2,913,337	\$ 2,950,306	\$ 3,526,010	\$ 3,305,949	\$ 2,792,165	\$ 2,984,781

	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
DESCRIPTION	61	62	63	64	65	66	67	68	69	70
1 "Taxable Increment"	\$ 741,233,990	\$ 748,646,330	\$ 756,132,793	\$ 763,694,121	\$ 771,331,062	\$ 779,044,373	\$ 786,834,817	\$ 794,703,165	\$ 802,650,197	\$ 810,676,699
1 FUND BALANCE, Begin	\$ 2,984,781	\$ 3,242,060	\$ 3,178,960	\$ 3,295,139	\$ 3,094,447	\$ 3,078,715	\$ 3,247,655	\$ 3,105,273	\$ 3,153,456	\$ 3,391,864
2 Adjustments to Debt Service Reserve	-	-	-	-	-	-	-	-	-	-
3 Fund Balance Available for Appropriation	\$ 2,984,781	\$ 3,242,060	\$ 3,178,960	\$ 3,295,139	\$ 3,094,447	\$ 3,078,715	\$ 3,247,655	\$ 3,105,273	\$ 3,153,456	\$ 3,391,864
SOURCES OF FUNDS:										
4 Tax Revenues	18,226,905	18,409,159	18,593,236	18,779,153	18,966,930	19,156,585	19,348,136	19,541,603	19,737,004	19,934,359
6 Allowance for Uncollected Taxes [1.5% of Tax Revenues]	(273,404)	(276,137)	(278,899)	(281,687)	(284,504)	(287,349)	(290,222)	(293,124)	(296,055)	(299,015)
8 Interest Income-Other	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
10 Grant Funds	-	-	-	-	-	-	-	-	-	-
12 License Fee - Central Texas Railway	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000
14 Other Revenues	-	-	-	-	-	-	-	-	-	-
15 Sale of land	-	-	-	-	-	-	-	-	-	-
17 Bond Proceeds	-	-	-	-	-	-	-	-	-	-
20 Total Sources of Funds	\$ 17,999,501	\$ 18,179,022	\$ 18,360,337	\$ 18,543,466	\$ 18,728,426	\$ 18,915,236	\$ 19,103,914	\$ 19,294,479	\$ 19,486,949	\$ 19,681,344
25 TOTAL AVAILABLE FOR APPROPRIATION	\$ 20,984,282	\$ 21,421,082	\$ 21,539,297	\$ 21,838,605	\$ 21,822,873	\$ 21,993,951	\$ 22,351,569	\$ 22,399,752	\$ 22,640,405	\$ 23,073,208
USE OF FUNDS:										
DEBT SERVICE										
27 2009 Bond Refunding	-	-	-	-	-	-	-	-	-	-
28 2008 Bond Issue-Taxable {\$10.365 mil}	-	-	-	-	-	-	-	-	-	-
29 Debt Service - 2011A Issue {Refunding}	-	-	-	-	-	-	-	-	-	-
30 Debt Service - 2012 Issue {Refunding}	-	-	-	-	-	-	-	-	-	-
31 Debt Service - 2013 Issue {\$25.260 mil}	-	-	-	-	-	-	-	-	-	-
32 Debt Service - 2018 Issue {\$29 mil}	-	-	-	-	-	-	-	-	-	-
35 Paying Agent Services	-	-	-	-	-	-	-	-	-	-
40 Subtotal-Debt Service	-	-	-	-	-	-	-	-	-	-
OPERATING EXPENDITURES										
50 Prof Svcs/Proj Mgmt	175,100	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000
52 Legal/Audit	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400
54 Zone Park Maintenance [mowing, utilities, botanical supplies]	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000
56 Rail Maintenance	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
58 Road/Signage Maintenance	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
60 Contractual Payments [TEDC - Marketing]	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
62 TISD-Reimbursement [per contract]	40,722	40,722	42,758	42,758	42,758	44,896	44,896	44,896	47,141	47,141
65 Subtotal-Operating Expenditures	792,222	792,122	794,158	794,158	794,158	796,296	796,296	796,296	798,541	798,541
70 TOTAL DEBT & OPERATING EXPENDITURES	\$ 792,222	\$ 792,122	\$ 794,158	\$ 794,158	\$ 794,158	\$ 796,296	\$ 796,296	\$ 796,296	\$ 798,541	\$ 798,541
80 Funds Available for Projects	\$ 20,192,060	\$ 20,628,960	\$ 20,745,139	\$ 21,044,447	\$ 21,028,715	\$ 21,197,655	\$ 21,555,273	\$ 21,603,456	\$ 21,841,864	\$ 22,274,667
PROJECTS										
150 Temple Industrial Park	-	-	-	-	-	-	-	-	-	-
200 Corporate Campus Park	-	-	-	-	-	-	-	-	-	-
250 Bioscience Park/Crossroads Park	-	-	-	-	-	-	-	-	-	-
350 Outer Loop	-	-	-	-	-	-	-	-	-	-
400 Synergy Park	-	-	-	-	-	-	-	-	-	-
450 Downtown	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000
500 TMED	-	-	-	-	-	-	-	-	-	-
550 Airport Park	-	-	-	-	-	-	-	-	-	-
650 Gateway Projects	-	-	-	-	-	-	-	-	-	-
750 Public Improvements	16,500,000	17,000,000	17,000,000	17,500,000	17,500,000	17,500,000	18,000,000	18,000,000	18,000,000	18,500,000
Subtotal-Projects	16,950,000	17,450,000	17,450,000	17,950,000	17,950,000	17,950,000	18,450,000	18,450,000	18,450,000	18,950,000
TOTAL USE OF FUNDS	\$ 17,742,222	\$ 18,242,122	\$ 18,244,158	\$ 18,744,158	\$ 18,744,158	\$ 18,746,296	\$ 19,246,296	\$ 19,246,296	\$ 19,248,541	\$ 19,748,541
800 FUND BALANCE, End	\$ 3,242,060	\$ 3,178,960	\$ 3,295,139	\$ 3,094,447	\$ 3,078,715	\$ 3,247,655	\$ 3,105,273	\$ 3,153,456	\$ 3,391,864	\$ 3,324,667

	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062
DESCRIPTION	71	72	73	74	75	76	77	78	79	80
1 "Taxable Increment"	\$ 818,783,466	\$ 826,971,300	\$ 835,241,013	\$ 843,593,423	\$ 852,029,358	\$ 860,549,651	\$ 869,155,148	\$ 877,846,699	\$ 886,625,166	\$ 895,491,418
1 FUND BALANCE, Begin	\$ 3,324,667	\$ 2,953,809	\$ 3,278,896	\$ 3,304,268	\$ 3,531,930	\$ 2,961,427	\$ 3,097,278	\$ 3,441,547	\$ 3,493,719	\$ 3,258,498
2 Adjustments to Debt Service Reserve	-	-	-	-	-	-	-	-	-	-
3 Fund Balance Available for Appropriation	\$ 3,324,667	\$ 2,953,809	\$ 3,278,896	\$ 3,304,268	\$ 3,531,930	\$ 2,961,427	\$ 3,097,278	\$ 3,441,547	\$ 3,493,719	\$ 3,258,498
SOURCES OF FUNDS:										
4 Tax Revenues	20,133,688	20,335,010	20,538,346	20,743,715	20,951,137	21,160,634	21,372,225	21,585,933	21,801,778	22,019,781
6 Allowance for Uncollected Taxes [1.5% of Tax Revenues]	(302,005)	(305,025)	(308,075)	(311,156)	(314,267)	(317,410)	(320,583)	(323,789)	(327,027)	(330,297)
8 Interest Income-Other	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
10 Grant Funds	-	-	-	-	-	-	-	-	-	-
12 License Fee - Central Texas Railway	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000
14 Other Revenues	-	-	-	-	-	-	-	-	-	-
15 Sale of land	-	-	-	-	-	-	-	-	-	-
17 Bond Proceeds	-	-	-	-	-	-	-	-	-	-
20 Total Sources of Funds	\$ 19,877,683	\$ 20,075,985	\$ 20,276,271	\$ 20,478,559	\$ 20,682,870	\$ 20,889,224	\$ 21,097,642	\$ 21,308,144	\$ 21,520,751	\$ 21,735,484
25 TOTAL AVAILABLE FOR APPROPRIATION	\$ 23,202,350	\$ 23,029,794	\$ 23,555,166	\$ 23,782,828	\$ 24,214,800	\$ 23,850,651	\$ 24,194,920	\$ 24,749,691	\$ 25,014,470	\$ 24,993,983
USE OF FUNDS:										
DEBT SERVICE										
27 2009 Bond Refunding	-	-	-	-	-	-	-	-	-	-
28 2008 Bond Issue-Taxable {\$10.365 mil}	-	-	-	-	-	-	-	-	-	-
29 Debt Service - 2011A Issue {Refunding}	-	-	-	-	-	-	-	-	-	-
30 Debt Service - 2012 Issue {Refunding}	-	-	-	-	-	-	-	-	-	-
31 Debt Service - 2013 Issue {\$25.260 mil}	-	-	-	-	-	-	-	-	-	-
32 Debt Service - 2018 Issue {\$29 mil}	-	-	-	-	-	-	-	-	-	-
35 Paying Agent Services	-	-	-	-	-	-	-	-	-	-
40 Subtotal-Debt Service	-	-	-	-	-	-	-	-	-	-
OPERATING EXPENDITURES										
50 Prof Svcs/Proj Mgmt	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000
52 Legal/Audit	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400
54 Zone Park Maintenance [mowing, utilities, botanical supplies]	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000
56 Rail Maintenance	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
58 Road/Signage Maintenance	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
60 Contractual Payments [TEDC - Marketing]	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
62 TISD-Reimbursement [per contract]	47,141	49,498	49,498	49,498	51,973	51,973	51,973	54,572	54,572	54,572
65 Subtotal-Operating Expenditures	798,541	800,898	800,898	800,898	803,373	803,373	803,373	805,972	805,972	805,972
70 TOTAL DEBT & OPERATING EXPENDITURES	\$ 798,541	\$ 800,898	\$ 800,898	\$ 800,898	\$ 803,373	\$ 803,373	\$ 803,373	\$ 805,972	\$ 805,972	\$ 805,972
80 Funds Available for Projects	\$ 22,403,809	\$ 22,228,896	\$ 22,754,268	\$ 22,981,930	\$ 23,411,427	\$ 23,047,278	\$ 23,391,547	\$ 23,943,719	\$ 24,208,498	\$ 24,188,011
PROJECTS										
150 Temple Industrial Park	-	-	-	-	-	-	-	-	-	-
200 Corporate Campus Park	-	-	-	-	-	-	-	-	-	-
250 Bioscience Park/Crossroads Park	-	-	-	-	-	-	-	-	-	-
350 Outer Loop	-	-	-	-	-	-	-	-	-	-
400 Synergy Park	-	-	-	-	-	-	-	-	-	-
450 Downtown	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000
500 TMED	-	-	-	-	-	-	-	-	-	-
550 Airport Park	-	-	-	-	-	-	-	-	-	-
650 Gateway Projects	-	-	-	-	-	-	-	-	-	-
750 Public Improvements	19,000,000	18,500,000	19,000,000	19,000,000	20,000,000	19,500,000	19,500,000	20,000,000	20,500,000	23,738,011
Subtotal-Projects	19,450,000	18,950,000	19,450,000	19,450,000	20,450,000	19,950,000	19,950,000	20,450,000	20,950,000	24,188,011
TOTAL USE OF FUNDS	\$ 20,248,541	\$ 19,750,898	\$ 20,250,898	\$ 20,250,898	\$ 21,253,373	\$ 20,753,373	\$ 20,753,373	\$ 21,255,972	\$ 21,755,972	\$ 24,993,983
800 FUND BALANCE, End	\$ 2,953,809	\$ 3,278,896	\$ 3,304,268	\$ 3,531,930	\$ 2,961,427	\$ 3,097,278	\$ 3,441,547	\$ 3,493,719	\$ 3,258,498	\$ (0)

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

Project Plan - 04/18/18 - to Zone Board

\$ 29,000,000
Bond Proceeds

SUMMARY FINANCING PLAN								
	2018	2019	2020	2021	2022	2023	2024	2025
1 Beginning Available Fund Balance, Oct 1	\$ 20,539,894	\$ 1,358,195	\$ 6,806,192	\$ 9,726,501	\$ 16,830,025	\$ 9,066,517	\$ 2,321,069	\$ 2,420,408
20 Total Sources of Funds	48,489,685	16,990,273	16,415,960	15,787,729	15,657,049	15,209,887	15,854,721	16,436,367
2 Adjustments to Debt Service Reserve		-	-	-	-	-	-	-
25 Net Available for Appropriation	69,029,579	18,348,468	23,222,152	25,514,230	32,487,074	24,276,404	18,175,790	18,856,775
50/52 General Administrative Expenditures	103,754	176,300	176,300	176,300	176,400	176,400	176,400	176,400
54 Zone Park Maintenance [mowing, utilities, botanical supplies]	330,000	330,000	330,000	330,000	330,000	330,000	330,000	330,000
56 Rail Maintenance	112,100	100,000	100,000	100,000	100,000	100,000	100,000	100,000
58 Road/Signage Maintenance	200,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
60 Contractual Payments (TEDC - Marketing)	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
62 TISD-Reimbursement [per contract]	27,563	27,563	27,563	28,941	28,941	28,941	30,388	30,388
27 Debt Service - 2009 Issue (Refunding)	1,488,750	1,485,000	-	-	-	-	-	-
28 Debt Service - 2008 Taxable Issue {\$10.365 mil}	1,241,957	1,241,173	1,237,744	1,241,670	1,242,422	-	-	-
29 Debt Service - 2011A Issue (Refunding)	908,350	915,950	2,497,800	2,497,550	2,494,950	-	-	-
30 Debt Service - 2012 Issue (Refunding)	79,600	77,650	80,050	77,250	78,750	-	-	-
31 Debt Service - 2013 Issue {\$25.260 mil}	2,047,694	2,048,344	2,047,944	2,046,494	2,031,494	2,030,094	2,026,694	2,038,413
32 Debt Service - 2018 Issue {\$29 mil}	-	2,129,596	1,746,550	1,434,300	1,385,900	2,338,700	2,340,700	2,340,700
33 Paying Agent Services	1,700	1,700	1,700	1,700	1,700	1,200	1,200	1,200
70 Total Debt & Operating Expenditures	6,741,468	8,833,276	8,545,651	8,234,205	8,170,557	5,305,335	5,305,382	5,317,101
80 Funds Available for Projects	\$ 62,288,111	\$ 9,515,192	\$ 14,676,501	\$ 17,280,025	\$ 24,316,517	\$ 18,971,069	\$ 12,870,408	\$ 13,539,674

PROJECT PLAN								
	2018	2019	2020	2021	2022	2023	2024	2025
TEMPLE INDUSTRIAL PARK:								
101 Receiving & Delivery (R&D) Tracks	21,920	-	-	-	-	-	-	-
101 Receiving & Delivery (R&D) Tracks {bond funded}	-	-	-	-	-	-	-	-
102 Rail Backage Road (E-W) GST Tract {bond funded}	450,000	-	-	-	-	-	-	-
103 Rail Backage Road (N-S) GST Tract	-	-	-	-	-	-	-	-
104 Overlay Industrial Blvd	650,000	-	-	-	-	-	-	-
108	-	-	-	-	-	-	-	-
150 Total Industrial Park	1,121,920	-	-	-	-	-	-	-
CORPORATE CAMPUS PARK:								
155 Pepper Creek Trail Hwy 36 to McLane Parkway	157,813	-	-	-	-	-	-	-
156 Corporate Campus Land	750,000	-	-	-	-	-	-	-
157 Mixed Use Master Plan	-	250,000	-	-	-	-	-	-
200 Total Corporate Campus Park	907,813	250,000	-	-	-	-	-	-
BIOSCIENCE PARK/CROSSROADS PARK:								
207 Cross Roads Park @ Pepper Creek Trail	3,191,551	-	-	-	-	-	-	-
250 Total Bio-Science Park	3,191,551	-	-	-	-	-	-	-
OUTER LOOP								
305 Outer Loop (IH 35 to Wendland) STAG grant {Little Elm Sewer}	1,925,000	-	-	-	-	-	-	-
305 Outer Loop (IH 35 to Wendland)	1,224,909	-	-	-	14,800,000	-	-	-
305 Outer Loop (IH 35 to Wendland) {bond funded}	500,000	-	-	-	-	-	-	-
310 Outer Loop (Wendland to McLane Pkwy)	1,010,016	-	-	-	-	11,700,000	-	-
315 Outer Loop (McLane Pkwy to Central Point Pkwy)	398,344	-	-	-	-	-	-	-
315 Outer Loop (McLane Pkwy to Central Point Pkwy) {bond funded}	7,250,000	-	-	-	-	-	-	-
316 Outer Loop Phase V (Poison Oak to Old Waco Road) {bond funded}	2,820,000	-	-	-	-	-	-	-
320 Outer Loop Phase VI (Old Waco Road to I35 South)	394,150	-	-	-	-	-	-	-
320 Outer Loop Phase VI (Old Waco Road to I35 South) {bond funded}	3,340,000	-	-	-	-	-	-	-
321 East Outer Loop {bond funded}	623,000	-	-	-	-	-	-	-
350 Total Research Parkway	19,485,419	-	-	-	14,800,000	11,700,000	-	-
SYNERGY PARK:								
352 Entry Enhancement	46,846	-	-	-	-	-	-	-
354 Land	-	750,000	-	-	-	-	-	-
400 Total Synergy Park	46,846	750,000	-	-	-	-	-	-
DOWNTOWN:								
401 Downtown Improvements (Transformation Team)	362,051	450,000	450,000	450,000	450,000	450,000	450,000	450,000
402 Downtown Electric Master Plan	75,000	-	-	-	-	-	-	-
403 Downtown Lighting	60,000	-	-	-	-	-	-	-
404 Santa Fe Plaza	7,105,977	-	-	-	-	-	-	-
405 Downtown City Center/Hawn {bond funded}	2,050,000	-	-	-	-	-	-	-
406 Downtown City Center/Hawn	150,000	-	-	-	-	-	-	-
407 Santa Fe Market	3,764,084	-	-	-	-	-	-	-
408 MLK Festival Fields	-	-	-	-	-	-	-	-
409 TISD-Obligation per Contract	5,000,000	-	-	-	-	-	-	-
410 1st Street (Avenue B to Central Avenue) and Avenue A (North 3rd to South 2nd)	296,000	-	-	-	-	-	-	-
411 1st Street from Avenue A to Avenue B	850,000	-	-	-	-	-	-	-
412 1st Street from Avenue A to Central Avenue {bond funded}	1,280,000	-	-	-	-	-	-	-
413 1st Street Parking Garage {bond funded}	5,000,000	-	-	-	-	-	-	-
414 Avenue C from MLK to 24th Street {bond funded}	2,540,000	-	-	-	-	-	-	-
415 Santa Fe Plaza - Central Ave Corridor Parking and Enhancement Concept Design {bond funded}	170,000	-	-	-	-	-	-	-
416 Santa Fe Plaza - Parking Enhancement - 11th to 9th {bond funded}	155,000	-	-	-	-	-	-	-
417 Strategic Investment Zone - Grants	150,000	275,000	-	-	-	-	-	-
450 Total Downtown	29,008,112	725,000	450,000	450,000	450,000	450,000	450,000	450,000
TMED:								
458 Loop 363 Frontage Rd (UPRR to 5th TIRZ portion)	182,935	-	-	-	-	-	-	-
459 31st Street/Loop 363 Improvements	74,800	-	-	-	-	-	-	-
460 31st Street (Loop 363 to Avenue M) and Avenue R (31st to 25th Street) Concept Design	130,000	-	-	-	-	-	-	-
461 31st Street Monumentation {bond funded}	450,000	-	-	-	-	-	-	-
462 Ave U TMED Ave. to 1st Street	462,305	-	-	-	-	-	-	-
465 Friars Creek Trail Amphitheater	-	-	-	-	-	-	-	-
466 Veteran's Memorial Blvd. Phase II	269,602	300,000	4,500,000	-	-	-	-	-
467 1st Street @ Temple College Pedestrian Bridge	-	-	-	-	-	-	-	-
468 TMED South 1st Street	1,759,550	-	-	-	-	-	-	-
500 Total TMED	3,329,192	300,000	4,500,000	-	-	-	-	-
AIRPORT PARK:								
507 Taxiway for Airport	-	-	-	-	-	-	-	-
510 Corporate Hangar Phase III	1,686,063	-	-	-	-	-	-	-
511 Draughon-Miller Regional Airport FBO Center & Parking Visioning	119,000	-	-	-	-	-	-	-
512 Draughon-Miller Regional Airport FBO Center & Parking {bond funded}	440,000	-	-	-	-	-	-	-
513 Corporate Hangar Phase IV {RAMP grant funded}	100,000	-	-	-	-	-	-	-
513 Corporate Hangar Phase IV {bond funded}	132,000	-	-	-	-	-	-	-
514 Clear Area Near Fire Station	-	172,500	-	-	-	-	-	-
515 Repaint Tower	-	172,500	-	-	-	-	-	-
516 Demolition of Old Terminal Building	-	115,000	-	-	-	-	-	-
517 Fence Realignment	-	124,000	-	-	-	-	-	-
550 Total Airport Park	2,477,063	584,000	-	-	-	-	-	-
GATEWAY PROJECTS:								
601 North 31st Street (Nugent to Central) Concept Design	212,000	-	-	-	-	-	-	-
602 Downtown Neighborhoods Overlay	-	100,000	-	-	-	-	-	-
650 Total Gateway Projects	212,000	100,000	-	-	-	-	-	-
Public Improvements								
701 Public Improvements	-	-	-	-	-	4,500,000	10,000,000	10,500,000
702 Contingency {bond funded}	1,150,000	-	-	-	-	-	-	-
750 Total Public Improvements	1,150,000	-	-	-	-	4,500,000	10,000,000	10,500,000
Total Planned Project Expenditures								
	60,929,916	2,709,000	4,950,000	450,000	15,250,000	16,650,000	10,450,000	10,950,000
800 Available Fund Balance at Year End	\$ 1,358,195	\$ 6,806,192	\$ 9,726,501	\$ 16,830,025	\$ 9,066,517	\$ 2,321,069	\$ 2,420,408	\$ 2,589,674

SUMMARY TRZ MASTER PLAN PROJECT FUNDING (2017 - 2025)

Available for allocation	\$ 40,829,294	\$ 29,000,000	\$ 12,242,772	\$ 8,156,997	\$ 7,870,309	\$ 7,553,524	\$ 7,486,492	\$ 9,904,552	\$ 10,549,339	\$ 11,119,266	\$ 144,712,545
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	Bond Issue										
	2017	2018	2018	2019	2020	2021	2022	2023	2024	2025	TOTAL
Temple Industrial Park	\$ 124,572	\$ 1,100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,224,572
Corporate Campus Park	1,581,393	-	750,000	250,000	-	-	-	-	-	-	2,581,393
Bioscience Park/Crossroads Park	5,564,692	-	-	-	-	-	-	-	-	-	5,564,692
Outer Loop	5,639,812	14,533,000	250,000	-	-	-	14,800,000	11,700,000	-	-	46,922,812
Synergy Park	49,826	-	-	750,000	-	-	-	-	-	-	799,826
Downtown	14,160,733	11,195,000	14,516,000	725,000	450,000	450,000	450,000	450,000	450,000	450,000	43,296,733
TMED	5,778,280	450,000	730,000	300,000	4,500,000	-	-	-	-	-	11,758,280
Airport Park	1,795,963	572,000	560,600	584,000	-	-	-	-	-	-	3,512,563
Gateway	-	-	212,000	100,000	-	-	-	-	-	-	312,000
Public Improvements	-	1,150,000	-	-	-	-	-	4,500,000	10,000,000	10,500,000	26,150,000
MASTER PLAN PROJECT FUNDING	\$ 34,695,271	\$ 29,000,000	\$ 17,018,600	\$ 2,709,000	\$ 4,950,000	\$ 450,000	\$ 15,250,000	\$ 16,650,000	\$ 10,450,000	\$ 10,950,000	\$ 142,122,871

	Bond Issue										
	2017	2018	2018	2019	2020	2021	2022	2023	2024	2025	TOTAL
Favorable (Unfavorable) Balance	\$ 6,134,023	\$ -	\$ (4,775,828)	\$ 5,447,997	\$ 2,920,309	\$ 7,103,524	\$ (7,763,508)	\$ (6,745,448)	\$ 99,339	\$ 169,266	\$ 2,589,674
Cumulative Favorable (Unfavorable)	\$ 6,134,023	\$ 6,134,023	\$ 1,358,195	\$ 6,806,192	\$ 9,726,501	\$ 16,830,025	\$ 9,066,517	\$ 2,321,069	\$ 2,420,408	\$ 2,589,674	

TRZ MASTER PLAN PROJECT FUNDING (2017 - 2025)

Available for allocation	\$ 40,829,294	\$ 29,000,000	\$ 12,242,772	\$ 8,156,997	\$ 7,870,309	\$ 7,553,524	\$ 7,486,492	\$ 9,904,552	\$ 10,549,339	\$ 11,119,266	\$ 144,712,545
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Temple Industrial Park

Temple Industrial Park			Bond Issue									
Line #	Project Description	2017	2018	2018	2019	2020	2021	2022	2023	2024	2025	TOTAL
1	North Lucius McCelvey Ext. (1/2) Construction	4,442	-	-	-	-	-	-	-	-	-	4,442
2	Northern Y Design	-	-	-	-	-	-	-	-	-	-	-
3	Northern Y Construction	-	-	-	-	-	-	-	-	-	-	-
4	Receiving & Delivery Tracks Preliminary Design	107,500	-	-	-	-	-	-	-	-	-	107,500
5	Receiving & Delivery Tracks ROW	-	-	-	-	-	-	-	-	-	-	-
6	N 31st Street Sidewalks Grant Match	12,630	-	-	-	-	-	-	-	-	-	12,630
7	N 31st Street Sidewalks Construction	-	-	-	-	-	-	-	-	-	-	-
8	Rail Backage Road (E-W) GST Tract Design	-	450,000	-	-	-	-	-	-	-	-	450,000
9	Rail Backage Road (E-W) GST Tract Construction	-	-	-	-	-	-	-	-	-	-	-
10	Rail Backage Road (N-S) GST Tract Design	-	-	-	-	-	-	-	-	-	-	-
11	Rail Backage Road (N-S) GST Tract Construction	-	-	-	-	-	-	-	-	-	-	-
12	Overlay Industrial Blvd		650,000	-	-	-	-	-	-	-	-	650,000
	SUBTOTAL	124,572	1,100,000	-	-	-	-	-	-	-	-	1,224,572

Corporate Campus Park

Corporate Campus Park				Bond Issue								
Line #	Project Description	2017	2018	2018	2019	2020	2021	2022	2023	2024	2025	TOTAL
13	Pepper Creek Trail Hwy 36 to McLane Prkwy Design	115,500	-	-	-	-	-	-	-	-	-	115,500
14	Pepper Creek Trail Hwy 36 to McLane Prkwy Construction	1,465,893	-	-	-	-	-	-	-	-	-	1,465,893
15	Corporate Campus Land	-	-	750,000	-	-	-	-	-	-	-	750,000
16	Mixed Use Master Plan	-	-	-	250,000	-	-	-	-	-	-	250,000
SUBTOTAL		1,581,393	-	750,000	250,000	-	-	-	-	-	-	2,581,393

Bioscience Park/Crossroads Park

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

Outer Loop

Outer Loop			Bond Issue									
Line #	Project Description	2017	2018	2018	2019	2020	2021	2022	2023	2024	2025	TOTAL
19	Outer Loop (IH35 to Wendland) Design	131,247	-	-	-	-	-	700,000	-	-	-	831,247
20	Outer Loop (IH35 to Wendland Ultimate) ROW	1,420,809	500,000	250,000	-	-	-	-	-	-	-	2,170,809
21	Outer Loop (IH35 to Wendland) Grant {Little Elm Sewer}	1,925,000	-	-	-	-	-	-	-	-	-	1,925,000
22	Outer Loop (IH35 to Wendland) Construction	-	-	-	-	-	-	14,100,000	-	-	-	14,100,000
23	Outer Loop (Wendland to McLane Pkwy) Design	-	-	-	-	-	-	-	800,000	-	-	800,000
24	Outer Loop (Wendland to Central Pt Pkwy) ROW	1,752,756	-	-	-	-	-	-	-	-	-	1,752,756
25	Outer Loop (Wendland to McLane Pkwy) Construction	-	-	-	-	-	-	-	10,900,000	-	-	10,900,000
26	Outer Loop (McLane to Central Pt Pkwy) Design	-	350,000	-	-	-	-	-	-	-	-	350,000
27	Outer Loop (McLane to Central Pt Pkwy) Construction	-	6,900,000	-	-	-	-	-	-	-	-	6,900,000
28	Outer Loop Phase V (Poison Oak to Old Waco Road) Design	-	720,000	-	-	-	-	-	-	-	-	720,000
29	Outer Loop Phase V (Poison Oak to Old Waco Road) ROW	-	2,100,000	-	-	-	-	-	-	-	-	2,100,000
30	Outer Loop Phase V (Poison Oak to Old Waco Road) Construction	-	-	-	-	-	-	-	-	-	-	-
31	Outer Loop Phase VI (Old Waco Road to I35 South) Design	410,000	840,000	-	-	-	-	-	-	-	-	1,250,000
32	Outer Loop Phase VI (Old Waco Road to I35 South) ROW	-	2,500,000	-	-	-	-	-	-	-	-	2,500,000
33	Outer Loop Phase VI (Old Waco Road to I35 South) Construction	-	-	-	-	-	-	-	-	-	-	-
34	East Outer Loop Schematic Design	-	123,000	-	-	-	-	-	-	-	-	123,000
35	East Outer Loop Construction	-	500,000	-	-	-	-	-	-	-	-	500,000
SUBTOTAL		5,639,812	14,533,000	250,000	-	-	-	14,800,000	11,700,000	-	-	46,922,812

TRZ MASTER PLAN PROJECT FUNDING (2017 - 2025)

Synergy Park			Bond Issue									
Line #	Project Description	2017	2018	2018	2019	2020	2021	2022	2023	2024	2025	TOTAL
36	Entry Enhancement Design	49,826	-	-	-	-	-	-	-	-	-	49,826
37	Entry Enhancement Construction	-	-	-	-	-	-	-	-	-	-	-
38	Land	-	-	-	750,000	-	-	-	-	-	-	750,000
SUBTOTAL		49,826	-	-	750,000	-	-	-	-	-	-	799,826

Downtown			Bond Issue									
Line #	Project Description	2017	2018	2018	2019	2020	2021	2022	2023	2024	2025	TOTAL
39	Santa Fe Plaza Design	641,969	-	-	-	-	-	-	-	-	-	641,969
40	Santa Fe Plaza ROW	2,697,363	-	-	-	-	-	-	-	-	-	2,697,363
41	Santa Fe Plaza Construction	4,700,000	-	4,075,000	-	-	-	-	-	-	-	8,775,000
42	TISD-Obligation per Contract	5,000,000	-	5,000,000	-	-	-	-	-	-	-	10,000,000
43	Downtown City Center/Hawn Design	-	450,000	150,000	-	-	-	-	-	-	-	600,000
44	Downtown City Center/Hawn Construction	-	1,600,000	-	-	-	-	-	-	-	-	1,600,000
45	Santa Fe Market Design	303,400	-	-	-	-	-	-	-	-	-	303,400
46	Santa Fe Market ROW	463,062	-	45,000	-	-	-	-	-	-	-	508,062
47	Santa Fe Market Construction	-	-	3,500,000	-	-	-	-	-	-	-	3,500,000
48	Downtown Transformation Team	354,939	-	315,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	3,819,939
49	Downtown Electric Master Plan	-	-	75,000	-	-	-	-	-	-	-	75,000
50	Downtown Lighting	-	-	60,000	-	-	-	-	-	-	-	60,000
51	1st Street (Ave B to Central Ave) and Ave A (North 3rd to South 2nd) Design	-	-	296,000	-	-	-	-	-	-	-	296,000
52	1st Street from Avenue A to Avenue B Design	-	-	50,000	-	-	-	-	-	-	-	50,000
53	1st Street from Avenue A to Avenue B Construction	-	-	800,000	-	-	-	-	-	-	-	800,000
54	1st Street from Avenue A to Central Avenue Design	-	80,000	-	-	-	-	-	-	-	-	80,000
55	1st Street from Avenue A to Central Avenue Construction	-	1,200,000	-	-	-	-	-	-	-	-	1,200,000
56	1st Street Parking Garage Design	-	700,000	-	-	-	-	-	-	-	-	700,000
57	1st Street Parking Garage Construction	-	4,300,000	-	-	-	-	-	-	-	-	4,300,000
58	Avenue C from MLK to 24th Street Design	-	440,000	-	-	-	-	-	-	-	-	440,000
59	Avenue C from MLK to 24th Street ROW	-	2,100,000	-	-	-	-	-	-	-	-	2,100,000
60	Avenue C from MLK to 24th Street Construction	-	-	-	-	-	-	-	-	-	-	-
61	Santa Fe Plaza - Central Ave Corridor Parking and Enhancement Concept Design	-	170,000	-	-	-	-	-	-	-	-	170,000
62	Santa Fe Plaza - Parking Enhancement - 11th to 9th Design	-	80,000	-	-	-	-	-	-	-	-	80,000
63	Santa Fe Plaza - Parking Enhancement - 11th to 9th ROW	-	75,000	-	-	-	-	-	-	-	-	75,000
64	Santa Fe Plaza - Parking Enhancement - 11th to 9th Construction	-	-	-	-	-	-	-	-	-	-	-
65	Strategic Investment Zone - Grants	-	-	150,000	275,000	-	-	-	-	-	-	425,000
SUBTOTAL		14,160,733	11,195,000	14,516,000	725,000	450,000	450,000	450,000	450,000	450,000	450,000	43,296,733

TMED			Bond Issue									
Line #	Project Description	2017	2018	2018	2019	2020	2021	2022	2023	2024	2025	TOTAL
66	Loop 363 FR (UPRR to 5th TRZ Portion) Construction	182,935	-	-	-	-	-	-	-	-	-	182,935
67	31st Street (Loop 363 to Ave M) and Ave R (31st to 25th Street) Concept Design	-	-	130,000	-	-	-	-	-	-	-	130,000
68	31 Street Improvements Design	120,267	-	-	-	-	-	-	-	-	-	120,267
69	31 Street Improvements Construction	791,938	-	-	-	-	-	-	-	-	-	791,938
70	31st Street Monumentation Construction	-	450,000	-	-	-	-	-	-	-	-	450,000
71	Ave U TMED Ave. to 1st Construction	2,858,855	-	75,000	-	-	-	-	-	-	-	2,933,855
72	Friars Creek Trail Amphitheater	-	-	-	-	-	-	-	-	-	-	-
73	Veteran's Memorial Blvd. Phase II Design	504,285	-	-	-	-	-	-	-	-	-	504,285
74	Veteran's Memorial Blvd. Phase II ROW	-	-	-	300,000	-	-	-	-	-	-	300,000
75	Veteran's Memorial Blvd. Phase II Construction Grant Match	-	-	-	-	4,500,000	-	-	-	-	-	4,500,000
76	TMED South 1st Street Design	120,000	-	-	-	-	-	-	-	-	-	120,000
77	TMED South 1st Street Construction	1,200,000	-	525,000	-	-	-	-	-	-	-	1,725,000
SUBTOTAL		5,778,280	450,000	730,000	300,000	4,500,000	-	-	-	-	-	11,758,280

TRZ MASTER PLAN PROJECT FUNDING (2017 - 2025)

Airport Park			Bond Issue									
Line #	Project Description	2017	2018	2018	2019	2020	2021	2022	2023	2024	2025	TOTAL
78	Taxiway for Airport {60 ft. width}	63,700	-	-	-	-	-	-	-	-	-	63,700
79	Corporate Hangar Phase II	262,263	-	-	-	-	-	-	-	-	-	262,263
80	Corporate Hangar Phase III	1,470,000	-	341,600	-	-	-	-	-	-	-	1,811,600
81	Draughon-Miller Regional Airport FBO Center & Parking Visioning	-	-	119,000	-	-	-	-	-	-	-	119,000
82	Draughon-Miller Regional Airport FBO Center & Parking Design	-	440,000	-	-	-	-	-	-	-	-	440,000
83	Draughon-Miller Regional Airport FBO Center & Parking Construction	-	-	-								-
84	Corporate Hangar Phase IV {RAMP Grant funded}	-	-	100,000	-	-	-	-	-	-	-	100,000
85	Corporate Hangar Phase IV {bond funded}	-	132,000	-	-	-	-	-	-	-	-	132,000
86	Clear Area Near Fire Station Design	-	-	-	22,500	-	-	-	-	-	-	22,500
87	Clear Area Near Fire Station Construction	-	-	-	150,000	-	-	-	-	-	-	150,000
88	Repaint Tower Design	-	-	-	22,500	-	-	-	-	-	-	22,500
89	Repaint Tower Construction	-	-	-	150,000	-	-	-	-	-	-	150,000
90	Demolition of Old Terminal Building Design	-	-	-	15,000	-	-	-	-	-	-	15,000
91	Demolition of Old Terminal Building Construction	-	-	-	100,000	-	-	-	-	-	-	100,000
92	Fence Realignment Design	-	-	-	24,000	-	-	-	-	-	-	24,000
93	Fence Realignment Construction	-	-	-	100,000	-	-	-	-	-	-	100,000
												-
SUBTOTAL		1,795,963	572,000	560,600	584,000	-	-	-	-	-	-	3,512,563

Gateway Projects			Bond Issue									
Line #	Project Description	2017	2018	2018	2019	2020	2021	2022	2023	2024	2025	TOTAL
94	North 31st Street (Nugent to Central) Concept Design	-	-	212,000	-	-	-	-	-	-	-	212,000
95	Downtown Neighborhoods Overlay	-	-	-	100,000	-	-	-	-	-	-	100,000
SUBTOTAL		-	-	212,000	100,000	-	-	-	-	-	-	312,000

Public Improvements			Bond Issue									
Line #	Project Description	2017	2018	2018	2019	2020	2021	2022	2023	2024	2025	TOTAL
96	Public Improvements	-	-	-	-	-	-	-	4,500,000	10,000,000	10,500,000	25,000,000
97	Bond Contingency	-	1,150,000	-	-	-	-	-	-	-	-	1,150,000
SUBTOTAL		-	1,150,000	-	-	-	-	-	4,500,000	10,000,000	10,500,000	26,150,000

MASTER PLAN PROJECT FUNDING	\$ 34,695,271	\$ 29,000,000	\$ 17,018,600	\$ 2,709,000	\$ 4,950,000	\$ 450,000	\$ 15,250,000	\$ 16,650,000	\$ 10,450,000	\$ 10,950,000	\$ 142,122,871
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		Bond Issue										
		2017	2018	2018	2019	2020	2021	2022	2023	2024	2025	TOTAL
Favorable (Unfavorable) Balance		6,134,023	-	(4,775,828)	5,447,997	2,920,309	7,103,524	(7,763,508)	(6,745,448)	99,339	169,266	2,589,674
Cumulative Favorable (Unfavorable)		6,134,023	6,134,023	1,358,195	6,806,192	9,726,501	16,830,025	9,066,517	2,321,069	2,420,408	2,589,674	

CITY OF TEMPLE, TEXAS

REINVESTMENT ZONE NO. 1

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

Fiscal Year	Percent of Debt Retired		TIRZ Revenue Bonds, Taxable Series 2008	General Obligation Bonds Series 2009 {2003 CO}	General Obligation Bonds Series 2011A {2008 CO}	General Obligation Bonds Series 2012 {2003 CO}	Combo Tax & Revenue Bonds Series 2013	TIRZ Revenue Bonds Series 2018	Total
	Annual %	Cumulative %							
2018	6.01%	6.01%	\$ 1,241,957	\$ 1,488,750	\$ 908,350	\$ 79,600	\$ 2,047,694	\$ -	\$ 5,766,351
2019	8.24%	14.25%	1,241,173	1,485,000	915,950	77,650	2,048,344	2,129,596	7,897,713
2020	7.94%	22.19%	1,237,744	-	2,497,800	80,050	2,047,944	1,746,550	7,610,088
2021	7.61%	29.80%	1,241,670	-	2,497,550	77,250	2,046,494	1,434,300	7,297,264
2022	7.54%	37.34%	1,242,422	-	2,494,950	78,750	2,031,494	1,385,900	7,233,516
2023	4.56%	41.90%	-	-	-	-	2,030,094	2,338,700	4,368,794
2024	4.56%	46.46%	-	-	-	-	2,026,694	2,340,700	4,367,394
2025	4.57%	51.02%	-	-	-	-	2,038,412	2,340,700	4,379,112
2026	4.58%	55.60%	-	-	-	-	2,051,612	2,338,700	4,390,312
2027	4.59%	60.19%	-	-	-	-	2,059,112	2,339,700	4,398,812
2028	4.59%	64.78%	-	-	-	-	2,061,712	2,338,500	4,400,212
2029	4.59%	69.37%	-	-	-	-	2,061,712	2,340,100	4,401,812
2030	4.60%	73.97%	-	-	-	-	2,069,112	2,339,300	4,408,412
2031	4.60%	78.57%	-	-	-	-	2,073,512	2,339,125	4,412,637
2032	4.61%	83.18%	-	-	-	-	2,084,912	2,339,213	4,424,125
2033	4.62%	87.80%	-	-	-	-	2,092,913	2,337,038	4,429,951
2034	2.44%	90.25%	-	-	-	-	-	2,341,488	2,341,488
2035	2.44%	92.68%	-	-	-	-	-	2,337,113	2,337,113
2036	2.44%	95.12%	-	-	-	-	-	2,339,138	2,339,138
2037	2.44%	97.56%	-	-	-	-	-	2,337,113	2,337,113
2038	2.44%	100.00%	-	-	-	-	-	2,338,369	2,338,369
Total:			\$ 6,204,966	\$ 2,973,750	\$ 9,314,600	\$ 393,300	\$ 32,871,767	\$ 44,121,343	\$ 95,879,726

Principal Outstanding	\$ 5,330,000	\$ 2,840,000	\$ 8,110,000	\$ 345,000	\$ 24,150,000	\$ 28,050,000	\$ 68,825,000
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FY 2018

Adjustments should be rounded to the nearest \$1.

Page 1 of 2

To reallocate funds as recommended by the Reinvestment Zone No. 1 Board at its 04.18.18 meeting and as approved on second reading by Council on 05.03.18.

☒ Yes ☐ No

5/3/2018

☒ Yes ☐ No

Date _____

	Approved
	Disapproved

Date _____

	Approved
	Disapproved

Date _____

	Approved
	Disapproved

FY 2018

Adjustments should be rounded to the nearest \$1.

EXPLANATION OF ADJUSTMENT REQUEST- Include justification for increases AND reason why funds in decreased account are available.	
	<p>To reallocate funds as recommended by the Reinvestment Zone No. 1 Board at its 04.18.18 meeting and as approved on second reading by Council on 05.03.18.</p>

☒ Yes ☐ No

5/3/2018

☒ Yes ☐ No

Date	Disapproved
------	-------------

	Approved
Date	Disapproved

Date	Approved	Disapproved

ORDINANCE NO. 2018-4908

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING AN AMENDMENT TO THE TAX INCREMENT FINANCING REINVESTMENT ZONE NO. 1 FINANCING AND PROJECT PLANS WHICH INCLUDE APPROPRIATING ADDITIONAL BOND PROCEEDS, ADJUSTING DEBT SERVICE PAYMENTS, AND ALLOCATING EXPENDITURES FOR PUBLIC IMPROVEMENTS FOR FISCAL YEAR 2018-2062; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; DECLARING FINDINGS OF FACT; AND PROVIDING AN OPEN MEETINGS CLAUSE.

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

Whereas, the Council adopted a Project Plan and Reinvestment Zone Financing Plan for the Zone by Ordinance No. 1525 adopted on December 22, 1983, and thereafter amended such plans by Ordinance No. 1664 adopted on June 20, 1985, Ordinance No. 1719 adopted on November 21, 1985, Ordinance No. 1888 adopted on December 21, 1987, Ordinance No. 1945 adopted on October 20, 1988; Ordinance No. 1961 adopted on December 1, 1988; Ordinance No. 2039 adopted on April 19, 1990; Ordinance No. 91-2119 adopted on December 5, 1991; Ordinance No. 92-2138 adopted on April 7, 1992; Ordinance No. 94-2260 adopted on March 3, 1994; Ordinance No. 95-2351 adopted on June 15, 1995; Ordinance No. 98-2542 adopted on February 5, 1998; Ordinance No. 98-2582 adopted on November 19, 1998; Ordinance No. 99-2619 adopted on March 18, 1999; Ordinance No. 99-2629 adopted on May 6, 1999; Ordinance No. 99-2631 adopted on May 20, 1999; Ordinance No. 99-2647 adopted on August 19, 1999; Ordinance No. 99-2678 adopted on December 16, 1999; Ordinance No. 2000-2682 adopted on January 6, 2000; Ordinance No. 2000-2729 adopted on October 19, 2000; Ordinance No. 2001-2772 adopted on June 7, 2001; Ordinance No. 2001-2782 adopted on July 19, 2001; Ordinance No. 2001-2793 adopted on September 20, 2001; Ordinance No. 2001-2807 on November 15, 2001; Ordinance No. 2001-2813 on December 20, 2001; Ordinance No. 2002-2833 on March 21, 2002; Ordinance No. 2002-2838 on April 18, 2002; Ordinance No. 2002-3847 on June 20, 2002; Ordinance No. 2002-3848 on June 20, 2002; Ordinance No. 2002-3868 on October 17, 2002; Ordinance No. 2003- 3888 on February 20, 2003; Ordinance No. 2003-3894 on April 17, 2003; Ordinance No. 2003-3926 on September 18, 2003; Ordinance No. 2004-3695 on July 1, 2004; Ordinance No. 2004-3975 on August 19, 2004; Ordinance No. 2004-3981 on September 16, 2004; Ordinance No. 2005-4001 on May 5, 2005; Ordinance No. 2005-4038 on September 15, 2005; Ordinance No. 2006-4051 on January 5, 2006; Ordinance No. 2006-4076 on the 18th day of May, 2006; Ordinance No. 2006-4118; Ordinance No. 2007-4141 on the 19th day of April, 2007; Ordinance No. 2007-4155 on July 19, 2007; Ordinance No. 2007-4172 on the 20th day of September, 2007; Ordinance No. 2007-4173 on October 25, 2007; Ordinance No. 2008-4201 on the 21st day of February, 2008; and Ordinance No. 2008-4217 the 15th day of May, 2008; Ordinance No. 2008-4242 the 21st day of August, 2008; Ordinance No. 2009-4290 on the 16th day of April, 2009; Ordinance No. 2009-4294 on the 21st day of May, 2009; Ordinance No. 2009-4316 on the 17th day of September, 2009; Ordinance No. 2009-4320 on the 15th day of October, 2009; Ordinance No. 2010-4338 on the 18th day of February, 2010; Ordinance No. 2010-4373 on the 19th day of August, 2010; Ordinance No. 2010-4405 on November 4, 2010; Ordinance No. 2011-4429 on March 17, 2011; Ordinance No. 2011-4455 on July 21, 2011;

Ordinance No. 2011-4477 on October 20, 2011; Ordinance No. 2012-4540 on June 21, 2012; and Ordinance No. 2012-4546 on July 19, 2012; Ordinance No. 2012-4554 on September 20, 2012; Ordinance No. 2012-4566 on November 15, 2012; Ordinance No. 2013-4595 on June 20, 2013; Ordinance No. 2014-4665 on May 15, 2014; Ordinance No. 2014-4676 on July 17, 2014; Ordinance No. 2014-4683 on September 18, 2014; Ordinance No. 2014-4695 on December 18, 2014; Ordinance No. 2015-4705 on April 16, 2015; Ordinance No. 2015-4734 on October 17, 2015; Ordinance No. 2016-4789 on July 21, 2016; Ordinance No. 2016-4809 on October 20, 2016; Ordinance No. 2017-4838 on April 20, 2017; Ordinance No. 2017-4851 on July 20, 2017; Ordinance No. 2017-4871 on October 19, 2017; Ordinance No. 2017-4881 on November 2, 2017; Ordinance No. 2018-4885 on January 18, 2018; Ordinance No. 22018-4908:

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

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

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

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

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

Part 2: Reinvestment Zone Financing and Project Plans. The amendment to the Tax Increment Financing Reinvestment Zone No. 1 Financing and Project Plans, heretofore adopted by the Board of Directors of the Zone and referred to in the preamble of this Ordinance, is hereby approved and adopted, as set forth in the Amendments to Reinvestment Zone Number 1, City of Temple, Texas, attached hereto as Exhibits A and B.

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

Part 4: Severability. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable and, if any phrase, clause, sentence, paragraph or section of this Ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such invalid phrase, clause, sentence, paragraph or section.

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

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

PASSED AND APPROVED on First Reading and Public Hearing on the **19th** day of **April**, 2018.

PASSED AND APPROVED on Second Reading on the **3rd** day of **May**, 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

05/03/18
Item #5(I)
Consent Agenda
Page 1 of 2

DEPT./DIVISION SUBMISSION & REVIEW:

Brian Chandler, Director of Planning
Tammy Lyerly, Senior Planner

ITEM DESCRIPTION: SECOND READING: Consider adopting an ordinance authorizing the annexation of 18.589 acres of land out of the Sarah Fitzhenry Survey, Abstract No.312, in the ETJ (extraterritorial jurisdiction) of the City of Temple, Bell County, Texas, located at 14220 State Highway 317.

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

ITEM SUMMARY: Virgel Smith filed a petition on January 4, 2018, seeking voluntary annexation of 18.589 acres into the City of Temple. Voluntary annexation is governed by Section 43.028 of the Texas 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.

This voluntary annexation was triggered by the property owner's request to develop a Recreational Vehicle (RV) Park on the subject property, which is subject to a 2008 non-annexation agreement. On February 1, 2018, the City Council adopted a resolution directing City staff to create a Municipal Service Plan and public hearing schedule to consider the annexation of the subject property.

Pursuant to Chapter 43 of the Local Government Code, the City has completed the following steps during the annexation process:

1. February 1, 2018 - City Council resolution adopted to direct staff to develop the Municipal Service Plan
2. March 15, 2018 - Municipal Service Plan Public Hearing #1
3. March 16, 2018 – Municipal Service Plan Public Hearing #2

The applicant requests the subject property be annexed into the City of Temple with a zoning of Agricultural District (AG) with a Conditional Use Permit (CUP) to allow a Recreational Vehicle (RV) Park (Z-FY-18-10), subject to all requirements of Chapter 31 of the Code of Ordinance (Recreational Vehicle Parks), including an RV site plan approval. The applicant's rezoning request is scheduled for public hearing before the Planning and Zoning Commission on April 16, 2018. And it is tentatively scheduled for First Reading at City Council on May 17, 2018 and Second Reading on June 7, 2018.

FISCAL IMPACT: The Municipal Service Plan does not contain any proposal to extend water or wastewater services to the area, or any other new physical facilities to serve the 18.589 +/- acre tract.



ATTACHMENTS:

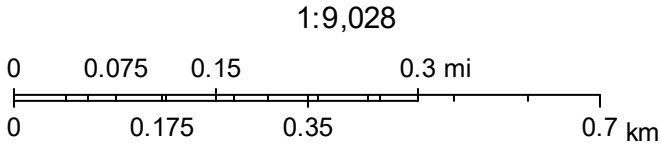
[Vicinity Maps](#)
[Municipal Service Plan](#)
[Field Notes of Proposed Annexation Area \(Exhibit A\)](#)
[Survey of Proposed Annexation Area \(Exhibit B\)](#)
[Voluntary Annexation Schedule](#)
[Ordinance](#)

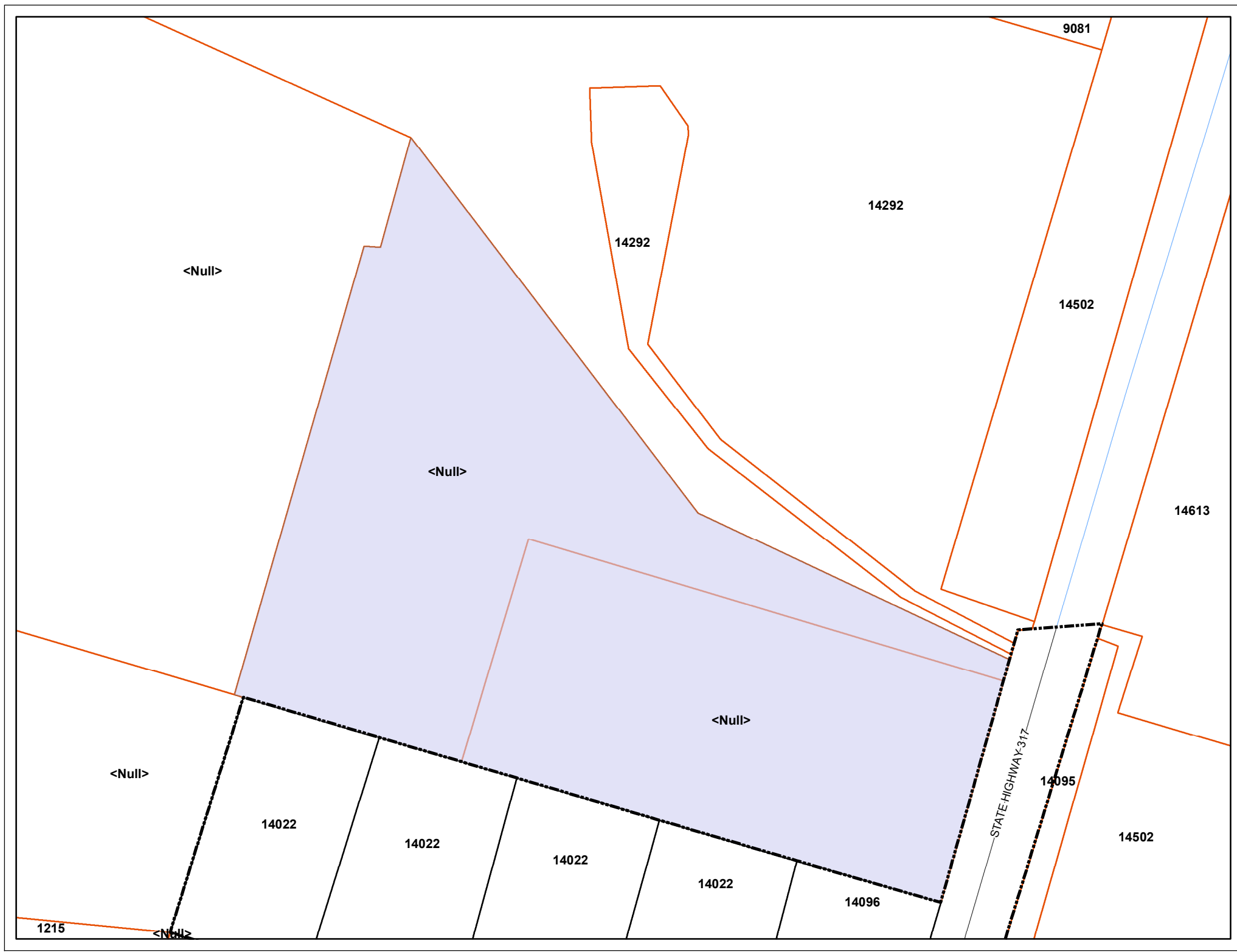
Temple Web Map



3/5/2018, 5:50:38 PM

-  Easement
-  Subdivision





CITY OF TEMPLE
ANNEXATION SERVICE PLAN—VOLUNTARY ANNEXATION
14220 State Highway 317

For 18.589 acres of land out of the Sarah Fitzhenry Survey, Abstract 312, Bell County, Texas, located at 14220 State Highway 317, a state maintained roadway, and being more particularly described as Exhibit “A” (Field Notes) and depicted as Exhibit “B” (Survey) of the Annexation Ordinance (2018-####).

SERVICES TO BE PROVIDED ON THE EFFECTIVE DATE OF ANNEXATION

1. POLICE PROTECTION

The City will provide protection to the newly-annexed tract at the same or similar level of service now being provided to other areas of the City, with the same or similar topography, land use and population density.

2. FIRE PROTECTION AND AMBULANCE SERVICE

The City will provide fire protection to the newly-annexed area at the same or similar level of service now being provided to other areas of the City with the same or similar topography, land use and population density. The City will provide First Responder services through its Fire Department and contract for emergency medical services (EMS) through **American Medical Response dba Temple EMS**.

3. SOLID WASTE COLLECTION

Upon payment of any required deposits and the agreement to pay lawful service fees and charges, solid waste collection will be provided to the newly-annexed area to the extent that the City has access to the area to be serviced. Private contractors currently providing sanitation collecting services in the area may continue to do so for up to two years.

4. MAINTENANCE OF WATER AND WASTEWATER FACILITIES

Any and all water or wastewater facilities owned or maintained by the City at the time of the proposed annexation shall continue to be maintained by the City. Any and all water or wastewater facilities which may be acquired subsequent to the annexation of the proposed area shall be maintained by the City, to the extent of its ownership. Any and all water or wastewater facilities owned by other water or wastewater treatment providers shall continue to be allowed to provide those services to the newly-annexed tract.

Review of the applicant’s proposed RV site plan will require water, wastewater, and drainage information from the applicant.

5. MAINTENANCE OF ROADS AND STREETS

Any and all public roads, streets or alleyways which have been dedicated to the City, or which are owned by the City, shall be maintained to the same degree and extent that other roads, streets and

alleyways are maintained in areas with similar topography, land use and population density. Any and all lighting of roads, streets and alleyways which may be positioned in a right-of-way, roadway or utility company easement shall be maintained by the applicable utility company servicing the City, pursuant to the rules, regulations and fees of such utility.

6. MAINTENANCE OF PUBLIC PARKS, PLAYGROUNDS AND SWIMMING POOLS

The City Council is not aware of the existence of any public parks, playgrounds or swimming pools now located in the area proposed for annexation. In the event any such parks, playgrounds or swimming pools do exist and are public facilities, the City, will maintain such areas to the same extent and degree that it maintains parks, playgrounds and swimming pools and other similar areas of the City now incorporated in the City.

7. MAINTENANCE OF MUNICIPALLY-OWNED FACILITY, BUILDING OR MUNICIPAL SERVICE

The City Council is not aware of the existence of any publicly-owned facility, building or other municipal service now located in the area proposed for annexation. In the event any such publicly-owned facility, building or municipal service does exist and are public facilities, the City will maintain such areas to the same extent and degree that it maintains publicly-owned facilities, buildings or municipal services of the City now incorporated in the City.

8. INSPECTIONS

The City will provide building inspection services upon approved building permits from the City to the newly-annexed tract at the same or similar level of service now being provided to other areas of the City with the same or similar topography, land use and population density.

9. CODE ENFORCEMENT

The City will provide code enforcement services to the newly-annexed tract at the same or similar level of service now being provided to other areas of the City with the same or similar topography, land use and population density.

10. MOWING

The City will provide right-of-way mowing services adjacent to the newly-annexed tract at the same or similar level of service now being provided to other areas of the City with the same or similar topography, land use and population density.

CAPITAL IMPROVEMENTS

1. POLICE PROTECTION, FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES

The City Council finds and determines it to be unnecessary to acquire or construct any capital improvements for the purposes of providing police protection, fire protection, or emergency medical services. The City Council finds and determines that it has at the present time adequate facilities to provide the same type, kind and level of protection and service which is presently being administered

to other areas already incorporated in the City with the same or similar topography, land use and population density.

2. ROADS AND STREETS

The City will undertake to provide the same degree of road and street lighting as is provided in areas of the same or similar topography, land use and population density within the present corporate limits of the City. Maintenance of properly dedicated roads and streets will be consistent with the maintenance provided by the City to other roads and streets in areas of similar topography, land use and subdivision development of the annexed property. Developers will be required, pursuant to the ordinances of the City to provide internal and peripheral streets and to construct those streets in accordance with the specifications required by the City for the properly dedicated street. City participation in capital expenditures will be in accordance with City policies.

3. WATER AND WASTEWATER FACILITIES

The City of Temple does not have water facilities within the boundaries of the voluntary annexation. Pendleton Water Supply Corp. CNN is the water provider for the subject property.

Currently, there are no wastewater treatment providers within the boundaries of the voluntary annexation and property owners rely on on-site sewage facilities (septic systems). Other areas of the City of Temple with similar topography, land use, and population density as those found in the boundaries of the voluntary annexation also rely on on-site sewage facilities for wastewater infrastructure. For this reason and in accordance with Local Government Code Section 43.056(g), the City proposes no extensions of wastewater facilities within the boundaries of the voluntary annexation.

4. CAPITAL IMPROVEMENTS

Notwithstanding any other provision of this service plan, a landowner within the newly annexed area will not be required to fund capital improvements as necessary for municipal services in a manner inconsistent with Chapter 395 of the Local Government Code, unless otherwise agreed to by the landowner.

SPECIFIC FINDINGS

The City Council finds and determines that this proposed Service Plan will not provide any fewer services, and it will not provide a lower level of service in the area proposed to be annexed than were in existence in the proposed area at the time immediately preceding the annexation process.

Because of the differing characteristics of topography, land utilization and population density, the service levels which may ultimately be provided in the newly annexed area may differ somewhat from services provided in other areas of the City. These differences are specifically dictated because of differing characteristics of the property and the City will undertake to perform consistent with this contract so as to provide the newly-annexed area with the same type, kind and quality of service presently enjoyed by the citizens of the City who reside in areas of the same or similar topography, land utilization and population density.

APPROVED ON THIS _____ DAY OF _____, 2018.

City of Temple, Texas

Mayor

ATTEST:

City Secretary

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.

SCHEDULE

Voluntary Annexation – 18.589 Acres (Virgil Smith)

DATE	ACTION	TIME LIMIT/NOTES
01-04-18	CITY RECEIVES PETITION of landowner to annex area adjacent to city limits; fewer than 3 qualified voters reside in the area.	N/A
02-01-18 Regular Meeting	COUNCIL ADOPTS RESOLUTION 1. Granting petition (28th day after petition filed); 2. Directing staff to develop service plans; and 3. Setting dates, times, places for public hearings	1. Hear and grant or deny petition after the 5 th day, but on or before the 30 th day after petition is filed. 2. Council must direct Staff to develop the services plan before publication of notice of 1 st hearing required under § 43.063 LGC. § 43.065 LGC
02-08-18	CITY SECRETARY MAILS NOTICES TO 1. Property owners 2. Public and private service entities 3. Railroads <i>35th day before 1st public hearing</i>	Before the 30 th day before the date of the first hearing required under § 43.063. § 43.062(b) LGC
03-02-18	CITY SECRETARY SENDS NOTICE TO Public school districts located in annexation area <i>13th day before 1st public hearing</i>	Within the period prescribed for publishing the notice of the 1 st hearing under § 43.063 LGC
03-04-18	CITY SECRETARY PUBLISHES NOTICES FOR PUBLIC HEARINGS ON ANNEXATION Posts notice on City web site Publishes notice in Telegram <i>11th day before 1st public hearing</i> <i>12th day before 2nd public hearing</i>	Publish hearing notice on or after the 20 th day but before the 10 th day before the date of the hearing § 43.063(c)LGC
03-14-18	RESIDENTS' LAST DAY TO FILE PROTEST <i>10th day after publication of hearing notice</i>	Hold one hearing in area proposed for annexation if more than 10% of adults who are permanent residents of area file written protest within 10 days after publication of notice. § 43.063(b) LGC
03-15-18 Regular meeting	COUNCIL HOLDS 1st PUBLIC HEARING Staff presents service plan <i>35th day before 1st reading of ordinance</i>	Hold hearings on or after the 40 th day but before the 20 th day before the date of institution of annexation proceedings with 1 st reading of ordinance. § 43.063(a) LGC.
03-16-18 Special meeting	COUNCIL HOLDS 2nd PUBLIC HEARING Staff presents service plan <i>34th day before 1st reading of ordinance</i>	Hold hearings on or after the 40 th day but before the 20 th day before the date of institution of annexation proceedings with 1 st reading of ordinance. LGC § 43.063(a)
04-19-18 Regular Meeting	COUNCIL CONSIDERS ANNEXATION ORDINANCE ON 1ST READING & HOLDS PUBLIC HEARING	First reading institutes proceedings for purposes of statutory time limits.
05-03-18 Regular Meeting	COUNCIL CONSIDERS ANNEXATION ORDINANCE ON 2ND READING <i>14th day from 1st reading</i>	Complete annexation proceedings within 90 days from 1 st reading. § 43.064(A) LGC.

DATE	ACTION	TIME LIMIT/NOTES
	INFORMATION TECHNOLOGY SERVICES PREPARES AMENDED CITY MAP 1. Amended City limit boundary 2. Amended City ETJ boundary	

	CITY SECRETARY SENDS NOTICES TO: TEXAS SECRETARY OF STATE 1. Copy of annexation ordinance 2. Annexation map 3. Statement that annexation is not involved in any litigation	Secretary of State certifies to U. S. Department of Commerce that annexation was valid. <i>[No citation found.]</i>
	VOTER REGISTRAR FOR BELL COUNTY 1. Map in format compatible with mapping format used by registrar's office.	Not later than the 30 th day after the date the change is adopted. § 42.0615 Election Code The County Election Administrator is the Voter Registrar for Bell County.
	STATE COMPTROLLER, SALES TAX DIVISION 1. Annexation ordinance 2. Map showing whole municipality	§ 321.102 Tax Code Delivery of notice affects implementation of tax collection.
	BELL COUNTY CLERK 1. Certified copy of annexation ordinance including legal description of annexed area.	Within 30 days after obtaining preclearance for the annexation under the Federal Voting Rights Act. § 41.0015 LGC
	BELL COUNTY CLERK 1. Certified copy of annexation ordinance 2. Copy of petition	For annexation of Sparsely Occupied Area on Petition of Area Landowners § 43.028(f)
	PUC AND FRANCHISEES Utility, telecommunication, transportation, and EMS providers	
	TxDOT If state road is affected.	
	TEXAS COMMISSION ON FIRE PROTECTION	<i>[No citation found. No information found on Commission's web site.]</i>
	U. S. BUREAU OF THE CENSUS	<i>[Or does SOS notify Bureau of the Census?]</i>

	CITY ATTORNEY SENDS INFORMATION TO U. S. ARMY CORPS OF ENGINEERS: 1. Ordinance 2. Map 3. Service plan 4. Copies of pertinent laws /regulations	If annexation affects Corps' property. Army Regulation 405-25
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ORDINANCE NO. 2018-4909

AN ORDINANCE OF THE CITY OF TEMPLE, TEXAS, ANNEXING APPROXIMATELY 18.589 ACRES OF LAND OUT OF THE SARAH FITZHENRY SURVEY, ABSTRACT NO. 312, IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF TEMPLE, BELL COUNTY, TEXAS, AND LOCATED AT 14220 STATE HIGHWAY 317; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, Virgel Smith filed a petition on January 4, 2018, seeking voluntary annexation of 18.589 acres into the City of Temple - voluntary annexation is governed by Section 43.028 of the Texas 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;

Whereas, on February 1, 2018, Council adopted a resolution directing City staff to create a Municipal Service Plan and public hearing schedule to consider the annexation of the subject property - the two public hearings took place at City Council meetings held on March 15, 2018 and March 16, 2018; 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 property consisting of approximately 18.589 acres of land out of the Sarah Fitzhenry Survey, Abstract No. 312, in the extraterritorial jurisdiction of the City of Temple, Bell County, Texas, and located at 14220 State Highway 317, described in Exhibit 'A' attached hereto, is hereby annexed and brought within the corporate limits of the City of Temple, Bell County, Texas, and is made an integral part thereof.

Part 3: The service plan submitted in accordance with Chapter 43 of the Texas Local Government Code is hereby approved as part of this Ordinance, made a part hereof and attached hereto as Exhibit "B."

Part 4: The official map and boundaries of the City of Temple are hereby amended so as to include the annexed Property as part of the City of Temple.

Part 5: The annexed Property shall be zoned at a future date, in compliance with the Zoning Ordinance of the City of Temple.

Part 6: The annexed Property shall be included in, and become a part of, the City of Temple City Council Election District Number 4.

Part 7: If the taking of any territory annexed by this Ordinance is declared by a court of competent jurisdiction to be invalid and/or illegal, it shall not affect the balance of the property annexed and attempted to be annexed, and that property shall remain as part of the City of Temple, Texas. It is the intent of this Ordinance that any territory that is not lawful for the City to incorporate be excluded from this annexation and that such exclusion be documented by having a qualified surveyor correct the property description of the annexed area to conform to the Council's intention and to ensure that the boundary description closes.

Part 8: Severability. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable and, if any phrase, clause, sentence, paragraph or section of this Ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such invalid phrase, clause, sentence, paragraph or section.

Part 9: Effective Date. This Ordinance shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Temple, Texas, and it is accordingly so ordained.

Part 10: Open Meetings. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings.

PASSED AND APPROVED on First Reading and Public Hearing on the **19th** day of **April**, 2018.

PASSED AND APPROVED on Second and Final Reading on the **3rd** day of **May**, 2018.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

APPROVED AS TO FORM:

ATTEST:

Lacy Borgeson
City Secretary

Kayla Landeros
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

05/03/18
Item #5(J)
Consent Agenda
Page 1 of 4

DEPT. / DIVISION SUBMISSION & REVIEW:

Lynn Barrett, Assistant Planning Director

ITEM DESCRIPTION: SECOND READING – Z-FY-18-12: Consider adopting an ordinance authorizing a rezoning with a site/development plan for 70.688 +/- acres, from Agricultural zoning district to Planned Development Single Family Two zoning district, situated in the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas, located at the northwest corner of East Blackland Road and Little River Road (Old 95), Temple Texas.

STAFF RECOMMENDATION: Based on the following, staff recommends approval with conditions for a rezoning from the current AG zoning district to the PD-SF-2 zoning district for the following reasons:

1. That the proposed Development Plan/Site Plan reflects compliance with the provisions of the Planned Development Criteria as required by Unified Development Code (UDC) Section 3.4.5;
2. The request complies with the Thoroughfare Plan and Trails Master Plan; and
3. Public facilities are available to serve the subject property.

PD Conditions:

1. Streets to include a seven foot wide (minimum) planting strip behind the curb and five foot sidewalks on both sides
2. Trees (2" diameter at breast height) planted every fifty feet within the frontage and in each front yard except at the corners
3. Front yard landscaping
4. Mixture of masonry (brick, stucco, hardiplank), stone and/or wood exterior finishing on homes
5. Fences on all boundary perimeters
6. Enclosed garages
7. 1.34 acres of usable green space for private parks, which is part of 5.86 acres of greenspace including drainage areas
8. Trail plan to meander through existing trees behind the lots on the north edge of the development
9. Total investment in private park amenities would equal or exceed the amount of required park fees and would be implemented in phasing with subdivision development
10. Parks would belong to and be maintained by a subdivision Home Owner's Association

PLANNING & ZONING COMMISSION RECOMMENDATION: At their March 19, 2018 meeting, the Planning & Zoning Commission voted eight to zero to recommend approval of the rezoning to PD SF-2 with development/site plan per staff's recommendation.

ITEM SUMMARY: The applicant, Emilio Perales, proposes to develop a subdivision with wider street ROW to accommodate sidewalks on both sides of each interior street. A meandering trail is also planned along one side of the subject property, Tract A, along with other recreational amenities in open space areas set aside next to drainage areas.

Maximum lot count is proposed at 332 with an overall density of 4.6 lots per acre.
Average lot square footage will be 6,000 square feet, consistent with base zoning district of SF-2.

This proposed subdivision is in Temple Independent School District.

Planned Development

UDC Section 3.4.1 defines a PD as:

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

Per UDC Section, 3.4.3.A, a PD is subject to review and approval by City Council.

SURROUNDING PROPERTIES 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
Subject Property	T-MED	AG	Cropland
North	T-MED	LI	Church and Tractor Supply
South	Agricultural/Rural	SF-1	Blackland Research
East	Suburban Residential	C and AG	Vacant
West	T-MED	SF-1	Blackland Research

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

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

CP = Comprehensive Plan STP = Sidewalk and Trails Plan

Future Land Use Map (CP Map 3.1)

In the FLUM, the subject property is designated as the T-MED character district. This district is intended for development to encourage walkability, higher landscaping and design standards.

The proposal is in compliance with the FLUM as future T-MED since the subdivision is designed as a Planned Development to incorporate greater pedestrian access, a meandering trail, sidewalks on both sides of the street buffered by trees along the street. The development is planned to include recreational amenities also.

Thoroughfare and Trails Plan (CP Map 5.2)

The subject property takes access from Blackland Road, which is designated as a major arterial in the Thoroughfare Plan and from Little River Road, designated as a collector. Therefore, this request is compliant with the Thoroughfare Plan. A city trail is designated for Blackland, while the need for a sidewalk would be triggered along Little River Road.

Availability of Public Facilities (CP Goal 4.1)

Water is available to the subject property, while sewer service is accessible from two directions with future extensions.

DEVELOPMENT REVIEW COMMITTEE: As required by UDC Section 3.4.2 B, the Development/Site Plan for the proposed PD was reviewed by the Development Review Committee (DRC) on February 20, 2018. Site characteristics, parks and history of the property were discussed.

PUBLIC NOTICE: Nineteen notices were mailed to property owners within the 200 feet buffer area of the subject property. The notices included information on the public hearing as required by State Law and City Ordinance. As of noon on Tuesday, March 13th, 2018, one notices were received in disagreement; and three in agreement (two from former property owner) were returned, with two notices returned undeliverable (from the Agricultural Research Service office, a federal agency, in the DC area).

The newspaper printed notice of the public hearing on February 22, 2018 in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

[Development Site Plan](#)

[Aerial Map](#)

[Utility Map](#)

[Zoning Map](#)

[Site Photos](#)

[Future Land Use and Character Map](#)

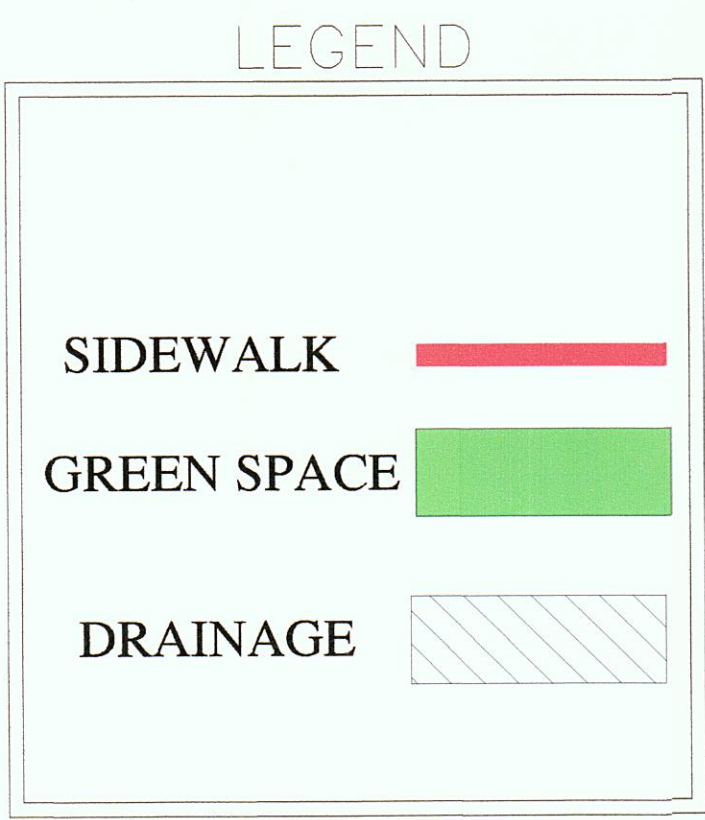
[Thoroughfare & Trails Map](#)

[Notification Map](#)

[Returned Property Notices](#)

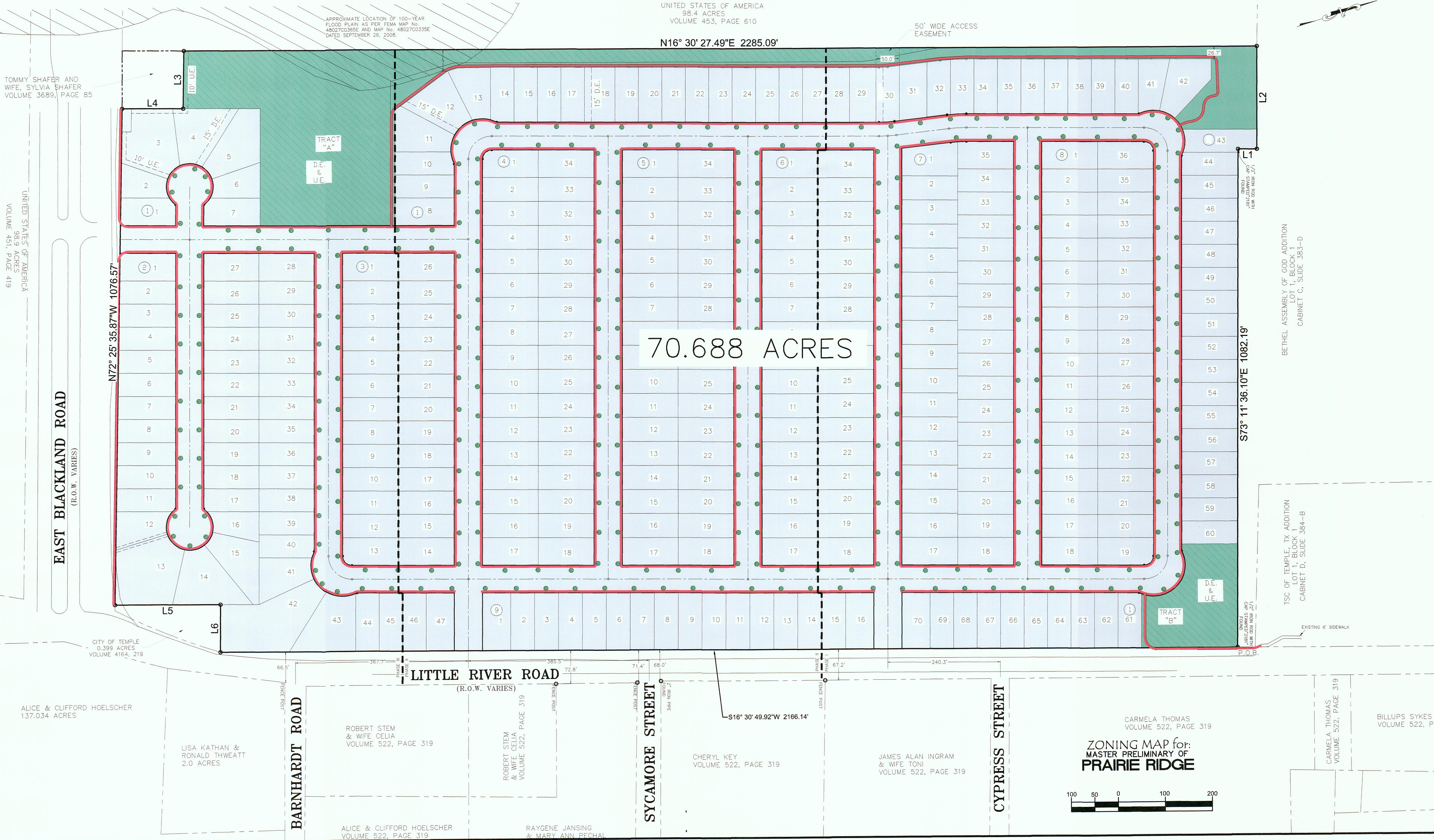
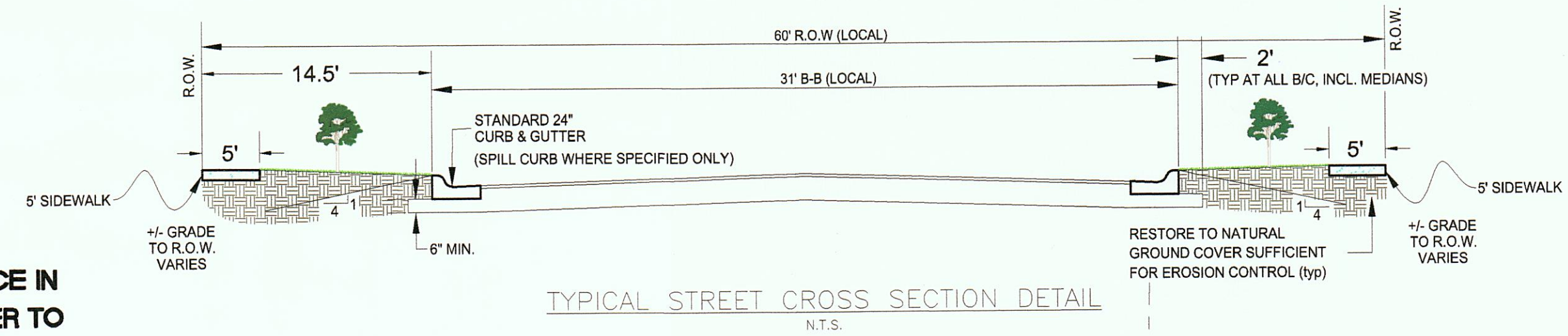
[Ordinance](#)

Line Table		
Line #	Length	Direction
L1	40.000	S16° 55' 00.00"W
L2	222.930	S73° 12' 30.02"E
L3	125.000	N72° 35' 23.34"W
L4	130.000	N16° 30' 05.28"E
L5	224.770	S16° 29' 37.00"W
L6	103.250	N73° 10' 23.00"W



PD-SF2

- 60' ROW, 31' B-B
 - 14.5' PUBLIC FRONTAGE
 - 9.5' LANDSCAPED TRANSITION BEHIND CURB
 - 5' SIDEWALKS THROUGHOUT
 - TREE TO BE PLANTED EVERY 50' WITHIN PUBLIC FRONTAGE AND IN EACH FRONT YARD (50% EVERGREEN SPECIES)
 - ENCLOSED GARAGES (20X20)
 - MIXTURE OF MASONRY (BRICK, STUCCO, HARDIPLANK) STONE AND/OR WOOD EXTERIOR FINISHING ON HOMES
 - FENCES ON ALL BOUNDARY PERIMETERS
- FRONT YARD LANDSCAPING
 - 5' TRAIL TO BE PLACED IN TRACT "A"
 - 10' SIDE STREET SETBACKS
 - 5.863 ACRES OF GREEN SPACE
 - 1343 ACRES OF GREEN SPACE NOT WITHIN DRAINAGE STRUCTURES.
 - PARK FEES OF \$225/LOT TO BE PLACED IN AN ESCROW ACCOUNT BY DEVELOPER TO BE USED FOR PARK IMPROVEMENT





AG TO PD SF-2

AERIAL MAP

Zoning Case :
Z-FY-18-12

Address :
Blackland/Little River Rd

Transportation

Streets

- EXPRESSWAY
- MAJOR ARTERIAL
- COLLECTOR
- LOCAL STREET
- MINOR ARTERIAL
- PRIVATE
- RAMP
- Railroad
- Temple Municipal Boundary

Parcel Features

- Parcels
- ETJ Parcels
- 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.

Irbarrett
Date: 2/21/2018





AG TO PD SF-2

UTILITY MAP

Zoning Case :
Z-FY-18-12

Address :
Blackland@LittleRiver Rd

Sewer

- Manhole
- Gravity Main

WaterDistribution

- ⛶ Hydrant
- Main

Parcel Features

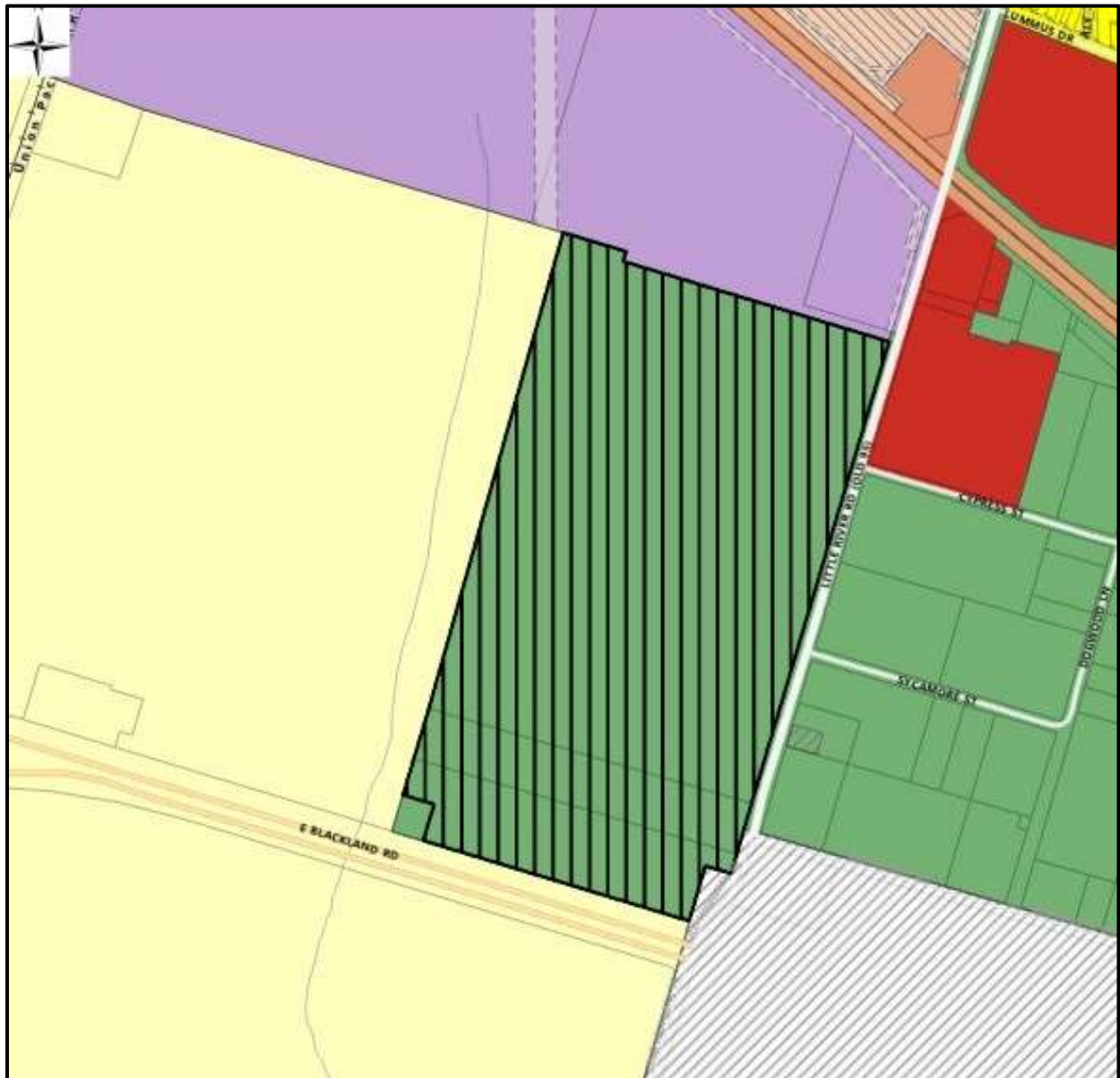
- ▭ Parcels
- ▭ Production.SDE.Easement

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Irbarrett
Date: 2/21/2018



Zoning Map



Site Photos



View from Blackland Road (above, below)



Property currently under cultivation



View to South at Subject Property along Little River Road



Looking South

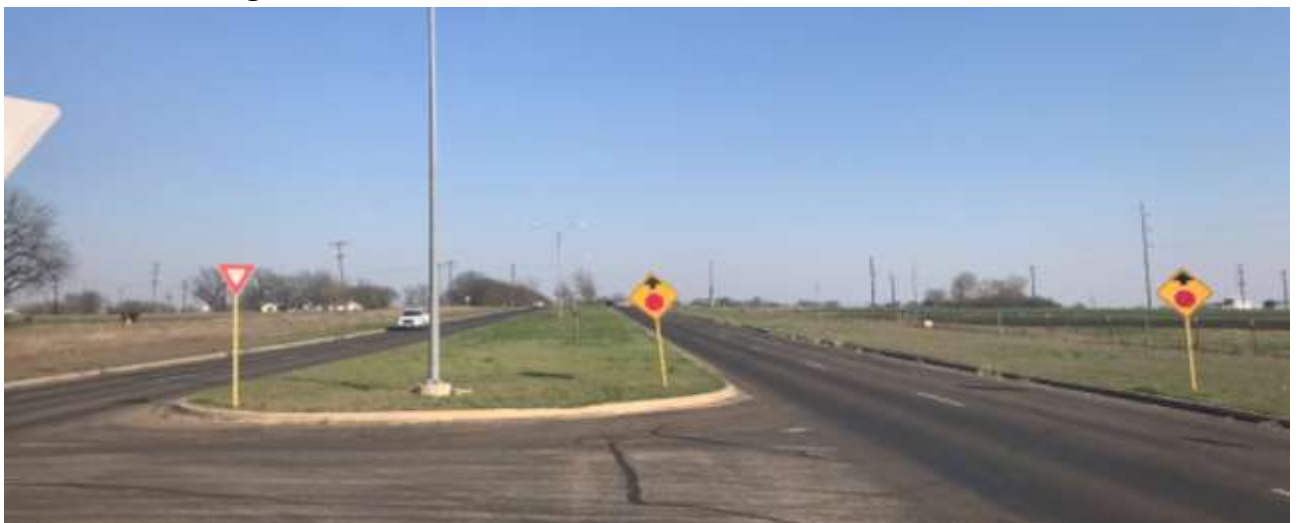
VICINITY



Looking South across the street at more Blackland Research property



View West Along Blackland Road toward Fifth Street



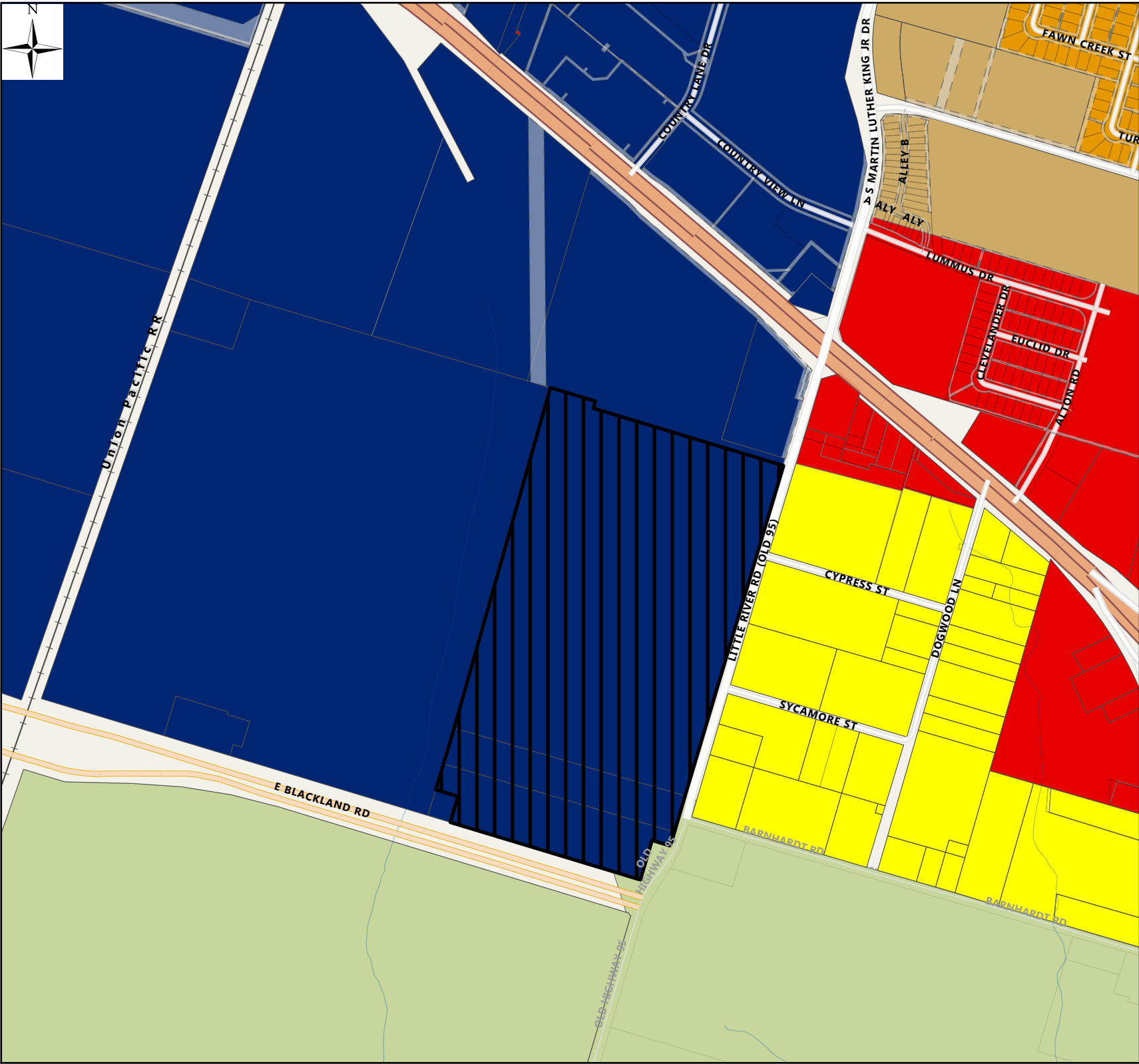
Looking East Along Blackland Road toward Little River Road



View to East across Little River Road



View North along Little River Road toward the Loop



AG TO PD SF-2 FUTURE LAND USE MAP

Zoning Case :
Z-FY-18-12

Address :
Blackland/Little River Rd

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: 2/21/2018





AG TO PD SF-2

THOROUGHFARE AND TRAILS MAP

Zoning Case :
Z-FY-18-12

Address :
Blackland/Little River Rd

- Parcel Features**

 - Parcels
- Thoroughfare Plan**

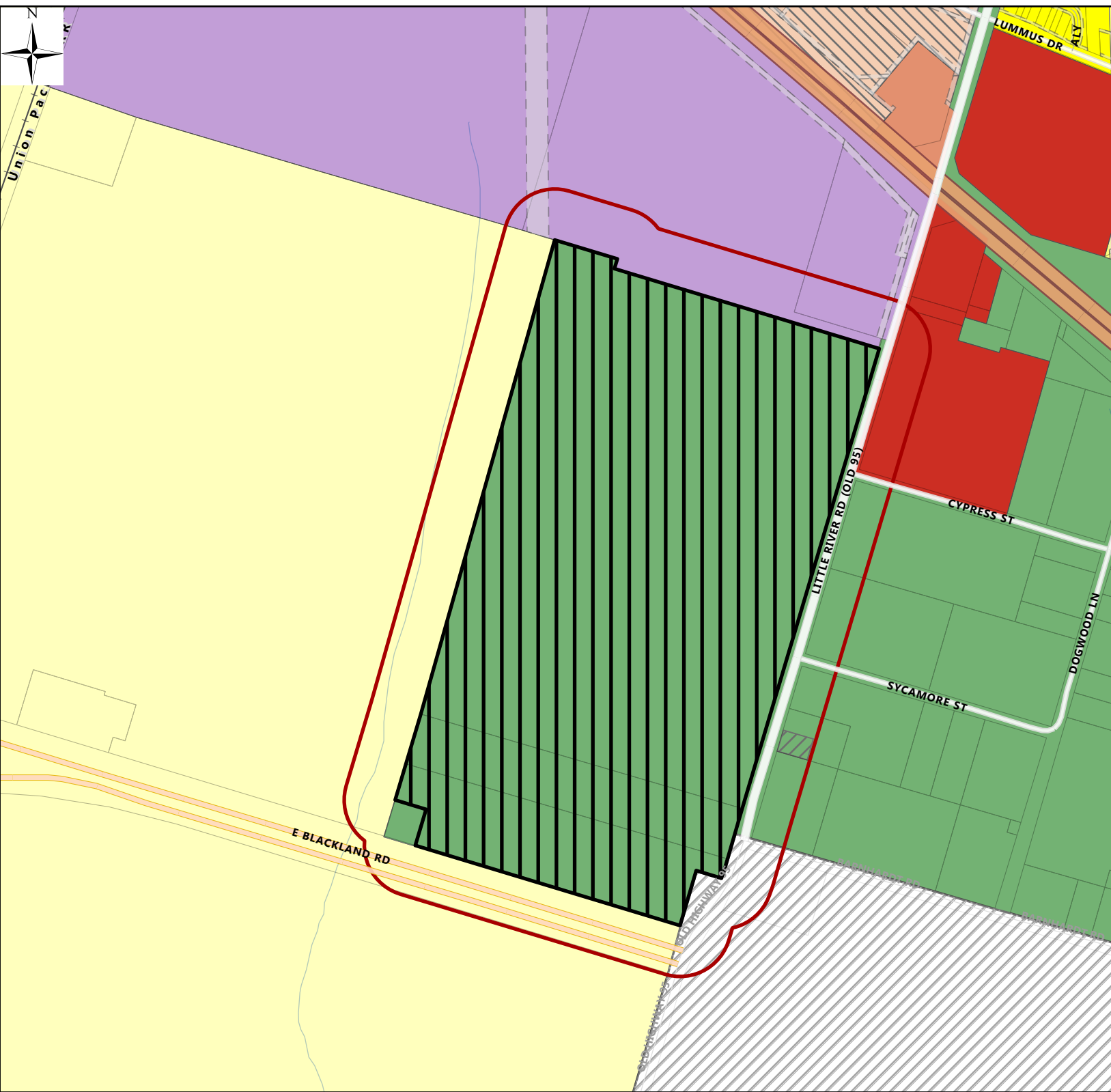
 - Expressway
 - Major Arterial
 - Proposed Major Arterial
 - Minor Arterial
 - Proposed Minor Arterial
 - Collector
 - Proposed Collector
- Trails Master Plan**

 - EXISTING, CITY WIDE SPINE
- EXISTING, COMMUNITY WIDE CONNECTOR**
- EXISTING, LOCAL CONNECTOR**
- PROPOSED, CITY WIDE SPINE**
- PROPOSED, COMMUNITY WIDE CONNECTOR**
- PROPOSED, LOCAL CONNECTOR**
- Production.SDE**

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Irbarrett
Date: 2/21/2018





AG TO PD SF-2

200' NOTIFICATION MAP

Zoning Case :

Z-FY-18-12

Address :

Blackland & Little River Rd

CurrentZoning	
HI - CUP	CA
UE	CA - CUP
UE - PD	CA - PD
SF-1	C
SF-1 - CUP	C - CUP
SF-1 - PD	C - PD
SF-2	C - CUP, PD
SF-2 - PD	LI
SF-3	LI - CUP
SF-3 - PD	LI - PD
SF-3 - CUP, PD	LI - CUP, PD
SFA	HI
SFA-2	HI - PD
SFA-2 - PD	AG
SFA-3	AG - CUP
SFA-3 - PD	MH
2F	MH - CUP
2F - CUP	MH - PD
2F - PD	MU
MF-1	MU - CUP
MF-1 - CUP	SD-C
MF-1 - PD	SD-C - CUP
MF-2	SD-H
MF-2 - CUP	SD-H - CUP
MF-2 - PD	SD-T
MF-3	SD-V
O-1	T4
O-1 - CUP	T4 - PD
O-1 - PD	T4 - CUP
O-2	TS-C
O-2 - CUP	TS-C - CUP
O-2 - PD	TS-C - PD
NS	TS-E
NS - CUP	TS-E - CUP
NS - PD	TS-E - PD
GR	NO BASE
GR - CUP	CUP
GR - PD	PD
GR - CUP, PD	Production.SDE.Easement

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Irbarrett

Date: 2/21/2018





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

HOELSCHER, ALICE B 7 CLIFFORD
4906 FIRESTONE DR
COLLEGE STA, TX 77845-8926

Zoning Application Number: Z-FY-18-12

Case Manager: Lynn Barrett

Location: the northwest corner of East Blackland Road and Little River Road (Old 95)

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

Please note - we will be on an overseas trip, Israel
☒ **disagree with this request** *at the time of your hearing*

Comments:

Feb 27, 2018
Need land for Parks - (1) one acre - Children under 8 (2) 2 acres - all other children. Bike + walk path. School bus "drop off" and "pickup" location. 2 flag poles at entrance. A small dog park for pet owners.

Clifford E. Hoelscher
Alice B. Hoelscher
Signature

CLIFFORD HOELSCHER
Alice B. Hoelscher
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, lrbarrett@templetx.gov or mail or hand-deliver this comment form to the address below, no later than **March 5, 2018**.

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

RECEIVED
MAR - 1 2018
City of Temple
Planning & Development

Number of Notices Mailed: 19

Date Mailed: February 22, 2018

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**

SMITH, LINDA COWAN
3703 S INTERSTATE 35
BELTON, TX 76513-9619

RECEIVED

MAR - 5 2018

City of Temple
Planning & Development

Zoning Application Number: Z-FY-18-12

Case Manager: Lynn Barrett

Location: the northwest corner of East Blackland Road and Little River Road (Old 95)

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:

Linda Cowan Smith

Signature

Linda Cowan Smith

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, lrbarrett@templetx.gov or mail or hand-deliver this comment form to the address below, no later than **March 5, 2018**.

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

Number of Notices Mailed: 19

Date Mailed: February 22, 2018

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**

SMITH, LINDA COWAN
3703 S INTERSTATE 35
BELTON, TX 76513-9619

RECEIVED

MAR - 5 2018

City of Temple
Planning & Development

Zoning Application Number: Z-FY-18-12

Case Manager: Lynn Barrett

Location: the northwest corner of East Blackland Road and Little River Road (Old 95)

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:

Linda Cowan Smith
Signature

Linda Cowan Smith
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, lrbarrett@templetx.gov or mail or hand-deliver this comment form to the address below, no later than **March 5, 2018**.

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

Number of Notices Mailed: 19

Date Mailed: February 22, 2018

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**

MITCHELL, KENNETH H
1005 SHADY RIVER CT N
BENBROOK, TX 76126-2900

Zoning Application Number: Z-FY-18-12

Case Manager: Lynn Barrett

Location: the northwest corner of East Blackland Road and Little River Road (Old 95)

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

I ☒ agree

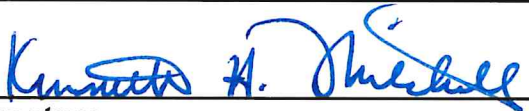
() disagree with this request

RECEIVED

Comments:

MAR - 1 2018

City of Temple
Planning & Development


Signature

Kenneth H. 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, lbarrett@templetx.gov or mail or hand-deliver this comment form to the address below, no later than **March 5, 2018**.

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

Number of Notices Mailed: 19

Date Mailed: February 22, 2018

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A REZONING AND SITE DEVELOPMENT PLAN ON APPROXIMATELY 70.688 ACRES FROM AGRICULTURAL ZONING DISTRICT TO PLANNED DEVELOPMENT SINGLE FAMILY TWO ZONING DISTRICT, SITUATED IN THE MAXIMO MORENO SURVEY, ABSTRACT NO. 14, BELL COUNTY, TEXAS, AND LOCATED AT THE NORTHWEST CORNER OF EAST BLACKLAND ROAD AND LITTLE RIVER ROAD, TEMPLE, TEXAS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the Planning and Zoning Commission of the City of Temple, Texas, after due consideration of the conditions, recommends approval of the rezoning and Site Development Plan from Agricultural Zoning District to Planned Development Single Family Two Zoning District, on approximately 70.688 acres, situated in the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas, located at the northwest corner of East Blackland Road and Little River Road (Old 95), Temple Texas; 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 Agricultural Zoning District to Planned Development Single Family Two Zoning District on approximately 70.688 acres, situated in the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas, located at the northwest corner of East Blackland Road and Little River Road (Old 95), Temple Texas, as more thoroughly described by the site development plan attached hereto as Exhibit 'A,' and made a part hereof for all purposes along with the following conditions:

1. Streets to be 60 feet right-of-way, 31 feet back of curb including 14.5-foot-wide public frontage on each side with 9.5 feet landscaped transition behind the curb and five-foot sidewalks on both sides;
2. Trees (2" diameter at breast height) planted every fifty feet within the frontage and in each front yard except at the corners;
3. Front yard landscaping;

4. Mixture of masonry (brick, stucco, hardiplank), stone and/or wood exterior finishing on homes;
5. Fences on all boundary perimeters;
6. Enclosed garages;
7. 1.34 acres of usable green space for private parks, which is part of 5.86 acres of greenspace including drainage areas;
8. Trail plan to meander through existing trees behind the lots on the north edge of the development;
9. Total investment in private park amenities would equal or exceed the amount of required park fees and would be implemented in phasing with subdivision development; and
10. Parks would belong to and be maintained by a subdivision Homeowner's Association.

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 **19th** day of **April**, 2018.

PASSED AND APPROVED on Second Reading on the **3rd** day of **May**, 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

05/03/18
Item #5(K)
Consent Agenda
Page 1 of 2

DEPT./DIVISION SUBMISSION & REVIEW:

Kayla Landeros, City Attorney
Christina Demirs, Deputy City Attorney

ITEM DESCRIPTION: Consider adopting a resolution authorizing an exchange of property with Keg-1 North Texas Properties, LLC pursuant to Local Government Code § 272.001.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: The City currently owns approximately 2.925-acres legally described as Lot 5, Block 1, Enterprise Business Park Phase II, an addition in the City of Temple, Bell County, Texas, according to the plat of record in Cabinet D, Slide 112-D, Plat Records of Bell County, Texas. This property serves the public purpose as a detention pond for the surrounding property. The abutting property owner, Keg-1 North Texas Properties, LLC (Keg-1), is expanding its facility and in order to do so, the detention pond needs to be redesigned. The redesign will accommodate the larger facility as well as more effectively retain drainage and runoff. The property owner agreed to build the redesigned detention pond and convey two tracts for a total of 1.126-acre in exchange for a 1.511-acre portion of the City's property.

The properties to be conveyed to the City are legally described as follows:

Tract 1: Being a 0.886-acre tract situated in the Elizabeth Berry Survey, Abstract No. 56, Temple, Bell County, Texas, being a portion of Lot 1, Block 1, of Enterprise Business Park Phase V, an addition to the City of Temple, Bell County, Texas, according to the plat of record in Plat Year 2017, Plat #39, Plat Records of Bell County, Texas.

Tract 2: Being a 0.240-acre tract situated in the Elizabeth Berry Survey, Abstract No. 56, Temple, Bell County, Texas, being a portion of Lot 1, Block 1, of Enterprise Business Park Phase V, an addition to the City of Temple, Bell County, Texas, according to the plat of record in Plat Year 2017, Plat #39, Plat Records of Bell County, Texas.

The property to be conveyed to Keg-1 is legally described as being 1.511-acres, situated in the Elizabeth Berry Survey, Abstract No. 56, Temple, Bell County, Texas, being a portion of Lot 5, Block 1, Enterprise Business Park Phase II, an addition in the City of Temple, Bell County, Texas, according to the plat of record in Cabinet D, Slide 112-D, Plat Records of Bell County, Texas.

Local Government Code § 272.001(b)(3) provides that an exception to the notice and bidding requirements exists when land or a real property interest acquired for public purposes is exchanged for other land to be used for public purposes and may be conveyed to the abutting property owner at fair market value.

Fair market value the property the City is conveying to Keg-1 is \$14,755.63. The fair market value of the property Keg -1 is conveying to the City is \$24,199.71.

For the reasons outlined above, Staff recommends authorizing the exchange of the properties to the abutting property owner, Keg-1 North Texas Properties, LLC.

FISCAL IMPACT: At the present time, the 1.511 acres being conveyed to Keg-1 North Texas Properties, LLC by the City is exempt from property taxes. When the property is conveyed to them, it will be added back to the property tax rolls. At the present time, the 1.126 acres being conveyed to the City is subject to property taxes. When the property is conveyed to the City, it will be exempt from property taxes.

ATTACHMENTS:

[Surveys](#)
[Resolution](#)

FIELD NOTES PREPARED BY ALL COUNTY SURVEYING, INC.

April 16, 2018

Surveyor's Field Notes for:

0.240 ACRES, situated in the ELIZABETH BERRY SURVEY, ABSTRACT NO. 56, Temple, Bell County, Texas, being a portion of Lot 1, Block 1, of ENTERPRISES BUSINESS PARK, PHASE V, an addition in the City of Temple, Bell County, Texas, according to the plat of record in Plat Year 2017, Plat #39, Plat Records of Bell County, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with "ALL COUNTY" cap found on a curve to the right on the north right of way of Enterprise Road, being an interior corner of said Lot 5, same being the southeast corner of Lot 5, Block 1, Enterprise Business Park, Phase II, an addition in the City of Temple, Bell County, Texas, according to the plat of record in Cabinet D, Slide 112-D, Plat Records of Bell County, Texas, for the southwest corner of this tract of land;

THENCE in a northerly direction, with an interior line of said Lot 1 (*Plat N. 16° 01' 06" E., 391.17 feet*), same being the east line of said Lot 5, **N. 16° 00' 54" E., 200.20 feet**, to a calculated point, for the northwest corner of this tract of land, from which a 5/8" iron rod with "ACS" cap found at an interior corner of said Lot 1, same being the northeast corner of said Lot 5 bears *N. 16° 00' 54" E., 190.88 feet*;

THENCE in an easterly direction, over and across said Lot 1, **S. 73° 07' 08" E., 52.58 feet**, to a 5/8" iron rod with "ACS" cap set, for the northeast corner of this tract of land;

THENCE in a southerly direction, continuing over and across said Lot 1, **S. 16° 52' 52" W., 208.53 feet**, to a 5/8" iron rod with "ACS" cap set on the south line of said Lot 1, same being the north right of way of Enterprise Road, for the southeast corner of this tract of land;

THENCE in a westerly direction, with the south line of said Lot 1, same being the north right of way of Enterprise Road, with said curve to the right **50.25 feet**, having a *radius of 1465.00 (Plat radius=1465.00')*, a *delta angle of 01° 57' 55"* and a *chord which bears N. 63° 33' 12" W., 50.25 feet*, to the **POINT OF BEGINNING** and containing 0.240 Acre of Land.

Horizontal Datum based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, as per GPS observations utilizing the Western Data System Network. Combined scale factor =1.00014763163946 using Control Point 3 (N=10,385,425.009, E=3,228,326.844) as base point.

This document is not valid for any purpose unless signed and sealed by a Registered Professional Land Surveyor.

This mete and bounds description to accompany a Surveyors Sketch of the herein described 0.240 Acre tract.

Surveyed February 12, 2018

ALL COUNTY SURVEYING, INC.

1-800-749-PLAT

Tx. Firm Lic. No. 10023600

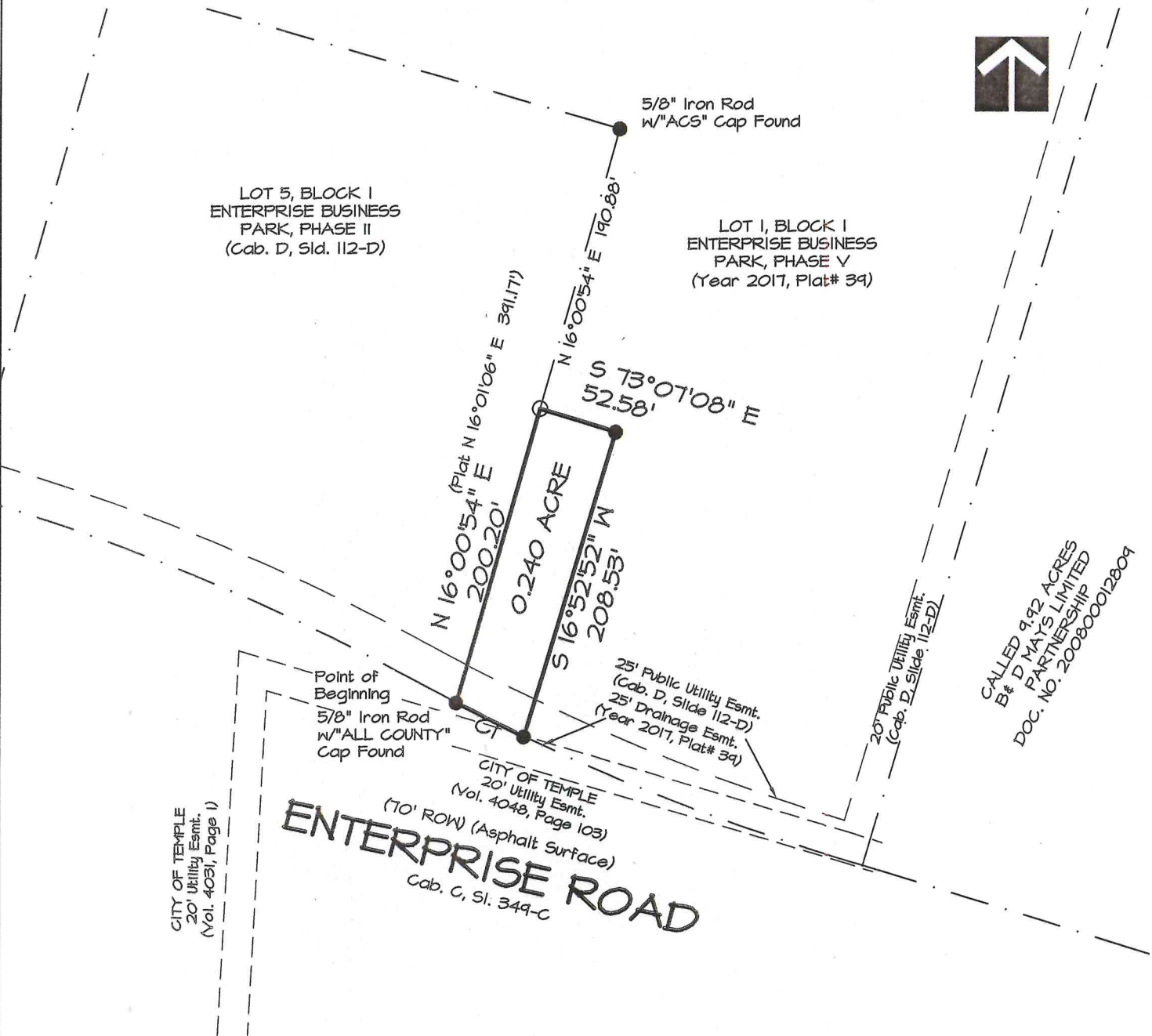
server/projects/pro180000/180000/180072/18007202 0.240ac.doc



Charles C. Lucko
Registered Professional Land Surveyor
Registration No. 4636

Survey showing 0.240 ACRE, situated in the ELIZABETH BERRY SURVEY, ABSTRACT NO. 56, Temple, Bell County, Texas, being a portion of Lot 1, Block 1, of ENTERPRISES BUSINESS PARK, PHASE V, an addition in the City of Temple, Bell County, Texas, according to the plat of record in Plat Year 2017, Plat #39, Plat Records of Bell County, Texas

This sketch to accompany a metes and bounds description of the hereon shown 0.240 Acre tract.



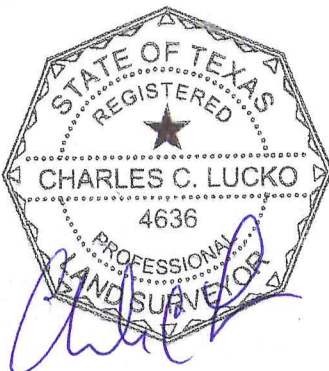
- Denotes 5/8" Iron Rod with "ACS" Cap set, unless otherwise noted.
- Denotes Calculated Point

Horizontal Datum based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, as per GPS observations utilizing the Western Data System Network. Combined scale factor = 1.00014763163946 using Control Point 3 (N=10,385,425.009, E=3,228,326.844) as base point.

This document is not valid for any purpose unless signed and sealed by a Registered Professional Land Surveyor.

This surveyor and All County Surveying, Inc. do not warrant any statement with reference to floodplain.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	RECORD CALL
C1	1465.00'	50.25'	1°57'55"	N 63°33'12" W	50.25'	RAD=1465.00'



1303 South 21st Street
Temple, Texas 76504
254-718-2272 Killeen 254-634-4636
Fax 254-714-7608

Survey completed: 03-14-2018
Scale: 1" = 100'
Job No.: 180072.2
Dwg No.: 18007202 0.240AC
Drawn by: MDH
Surveyor: CCL # 4636
Copyright 2018 All County Surveying, Inc.

Plot Date: 04-16-2018

FIELD NOTES PREPARED BY ALL COUNTY SURVEYING, INC.

April 16, 2018

Surveyor's Field Notes for:

0.886 ACRES, situated in the ELIZABETH BERRY SURVEY, ABSTRACT NO. 56, Temple, Bell County, Texas, being a portion of Lot 1, Block 1, of ENTERPRISES BUSINESS PARK, PHASE V, an addition in the City of Temple, Bell County, Texas, according to the plat of record in Plat Year 2017, Plat #39, Plat Records of Bell County, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with "ACS" cap set on the south line of said Lot 1, same being the north right of way of Enterprise Road, for the southwest corner of this tract of land, from which a 5/8" iron rod found at the most southerly, southwest corner of said Lot 1, bears *N. 74° 01' 21" W., 160.51 feet*;

THENCE in a northerly direction, over and across said Lot 1, **N. 16° 52' 52" E., 167.80 feet**, to a 5/8" iron rod with "ACS" cap set, for the northwest corner of this tract of land;

THENCE in an easterly direction, over and across said Lot 1, **S. 73° 07' 08" E., 231.42 feet**, to a calculated point on an interior line of said Lot 1, same being the west line of Lot 5, Block 1, Enterprise Business Park, Phase II, an addition in the City of Temple, Bell County, Texas, of record in Cabinet D, Slide 112-D, Plat Records of Bell County, Texas, for the northeast corner of this tract of land, from which an interior corner of said Lot 1, same being the northwest corner of said Lot 5 bears *N. 16° 05' 39" E., 185.54 feet*;

THENCE in a southerly direction, with an interior line of said Lot 1 (*Plat S. 16° 05' 37" W., 349.67 feet*), same being the west line of said Lot 5, **S. 16° 05' 39" W., 164.15 feet**, to a 5/8" iron rod with "ALL COUNTY" cap found on a curve to the left on the north right of way of Enterprise Road, being an interior corner of said Lot 1, same being the southwest corner of said Lot 5, for the southeast corner of this tract of land;

THENCE in a westerly direction, with the south line of said Lot 1, same being the north right of way of Enterprise Road, the following two (2) courses and distances:

- 1) **4.95 feet**, with a said curve to the left, having a *radius of 1535.00 feet (Plat radius=1535.00 feet)*, a *delta angle of 0° 11' 06"* and a *chord which bears N. 73° 51' 40" W., 4.95 feet*, to a 5/8" iron rod with "ALL COUNTY" cap found at the end of said curve to the left, for a corner of this tract of land;
- 2) **N. 74° 01' 21" W., 228.75 feet (Plat N. 74° 01' 15" W., 389.31 feet)**, to the **POINT OF BEGINNING** and containing 0.886 Acre of Land.

Horizontal Datum based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, as per GPS observations utilizing the Western Data System Network. Combined scale factor =1.00014763163946 using Control Point 3 (N=10,385,425.009, E=3,228,326.844) as base point.

This document is not valid for any purpose unless signed and sealed by a Registered Professional Land Surveyor.

This mete and bounds description to accompany a Surveyors Sketch of the herein described 0.886 Acre tract.

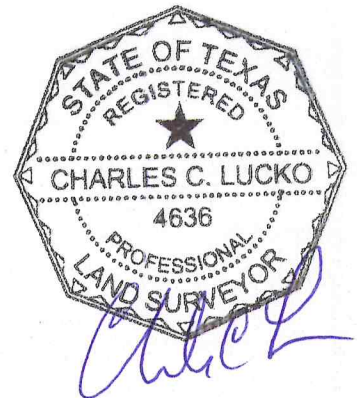
Surveyed February 12, 2018

ALL COUNTY SURVEYING, INC.

1-800-749-PLAT

Tx. Firm Lic. No. 10023600

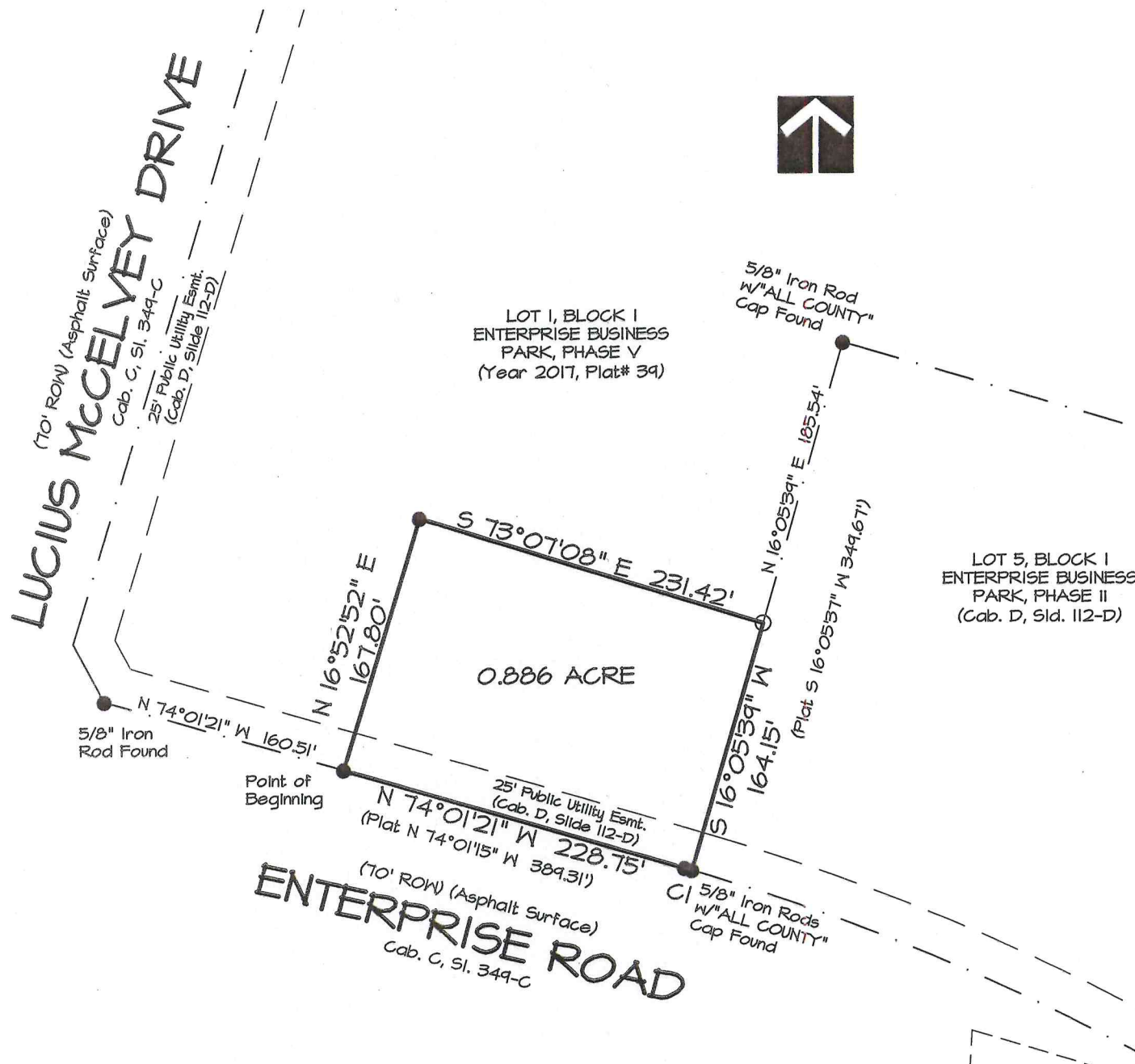
server/projects/pro180000/180000/180072/18007202 0.886ac.doc



Charles C. Lucko
Registered Professional Land Surveyor
Registration No. 4636

Survey showing 0.886 ACRE, situated in the ELIZABETH BERRY SURVEY, ABSTRACT NO. 56, Temple, Bell County, Texas, being a portion of Lot 1, Block I, of ENTERPRISES BUSINESS PARK, PHASE V, an addition in the City of Temple, Bell County, Texas, according to the plat of record in Plat Year 2017, Plat #39, Plat Records of Bell County, Texas

This sketch to accompany a metes and bounds description of the hereon shown 0.886 Acre tract.



- Denotes 5/8" Iron Rod with "ACS" Cap set, unless otherwise noted.
- Denotes Calculated Point

Horizontal Datum based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, as per GPS observations utilizing the Western Data System Network. Combined scale factor = 1.00014763163946 using Control Point 3 (N=10,385,425.009, E=3,228,326.844) as base point.

This document is not valid for any purpose unless signed and sealed by a Registered Professional Land Surveyor.

This surveyor and All County Surveying, Inc. do not warrant any statement with reference to floodplain.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1535.00'	4.95'	0°11'06"	N 73°51'40" W	4.95'



1303 South 21st Street
Temple, Texas 76504
254-778-2272 Killeen 254-634-4636
Fax 254-774-7608

Survey completed: 03-14-2018
Scale: 1" = 100'
Job No.: 180072.2
Dwg No.: 18007202 0.886AC
Drawn by: MDH
Surveyor: CCL # 4636
Copyright 2018 All County Surveying, Inc.

Plot Date: 04-16-2018

FIELD NOTES PREPARED BY ALL COUNTY SURVEYING, INC.

April 16, 2018

Surveyor's Field Notes for:

1.511 ACRES, situated in the ELIZABETH BERRY SURVEY, ABSTRACT NO. 56, Temple, Bell County, Texas, being a portion of Lot 5, Block 1, ENTERPRISE BUSINESS PARK, PHASE II, an addition in the City of Temple, Bell County, Texas, according to the plat of record in Cabinet D, Slide 112-D, Plat Records of Bell County, Texas, and being more particularly described as follows:

BEGINNING at a calculated point on the west line of said Lot 5, same being an interior line of Lot 1, Block 1, of ENTERPRISES BUSINESS PARK, PHASE V, an addition in the City of Temple, Bell County, Texas, according to the plat of record in Plat Year 2017, Plat #39, Plat Records of Bell County, for the southwest corner of this tract of land, from which a 5/8" iron rod with "ALL COUNTY" cap found at the southwest corner of said Lot 5, same being an interior corner of said Lot 1 bears *S. 16° 05' 39" W., 164.15 feet*;

THENCE in a northerly direction, with the west line of said Lot 5 (*Plat N. 16° 00' 25" E., 350.01 feet*), same being an interior line of said Lot 1, **N. 16° 05' 39" E., 185.54 feet**, to a 5/8" iron rod with "ALL COUNTY" cap found, being the northwest corner of said Lot-5, same being an interior corner of said Lo1, for the northwest corner of this tract of land;

THENCE in an easterly direction, with the north line of said Lot 5 (*Plat S. 73° 59' 35" E., 350.00 feet*), same being an interior line of said Lot 1, **S. 73° 59' 40" E., 349.57 feet**, to a 5/8" iron rod with "ACS" cap found, being the northeast corner of said Lot 5, same being an interior corner of said Lot 1, for the northeast corner of this tract of land;

THENCE in a southerly direction, with the east line of said Lot 5 (*Plat S. 16° 00' 25" W., 391.17 feet*), same being an interior line of said Lot 1, **S. 16° 00' 54" W., 190.88 feet**, to a calculated point, for the southeast corner of this tract of land, from which a 5/8" iron rod with "ALL COUNTY" cap found at the southeast corner of said Lot 5, same being an interior corner of said Lot 1 bears *S. 16° 00' 54" W., 200.20 feet*;

THENCE in a westerly direction, over and across said Lot 5, **N. 73° 07' 08" W., 349.87 feet**, to the **POINT OF BEGINNING** and containing 1.511 Acres of Land.

Horizontal Datum based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, as per GPS observations utilizing the Western Data System Network. Combined scale factor = 1.00014763163946 using Control Point 3 (N=10,385,425.009, E=3,228,326.844) as base point.

This document is not valid for any purpose unless signed and sealed by a Registered Professional Land Surveyor.

This mete and bounds description to accompany a Surveyors Sketch of the herein described 1.511 Acre tract.

Surveyed February 12, 2018

ALL COUNTY SURVEYING, INC.

1-800-749-PLAT

Tx. Firm Lic. No. 10023600

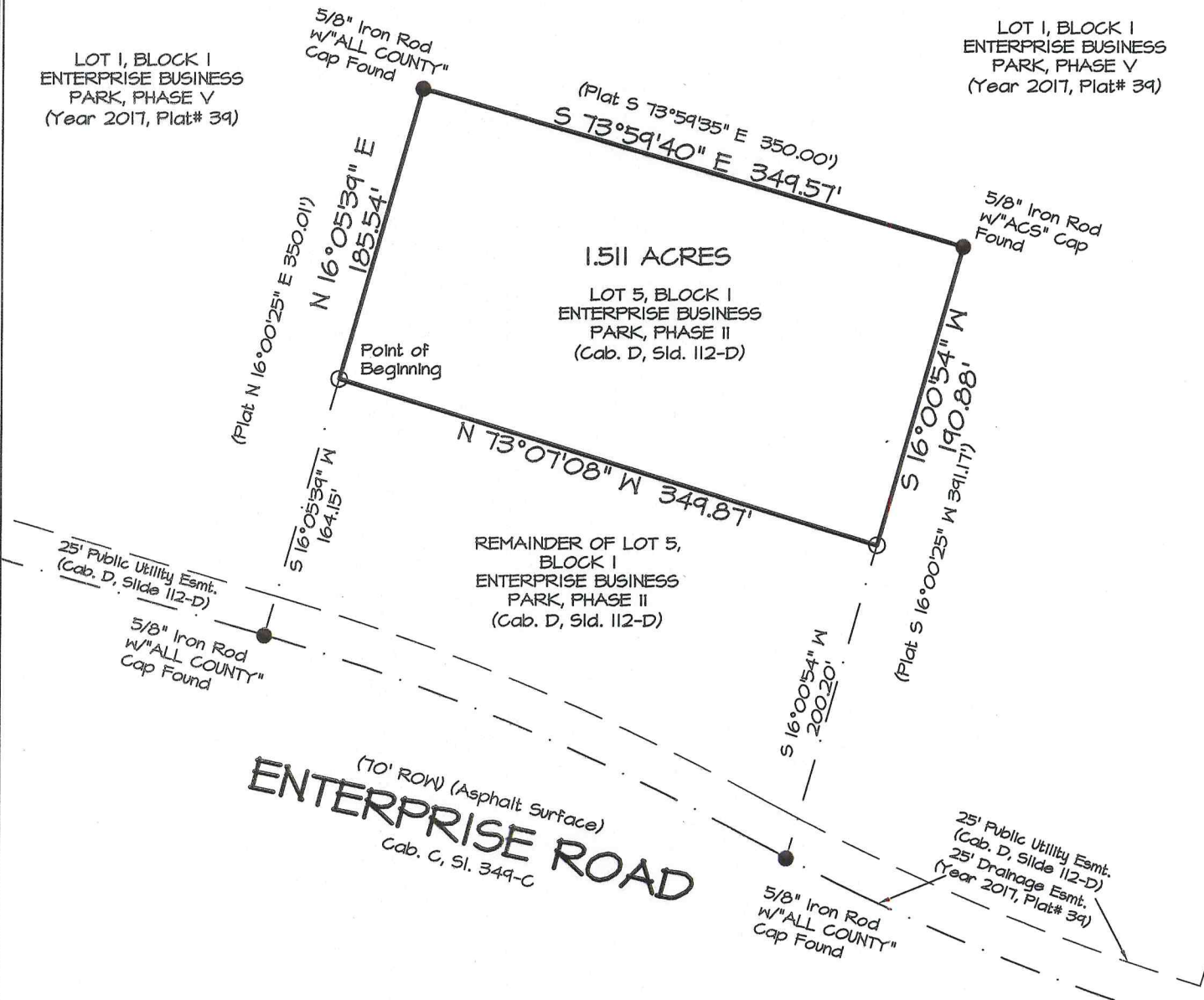
server/projects/pro180000/180000/180072/18007202 1.511 ac.doc



Charles C. Lucko
Registered Professional Land Surveyor
Registration No. 4636

Survey showing 1.511 ACRES, situated in the ELIZABETH BERRY SURVEY, ABSTRACT NO. 56, Temple, Bell County, Texas, being a portion of Lot 5, Block I, ENTERPRISE BUSINESS PARK, PHASE II, an addition in the City of Temple, Bell County, Texas, according to the plat of record in Cabinet D, Slide 112-D, Plat Records of Bell County, Texas

This sketch to accompany a metes and bounds description of the hereon shown 1.511 Acre tract.



- Denotes 5/8" Iron Rod with "ACS" Cap set, unless otherwise noted.
- Denotes Calculated Point

Horizontal Datum based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, as per GPS observations utilizing the Western Data System Network. Combined scale factor = 1.00014763163946 using Control Point 3 (N=10,385,425.009, E=3,228,326.844) as base point.

This document is not valid for any purpose unless signed and sealed by a Registered Professional Land Surveyor.

This surveyor and All County Surveying, Inc. do not warrant any statement with reference to floodplain.



1303 South 21st Street
Temple, Texas 76504
254-718-2272 Killeen 254-634-4636
Fax 254-714-7608

Survey completed: 03-14-2018
Scale: 1" = 100'
Job No.: 180072.2
Dwg No.: 18007202 1.511AC
Drawn by: MDH
Surveyor: CCL # 4636
Copyright 2018 All County Surveying, Inc.

Plot Date: 04-16-2018

RESOLUTION NO. 2018-9121-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING AN EXCHANGE OF PROPERTY WITH KEG-1 NORTH TEXAS PROPERTIES, LLC PURSUANT TO LOCAL GOVERNMENT CODE § 272.001; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the City currently owns approximately 2.925-acres, legally described as Lot 5, Block 1, Enterprise Business Park Phase II, an addition in the City of Temple, Bell County, Texas, according to the plat of record in Cabinet D, Slide 112-D, Plat Records of Bell County, Texas, which serves the public purpose as a detention pond for the surrounding properties;

Whereas, the abutting property owner, Keg-1 North Texas Properties, LLC (Keg-1), is expanding its facility and in order to do so, the detention pond needs to be redesigned - the redesign will accommodate the larger facility as well as more effectively retain drainage and runoff;

Whereas, Keg-1 has agreed to build the redesigned detention pond and convey two tracts for a total of 1.126-acre in exchange for a 1.511-acre portion of the City's property;

Whereas, the properties to be conveyed to the City are legally described as follows:

Tract 1: Being a 0.886-acre tract situated in the Elizabeth Berry Survey, Abstract No. 56, Temple, Bell County, Texas, being a portion of Lot 1, Block 1, of Enterprise Business Park Phase V, an addition to the City of Temple, Bell County, Texas, according to the plat of record in Plat Year 2017, Plat No. 39, Plat Records of Bell County, Texas.

Tract 2: Being a 0.240-acre tract situated in the Elizabeth Berry Survey, Abstract No. 56, Temple, Bell County, Texas, being a portion of Lot 1, Block 1, of Enterprise Business Park Phase V, an addition to the City of Temple, Bell County, Texas, according to the plat of record in Plat Year 2017, Plat No. 39, Plat Records of Bell County, Texas.

Whereas, the property to be conveyed to Keg-1 is legally described as being approximately 1.511-acres, situated in the Elizabeth Berry Survey, Abstract No. 56, Temple, Bell County, Texas, being a portion of Lot 5, Block 1, Enterprise Business Park Phase II, an addition in the City of Temple, Bell County, Texas, according to the plat of record in Cabinet D, Slide 112-D, Plat Records of Bell County, Texas;

Whereas, Local Government Code § 272.001(b)(3) provides that an exception to the notice and bidding requirements exists when land or a real property interest acquired for public purposes is exchanged for other land to be used for public purposes and may be conveyed to the abutting property owner at fair market value;

Whereas, per Bell County Appraisal District, the value of the property the City is conveying to Keg-1 is \$14,755.63 and the value of the property Keg -1 is conveying to the City is \$24,199.71;

Whereas, Staff recommends authorizing an exchange of the property with Keg-1 North Texas Properties, LLC, pursuant to Local Government Code § 272.001;

Whereas, at the present time, the 1.511 acres being conveyed to Keg-1 North Texas Properties, LLC by the City is exempt from property taxes – at the time the property is conveyed to Keg-1, the property will be added back to the property tax rolls;

Whereas, at the present time, the 1.126 acres being conveyed to the City is subject to property taxes – at the time the property is conveyed to the City, the property will be exempt from property taxes; 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 exchange of property with Keg-1 North Texas Properties, LLC pursuant to Local Government Code § 272.001, as outlined below:

Being conveyed to the City - Tract 1: Being a 0.886-acre tract situated in the Elizabeth Berry Survey, Abstract No. 56, Temple, Bell County, Texas, being a portion of Lot 1, Block 1, of Enterprise Business Park Phase V, an addition to the City of Temple, Bell County, Texas, according to the plat of record in Plat Year 2017, Plat No. 39, Plat Records of Bell County, Texas.

Being conveyed to the City - Tract 2: Being a 0.240-acre tract situated in the Elizabeth Berry Survey, Abstract No. 56, Temple, Bell County, Texas, being a portion of Lot 1, Block 1, of Enterprise Business Park Phase V, an addition to the City of Temple, Bell County, Texas, according to the plat of record in Plat Year 2017, Plat No. 39, Plat Records of Bell County, Texas.

Being conveyed to Keg-1 - approximately 1.511-acres, situated in the Elizabeth Berry Survey, Abstract No. 56, Temple, Bell County, Texas, being a portion of Lot 5, Block 1, Enterprise Business Park Phase II, an addition in the City of Temple, Bell County, Texas, according to the plat of record in Cabinet D, Slide 112-D, Plat Records of Bell County, Texas;

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 **3rd** day of **May**, 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 AGENDA ITEM MEMORANDUM

05/03/18
Item #5(L)
Consent Agenda
Page 1 of 1

DEPT. / DIVISION SUBMISSION & REVIEW:

Mark Baker, Senior Planner

ITEM DESCRIPTION: FY-18-2-ST: Consider adopting a resolution authorizing approval of a street name change from Marsala Drive to Modena Drive, within the Bella Terra, Phase I subdivision.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: Belton Engineering is requesting that the street name of Marsala Drive, as recorded by the Bella Terra, Phase I subdivision, be changed to Modena Drive.

In order to avoid confusion for addressing, and 911 response team(s), the name change is being requested from Marsala Drive to Modena Drive. The duplicate name within the City of Temple was identified by the US Postal Service and inadvertently missed during the review of the Bella Terra, Phase I plat. The plat for Bella Terra, Phase I subdivision was recorded on February 13, 2018. No existing homes would be effected by this name change.

The request for street name change was circulated City-wide which included both emergency response, Public Works and the Streets Department as well as utility providers outside of the City. No issues have been identified.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

[Letter of Request for Name Change](#)
[Existing Bella Terra, Phase I Subdivision Plat \(Exhibit A\)](#)
[Resolution](#)



BELTON ENGINEERING, INC.
*Engineering * Design/Build * Planning*

March 15, 2018

City of Temple, Texas
Attn.: MAYOR AND CITY COUNCILPERSONS
2 North Main Street
Temple, Texas 76501

RE: NAME CHANGE REQUEST FOR AN EXISTING STREET, WITHIN BELLA TERRA SUBDIVISION (recorded, but not constructed as of 03-15-18)

Dear Mayor and City Councilpersons,

Belton Engineering Inc., as representative of the owner(s) of the lots in Bella Terra subdivision, request that the recorded street, MARSALA DRIVE, within said subdivision be re-named **MODENA DRIVE**.

According to the City of Temple Staff, and the Postmaster, Marsala Drive already exists within the city limits of Temple Texas, and was inadvertently approved for recordation, during the final platting process of Bella Terra.

In order to avoid confusion for addressing, and 911 response team(s), it is our request to change the street name. **"MODENA DRIVE"** has been submitted to and approved as an available name, by the City of Temple Planning Department.


Feel free to contact us at any time, in reference to this project, Office #254-731-5600, Mobile #254-289-7273.

Submitted,

BELTON ENGINEERING, INC.



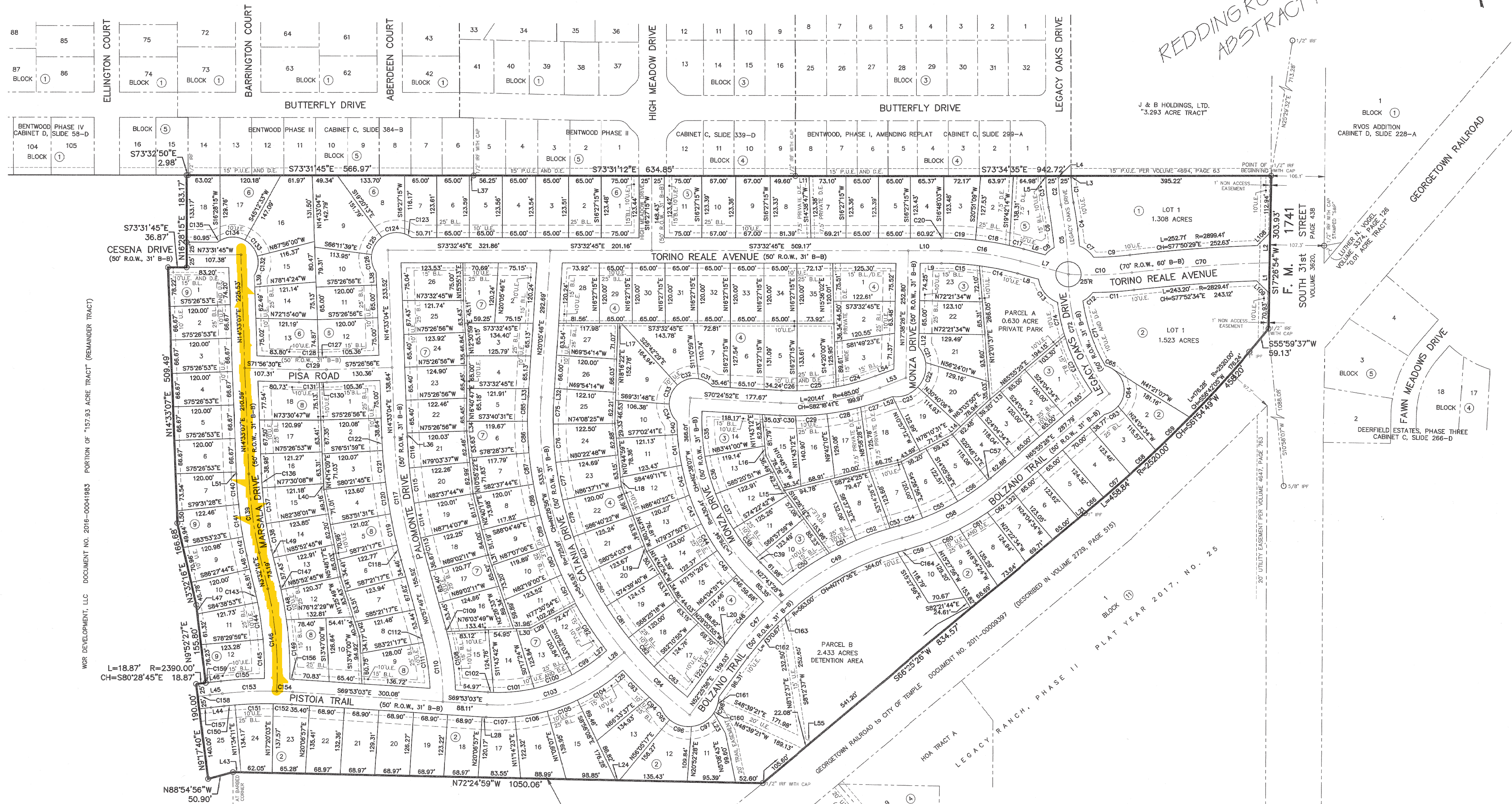
WGR DEVELOPMENT, LLC.



Michael R. Emmons, Vice President

EXHIBIT A

REDDING ROBERTS SURVEY,
ABSTRACT NO. 692



RESOLUTION NO. 2018-9122-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, RENAMING MARSALA DRIVE TO MODENA DRIVE WITHIN BELLA TERRA, PHASE I SUBDIVISION, CITY OF TEMPLE, BELL COUNTY, TEXAS; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, Belton Engineering is requesting that the street name of Marsala Drive, as recorded by the Bella Terra, Phase I subdivision, be changed to Modena Drive;

Whereas, the duplicate name within the City of Temple was identified by the US Postal Service and inadvertently missed during the review of the Bella Terra, Phase I plat;

Whereas, in order to avoid confusion for addressing, and 911 response team(s), the name change is being requested from Marsala Drive to Modena Drive;

Whereas, the plat for Bella Terra, Phase I subdivision was recorded on February 13, 2018 - no existing homes would be effected by this name change;

Whereas, the request for street name change was circulated City-wide which included both emergency response, Public Works and the Streets Department as well as utility providers outside of the City and no issues were identified; 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 renaming of Marsala Drive to Modena Drive located in the Bella Terra, Phase I Subdivision, City of Temple, Bell County, Texas, as outlined in Exhibit 'A' attached hereto.

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 3rd day of **May**, 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

05/03/18
Item #5(M)
Consent Agenda
Page 1 of 1

DEPT./DIVISION SUBMISSION & REVIEW:

Traci Barnard, Director of Finance

ITEM DESCRIPTION: Consider adopting a resolution authorizing budget amendments for fiscal year 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 \$703,771.

ATTACHMENTS:

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

CITY OF TEMPLE
BUDGET AMENDMENTS FOR FY 2018 BUDGET
May 3, 2018

ACCOUNT #	PROJECT #	DESCRIPTION	APPROPRIATIONS	
			Debit	Credit
110-4000-555-2225		Capital < \$5000 / Books & Periodicals	\$ 162	
110-4000-555-2110		Supplies / Office Supplies	\$ 400	
110-4000-555-2511		Other Services / Printing/Publication	\$ 200	
110-0000-461-0841		Other / Donations/Gifts		\$ 762
To appropriate Library donations received for book purchases (\$162) and Summer Reading Program (\$600).				
520-5200-535-2336		Repairs & Maintenance / Hydrants & Valves	\$ 1,568	
520-0000-443-3054		Insurance Claims / Insurance Claims		\$ 1,568
To appropriate insurance proceeds received from Progressive Insurance for damages occurring to a fire hydrant located at South General Bruce Drive and SW HK Dodgen Loop on February 14, 2018.				
110-2031-521-2516		Other Services / Judgments & Damages	\$ 1,441	
110-0000-461-0554		Insurance Claims / Insurance Claims		\$ 1,441
To appropriate insurance proceeds from Hartford Insurance for damages to asset # 13221 occurring on March 3, 2018.				
365-3400-531-6532		Capital - Special Projects / Contingency	\$ 700,000	
365-3400-531-6859	100970	Capital - Bonds / Westfield Blvd Improvements		\$ 700,000
To move project savings into contingency account for future use. Construction bid with Tex Global Contractors, Inc. for the Westfield Blvd Improvements project came in under budget.				
TOTAL AMENDMENTS			\$ 703,771	\$ 703,771
GENERAL FUND				
Beginning Contingency Balance			\$ -	
Added to Contingency Sweep Account				-
Carry forward from Prior Year				-
Taken From Contingency				-
Net Balance of Contingency Account			\$ -	
Beginning Judgments & Damages Contingency			\$ 25,182	
Added to Contingency Judgments & Damages from Council Contingency				-
Taken From Judgments & Damages				(25,000)
Net Balance of Judgments & Damages Contingency Account			\$ 182	
Beginning Compensation Contingency			\$ 343,000	
Added to Compensation Contingency				-
Taken From Compensation Contingency				(343,000)
Net Balance of Compensation Contingency Account			\$ -	
Net Balance Council Contingency			\$ 182	
Beginning Balance Budget Sweep Contingency			\$ -	
Added to Budget Sweep Contingency				-
Taken From Budget Sweep				-
Net Balance of Budget Sweep Contingency Account			\$ -	

CITY OF TEMPLE
BUDGET AMENDMENTS FOR FY 2018 BUDGET
May 3, 2018

ACCOUNT #	PROJECT #	DESCRIPTION	APPROPRIATIONS	
			Debit	Credit
		WATER & SEWER FUND		
		Beginning Contingency Balance		\$ 65,000
		Added to Contingency Sweep Account		-
		Taken From Contingency		(12,084)
		Net Balance of Contingency Account		\$ 52,916
		Beginning Compensation Contingency		\$ 63,000
		Added to Compensation Contingency		-
		Taken From Compensation Contingency		(63,000)
		Net Balance of Compensation Contingency Account		\$ -
		Net Balance Water & Sewer Fund Contingency		\$ 52,916
		HOTEL/MOTEL TAX FUND		
		Beginning Contingency Balance		\$ -
		Added to Contingency Sweep Account		-
		Carry forward from Prior Year		-
		Taken From Contingency		-
		Net Balance of Contingency Account		\$ -
		Beginning Compensation Contingency		\$ 19,000
		Added to Compensation Contingency		-
		Taken From Compensation Contingency		(19,000)
		Net Balance of Compensation Contingency Account		\$ -
		Net Balance Hotel/Motel Tax Fund Contingency		\$ -
		DRAINAGE FUND		
		Beginning Contingency Balance		\$ 807,065
		Added to Contingency Sweep Account		-
		Carry forward from Prior Year		-
		Taken From Contingency		(694,864)
		Net Balance of Contingency Account		\$ 112,201
		Beginning Compensation Contingency		\$ 12,500
		Added to Compensation Contingency		-
		Taken From Compensation Contingency		(12,500)
		Net Balance of Compensation Contingency Account		\$ -
		Net Balance Drainage Fund Contingency		\$ 112,201
		FED/STATE GRANT FUND		
		Beginning Contingency Balance		\$ -
		Carry forward from Prior Year		39,299
		Added to Contingency Sweep Account		6,926
		Taken From Contingency		(37,343)
		Net Balance Fed/State Grant Fund Contingency		\$ 8,882

RESOLUTION NO. 2018-9123-R

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.

Whereas, on the 25th 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 3rd day of **May**, 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

05/03/18
Item #6
Regular Agenda
Page 1 of 2

DEPT./DIVISION SUBMISSION & REVIEW:

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

ITEM DESCRIPTION: Consider adopting a resolution authorizing a construction contract with TexGlobal Contractors, Inc. of Ft. Worth for services required to extend Phase 2 Westfield Boulevard in the amount of \$ 2,235,729.15.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: The Westfield Boulevard Extension is an integral component of the City's Transportation Capital Improvement Plan. This phase of the connectivity project will complete Westfield Boulevard from the current terminus north of Prairie View Road to Airport Road (blue section on the attached project map). In addition to the roadway extension, the project includes extension of water and wastewater utilities and infrastructure for a future traffic signal at Airport Road.

On April 5th, the City received nine bids for the project ranging from \$2,235,729.15 to \$2,712,717.45 and one outlier of \$3,714,636.00. The engineer's opinion of probable cost was \$2,650,598.12. Since traffic signal warrants have not been met, the deduct alternate for the traffic signalization must also be awarded. The engineering consultant has evaluated bids, experience, and references and recommends award to the low bidder, TexGlobal.

Infrastructure installed with the project will include a four-lane divided roadway, associated drainage facilities, 10'-wide sidewalks, 8" water line, 12" water line, and infrastructure (signal poles, conduit for wiring, and connection boxes) for future signalization of the intersection of Westfield Boulevard and SH 36/Airport Road. Time required for construction is 330 calendar days.

FISCAL IMPACT: Funding for the construction contract with TexGlobal Contractors, Inc. for the extension of Westfield Boulevard Phase II in the amount of \$2,235,729.15 is available for project 100970 as follows:

	<u>365-3400-531-6859</u>	<u>520-5200-535-6357</u>	<u>Total</u>
Project Budget	\$ 4,758,631	\$ 127,096	\$ 4,885,727
Encumbered/Committed to Date	(2,390,255)	(20,718)	(2,410,973)
Construction Award - TexGlobal Contractors, Inc.	(2,129,351)	(106,378)	(2,235,729)
Remaining Project Funds	<u>\$ 239,025</u>	<u>\$ -</u>	<u>\$ 239,025</u>

The schedule above includes the costs associated with the first phase of Westfield Boulevard.

ATTACHMENTS:

[Engineer's Letter of Recommendation with Bid Tabulation](#)
[Project Map](#)
[Resolution](#)



TURLEY ASSOCIATES, INC.

301 NORTH THIRD STREET • TEMPLE, TEXAS 76501 • (254) 773-2400
F-1658 FAX • (254) 773-3998

April 11, 2018

Mr. Richard Wilson P.E., CFM
Deputy City Engineer & Deputy Floodplain Administrator
City of Temple
3210 E Avenue H, Bldg A, Suite 107
Temple, TX 76501

RE: Westfield Boulevard, Phase II, Section II – Bid Results

Dear Mr. Wilson,

On April 5, 2018 sealed bids were received and opened by the City of Temple for the above referenced project. A summary of the bids is below.

Contractor	Total Base Bid	Base Bid with Deduct
TexGlobal Contractors, Inc	\$2,362,729.15	\$2,235,729.15
RT Schneider Construction Co., LTD	\$2,442,516.20	\$2,288,516.20
Lone Star Grading & Materials, LLC	\$2,566,207.31	\$2,408,400.30
Central Road and Utility, Ltd. DBA CRU, Ltd.	\$2,569,338.50	\$2,442,338.50
TTG Utilities, Inc	\$2,586,736.29	\$2,429,736.29
Gary W. Purser Construction, LTD	\$2,641,755.91	\$2,488,505.91
Engineer's OPC	\$2,650,598.12	-
James Construction Group, LLC	\$2,656,853.00	\$2,504,007.57
Patin Construction, LLC	\$2,906,439.45	\$2,712,717.45
Holy Contractors, LLC	\$3,865,146.00	\$3,714,636.00

The detailed bid tabulation is attached for your review. Please note that several mathematical errors were identified on the submitted bid forms, in which case, the item costs and/or the section subtotals were used for our tabulation in lieu of the unit prices. No errors were identified in the three lowest bids.

We have checked several references provided by the low bidder, TexGlobal Contractors, Inc. Of particular note is a project of similar size and scope for the City of Hudson Oaks. We have spoken with the City Manager, who is managing the contract and a third-party engineering firm with knowledge of the project, and indications are that TexGlobal has performed adequately and construction is satisfactory. We also understand that Shallow Ford Construction Co., Inc. will be utilized as a sub-contractor for the earthwork and roadway portions of the project.

Therefore, we recommend that a contract be awarded to TexGlobal Contractors, Inc for the Total Base Bid or Base Bid with Deduct as noted above.

Sincerely,
TURLEY ASSOCIATES, INC.

Jennifer Ryken P.E., CFM
Senior Project Engineer

wfs



WESTFIELD BLVD, PHASE II, SECTION II

BID TABULATION (pg 1 of 2)

TURLEY ASSOCIATES, INC.

Highlighted cells indicate errors in subtotal, Item Cost, or Unit Cost in which case subtotal and/or Item Cost overrule Unit Cost for the purpose of Bid Tabulation

				Lone Star Grading & Materials, LLC		Holy Contractors, LLC		Gary W. Purser Construction, LTD		TexGlobal Contractors, Inc		TTG Utilities, LP		Patin Construction, LLC		James Construction Group, LLC		RT Schneider Construciton Co., LTD		Central Road and Utility, Ltd. Db a CRU, Ltd.	
Item	Description	Quantity	Units	Unit Cost	Item Cost	Unit Cost	Item Cost	Unit Cost	Item Cost	Unit Cost	Item Cost	Unit Cost	Item Cost	Unit Cost	Item Cost	Unit Cost	Item Cost	Unit Cost	Item Cost	Unit Cost	Item Cost
A.	EARTHWORK & ROADWAY																				
(1)	Mobilization, Bonds, Insurance	1	L.S.	\$55,650.65	\$55,650.65	\$265,000.00	\$265,000.00	\$42,000.00	\$42,000.00	\$132,300.65	\$132,300.65	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$262,000.00	\$262,000.00	\$100,800.00	\$100,800.00	\$118,800.00	\$118,800.00
(2)	Silt Fence	3240	L.F.	\$2.30	\$7,452.00	\$2.25	\$7,290.00	\$2.00	\$6,480.00	\$1.85	\$5,994.00	\$3.00	\$9,720.00	\$2.50	\$8,100.00	\$3.50	\$11,340.00	\$3.30	\$10,692.00	\$3.20	\$10,368.00
(3)	Rock Berm	375	L.F.	\$26.22	\$9,832.50	\$9.87	\$3,700.00	\$23.45	\$8,793.75	\$15.15	\$5,681.25	\$27.35	\$10,256.25	\$35.00	\$13,125.00	\$40.00	\$15,000.00	\$10.00	\$3,750.00	\$37.80	\$14,175.00
(4)	Curb Inlet Protection	20	EACH	\$131.11	\$2,622.20	\$30.00	\$600.00	\$65.00	\$1,300.00	\$67.50	\$1,350.00	\$195.00	\$3,900.00	\$100.00	\$2,000.00	\$50.00	\$1,000.00	\$75.00	\$1,500.00	\$102.60	\$2,052.00
(5)	Construction Entrance	1	EACH	\$1,210.86	\$1,210.86	\$1,200.00	\$1,200.00	\$1,500.00	\$1,500.00	\$1,750.00	\$1,750.00	\$1,700.00	\$1,700.00	\$1,600.00	\$1,600.00	\$2,200.00	\$2,200.00	\$1,500.00	\$1,500.00	\$1,890.00	\$1,890.00
(6)	Prepare & Maintain SWPPP w/ Inspections	1	L.S.	\$1,048.90	\$1,048.90	\$700.00	\$700.00	\$1,500.00	\$1,500.00	\$3,087.95	\$3,087.95	\$1,300.00	\$1,300.00	\$2,800.00	\$2,800.00	\$4,000.00	\$4,000.00	\$5,500.00	\$5,500.00	\$16,200.00	\$16,200.00
(7)	Clear remaining trees	1	L.S.	\$1,765.43	\$1,765.43	\$30,000.00	\$30,000.00	\$3,500.00	\$3,500.00	\$2,202.85	\$2,202.85	\$2,700.00	\$2,700.00	\$5,000.00	\$5,000.00	\$10,000.00	\$10,000.00	\$3,500.00	\$3,500.00	\$5,400.00	\$5,400.00
(8)	Demo 5 Strands Barbed Wire on Cedar/T-Posts	2789	L.F.	\$0.89	\$2,482.21	\$2,789.00	\$5,578.00	\$3.00	\$8,367.00	\$1.40	\$3,904.60	\$1.25	\$3,486.25	\$2.00	\$5,578.00	\$1.00	\$2,789.00	\$1.25	\$3,486.25	\$2.20	\$6,135.80
(9)	Demo Wire Mesh on Pipe Rail Fence	1032	L.F.	\$0.80	\$825.60	\$3.00	\$3,096.00	\$3.50	\$3,612.00	\$2.35	\$2,425.20	\$3.45	\$3,560.40	\$2.00	\$2,064.00	\$1.00	\$1,032.00	\$2.00	\$2,064.00	\$3.20	\$3,302.40
(10)	Demo Wire Mesh/2 Strands Barbed Wire on Cedar/T-	150	L.F.	\$1.11	\$166.50	\$2.00	\$300.00	\$3.00	\$450.00	\$1.85	\$277.50	\$3.45	\$517.50	\$2.00	\$300.00	\$1.50	\$225.00	\$2.00	\$300.00	\$2.20	\$330.00
(11)	Unclassified Excavation	22150	C.Y.	\$1.99	\$44,078.50	\$6.50	\$143,975.00	\$5.82	\$128,913.00	\$2.35	\$52,052.50	\$4.60	\$101,890.00	\$5.00	\$110,750.00	\$3.00	\$66,450.00	\$2.75	\$60,912.50	\$3.20	\$70,880.00
(12)	Unclassified Fill of Excavation Materials	19850	C.Y.	\$1.13	\$22,430.50	\$8.35	\$165,747.00	\$4.50	\$89,325.00	\$2.40	\$47,640.00	\$3.15	\$62,527.50	\$4.40	\$87,340.00	\$6.00	\$119,100.00	\$1.25	\$24,812.50	\$3.20	\$63,520.00
(13)	Saw Cut & Mill Existing Asphalt	1	L.S.	\$345.15	\$345.15	\$20,000.00	\$20,000.00	\$335.00	\$335.00	\$670.75	\$670.75	\$545.00	\$545.00	\$960.00	\$960.00	\$1,000.26	\$1,000.26	\$800.00	\$800.00	\$1,620.00	\$1,620.00
(14)	16.5" Crushed Limestone Base, Subgrade Prep is	12945	S.Y.	\$14.10	\$182,524.50	\$19.21	\$248,675.00	\$26.29	\$340,324.05	\$16.55	\$214,239.75	\$20.00	\$258,900.00	\$24.00	\$310,680.00	\$15.00	\$194,175.00	\$13.50	\$174,757.50	\$18.90	\$244,660.50
(15)	11" Crushed Limestone Base, Subgrade Prep is	7063	S.Y.	\$9.86	\$69,641.18	\$12.84	\$90,675.00	\$17.17	\$121,271.71	\$11.95	\$84,402.85	\$15.00	\$105,945.00	\$16.00	\$113,008.00	\$9.00	\$63,567.00	\$9.50	\$67,098.50	\$8.40	\$59,329.20
(16)	3" HMAC	20008	S.Y.	\$11.22	\$224,489.76	\$18.00	\$360,144.00	\$11.30	\$226,090.40	\$11.45	\$229,091.60	\$10.70	\$214,085.60	\$13.05	\$261,104.40	\$11.07	\$221,488.56	\$11.25	\$225,090.00	\$14.40	\$288,115.20
(17)	6' Concrete Valley Gutter	6	EACH	\$2,458.02	\$14,748.12	\$3,600.00	\$21,600.00	\$2,509.70	\$15,058.20	\$3,137.40	\$18,824.40	\$3,900.00	\$23,400.00	\$2,100.00	\$12,600.00	\$3,000.00	\$18,000.00	\$3,100.00	\$18,600.00	\$4,860.00	\$29,160.00
(18)	Spill Curb and Gutter, Base is Subsidiary	6109	L.F.	\$21.07	\$128,716.63	\$21.33	\$130,325.00	\$12.00	\$73,308.00	\$10.50	\$64,144.50	\$16.00	\$97,744.00	\$21.00	\$128,289.00	\$20.00	\$122,180.00	\$15.05	\$91,940.45	\$12.20	\$74,529.80
(19)	Ribbon Curb, Base is Subsidiary	105	L.F.	\$19.91	\$2,090.55	\$15.33	\$1,610.00	\$12.00	\$1,260.00	\$8.15	\$855.75	\$11.85	\$1,244.25	\$21.00	\$2,205.00	\$22.00	\$2,310.00	\$15.05	\$1,580.25	\$13.20	\$1,386.00
(20)	Standard Curb and Gutter, Base is Subsidiary	6195	L.F.	\$21.07	\$130,528.65	\$15.10	\$93,571.00	\$12.00	\$74,340.00	\$10.55	\$65,357.25	\$16.00	\$99,120.00	\$21.00	\$130,095.00	\$20.00	\$123,900.00	\$15.05	\$93,234.75	\$12.20	\$75,579.00
(21)	Concrete Median per C.O.T. Sidewalk Detail	3882	S.F.	\$7.25	\$28,144.50	\$9.00	\$34,938.00	\$4.50	\$17,469.00	\$4.20	\$16,304.40	\$4.80	\$18,633.60	\$5.00	\$19,410.00	\$5.00	\$19,410.00	\$5.40	\$20,962.80	\$4.60	\$17,857.20
(22)	10' Wide Sidewalk	6084	L.F.	\$44.41	\$270,190.44	\$5.00	\$30,420.00	\$51.50	\$313,326.00	\$35.65	\$216,894.60	\$45.00	\$273,780.00	\$50.00	\$304,200.00	\$38.00	\$231,192.00	\$45.00	\$273,780.00	\$43.20	\$262,828.80
(23)	10' Type 7 ADA Ramp W/Blended Transition	12	EACH	\$2,462.96	\$29,555.52	\$1,500.00	\$18,000.00	\$2,250.00	\$27,000.00	\$1,209.95	\$14,519.40	\$1,090.00	\$13,080.00	\$1,500.00	\$18,000.00	\$1,500.00	\$18,000.00	\$2,050.00	\$24,600.00	\$1,161.00	\$13,932.00
(24)	6' Type 7 ADA Ramp	6	EACH	\$2,120.50	\$12,723.00	\$1,300.00	\$7,800.00	\$2,000.00	\$12,000.00	\$911.85	\$5,471.10	\$940.00	\$5,640.00	\$1,200.00	\$7,200.00	\$1,250.00	\$7,500.00	\$1,630.00	\$9,780.00	\$1,161.00	\$6,966.00
(25)	10' Type 21 ADA Ramp	1	EACH	\$3,447.72	\$3,447.72	\$1,500.00	\$1,500.00	\$2,000.00	\$2,000.00	\$1,619.70	\$1,619.70	\$1,090.00	\$1,090.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$2,050.00	\$2,050.00	\$1,134.00	\$1,134.00
(26)	10' Wide TXDOT ADA Detectable Warning Pavers	4	EACH	\$178.51	\$714.04	\$1,500.00	\$6,000.00	\$850.00	\$3,400.00	\$639.45	\$2,557.80	\$460.00	\$1,840.00	\$1,500.00	\$6,000.00	\$1,600.00	\$6,400.00	\$1,575.00	\$6,300.00	\$1,296.00	\$5,184.00
(27)	4' White Broken Striping	5893	L.F.	\$0.40	\$2,357.20	\$0.42	\$2,463.00	\$0.48	\$2,828.64	\$0.55	\$3,241.15	\$0.38	\$2,239.34	\$1.25	\$7,366.25	\$0.38	\$2,239.34	\$0.40	\$2,357.20	\$1.10	\$6,482.30
(28)	8' Solid White Striping	1430	L.F.	\$2.62	\$3,746.60	\$2.75	\$3,933.00	\$2.50	\$3,575.00	\$1.05	\$1,501.50	\$2.50	\$3,575.00	\$2.30	\$3,289.00	\$2.50	\$3,575.00	\$2.75	\$3,932.50	\$2.20	\$3,146.00
(29)	Turn Arrows (Pavement Markings)	14	EACH	\$110.13	\$1,541.82	\$115.50	\$1,617.00	\$110.00	\$1,540.00	\$101.15	\$1,416.10	\$105.00	\$1,470.00	\$260.00	\$3,640.00	\$105.00	\$1,470.00	\$115.00	\$1,610.00	\$270.00	\$3,780.00
(30)	"ONLY" (Pavement Markings)	14	EACH	\$162.58	\$2,276.12	\$170.50	\$2,387.00	\$160.00	\$2,240.00	\$117.15	\$1,640.10	\$155.00	\$2,170.00	\$325.00	\$4,550.00	\$155.00	\$2,170.00	\$170.00	\$2,380.00	\$324.00	\$4,536.00
(31)	Stop Bars	7	EACH	\$104.89	\$734.23	\$110.00	\$770.00	\$105.00	\$735.00	\$207.65	\$1,453.55	\$100.00	\$700.00	\$1,205.00	\$8,435.00	\$100.00	\$700.00	\$110.00	\$770.00	\$216.00	\$1,512.00
(32)	Crosswalk Marking	452	L.F.	\$10.49	\$4,741.48	\$11.00	\$4,972.00	\$10.00	\$4,520.00	\$6.10	\$2,757.20	\$10.00	\$4,520.00	\$20.15	\$9,107.80	\$10.00	\$4,520.00	\$11.00	\$4,972.00	\$17.30	\$7,819.60
(33)	Establish Vegetation in ROW & Easements,	1	L.S.	\$62,405.85	\$62,405.85	\$28,000.00	\$28,000.00	\$41,300.00	\$41,300.00	\$46,242.65	\$46,242.65	\$25,000.00	\$25,000.00	\$7,000.00	\$7,000.00	\$14,000.00	\$14,000.00	\$31,500.00	\$31,500.00	\$22,113.00	\$22,113.00
EARTHWORK & ROADWAY SUBTOTAL				\$1,325,228.91		\$1,736,586.00		\$1,579,661.75		\$1,251,872.60		\$1,456,279.69		\$1,697,296.45		\$1,554,433.16		\$1,276,913.20		\$1,444,723.80	

				Lone Star Grading & Materials, LLC		Holy Contractors, LLC		Gary W. Purser Construction, LTD		TexGlobal Contractors, Inc		TTG Utilities, LP		Patin Construction, LLC		James Construction Group, LLC		RT Schneider Construciton Co., LTD		Central Road and Utility, Ltd. Db a CRU, Ltd.	
Item	Description	Quantity	Units	Unit Cost	Item Cost	Unit Cost	Item Cost	Unit Cost	Item Cost	Unit Cost	Item Cost	Unit Cost	Item Cost	Unit Cost	Item Cost	Unit Cost	Item Cost	Unit Cost	Item Cost	Unit Cost	Item Cost
B. DRAINAGE																					
(1)	18" RCP	893	L.F.	\$64.83	\$57,893.19	\$67.19	\$60,000.00	\$58.60	\$52,329.80	\$48.25	\$43,087.25	\$50.00	\$44,650.00	\$49.00	\$43,757.00	\$55.00	\$49,115.00	\$55.00	\$49,115.00	\$48.20	\$43,042.60
(2)	24" RCP	321	L.F.	\$79.65	\$25,567.65	\$93.46	\$30,000.00	\$79.90	\$25,647.90	\$65.50	\$21,025.50	\$70.00	\$22,470.00	\$60.00	\$19,260.00	\$70.00	\$22,470.00	\$76.00	\$24,396.00	\$64.70	\$20,768.70
(3)	36" RCP	1112	L.F.	\$118.84	\$132,150.08	\$195.59	\$217,500.00	\$120.50	\$133,996.00	\$127.20	\$141,446.40	\$135.00	\$150,120.00	\$125.00	\$139,000.00	\$120.00	\$133,440.00	\$145.00	\$161,240.00	\$101.70	\$113,090.40
(4)	42" RCP	300	L.F.	\$158.44	\$47,532.00	\$271.00	\$81,300.00	\$163.50	\$49,050.00	\$173.45	\$52,035.00	\$198.00	\$59,400.00	\$170.00	\$51,000.00	\$150.00	\$45,000.00	\$212.00	\$63,600.00	\$146.50	\$43,950.00
(5)	5'X3' RCBC	815	L.F.	\$356.90	\$290,873.50	\$657.98	\$536,250.00	\$308.09	\$251,093.35	\$276.55	\$225,388.25	\$348.00	\$283,620.00	\$300.00	\$244,500.00	\$300.00	\$244,500.00	\$372.75	\$303,791.25	\$302.40	\$246,456.00
(6)	5' Curb Inlet Boxes (Interior Dimensions Per Plans)	3	EACH	\$6,176.65	\$18,529.95	\$4,549.00	\$13,647.00	\$3,446.00	\$10,338.00	\$4,655.00	\$13,965.00	\$3,550.00	\$10,650.00	\$5,250.00	\$15,750.00	\$3,600.00	\$10,800.00	\$3,807.00	\$11,421.00	\$4,194.00	\$12,582.00
(7)	10' Curb Inlet Boxes (Interior Dimensions Per Plans)	15	EACH	\$6,959.61	\$104,394.15	\$3,867.00	\$58,005.00	\$4,410.60	\$66,159.00	\$5,749.55	\$86,243.25	\$5,160.00	\$77,400.00	\$5,500.00	\$82,500.00	\$4,800.00	\$72,000.00	\$5,525.00	\$82,875.00	\$5,427.00	\$81,405.00
(8)	15' Curb Inlet Boxes (Interior Dimensions Per Plans)	2	EACH	\$12,990.55	\$25,981.10	\$10,050.00	\$20,100.00	\$7,068.50	\$14,137.00	\$8,256.40	\$16,512.80	\$6,365.00	\$12,730.00	\$10,000.00	\$20,000.00	\$7,000.00	\$14,000.00	\$6,810.00	\$13,620.00	\$8,820.00	\$17,640.00
(9)	South RCBC Flared Wingwalls on Skew (Apron &	1	L.S.	\$45,510.87	\$45,510.87	\$35,000.00	\$35,000.00	\$27,330.00	\$27,330.00	\$10,007.75	\$10,007.75	\$20,450.00	\$20,450.00	\$20,000.00	\$20,000.00	\$18,000.00	\$18,000.00	\$22,000.00	\$22,000.00	\$40,149.00	\$40,149.00
(10)	South RCBC Straight Wingwalls on Skew (Apron &	1	L.S.	\$31,661.74	\$31,661.74	\$25,000.00	\$25,000.00	\$18,860.00	\$18,860.00	\$10,007.75	\$10,007.75	\$20,450.00	\$20,450.00	\$20,000.00	\$20,000.00	\$25,000.00	\$25,000.00	\$22,000.00	\$22,000.00	\$35,775.00	\$35,775.00
(11)	North RCBC Flared Wingwalls (Apron is Subsidiary)	1	L.S.	\$36,224.98	\$36,224.98	\$35,000.00	\$35,000.00	\$23,084.00	\$23,084.00	\$10,007.75	\$10,007.75	\$18,150.00	\$18,150.00	\$20,000.00	\$20,000.00	\$35,000.00	\$35,000.00	\$19,500.00	\$19,500.00	\$37,530.00	\$37,530.00
(12)	North RCBC Straight Wingwalls on Skew (Apron &	1	L.S.	\$31,609.82	\$31,609.82	\$25,000.00	\$25,000.00	\$19,813.00	\$19,813.00	\$10,007.75	\$10,007.75	\$17,550.00	\$17,550.00	\$20,000.00	\$20,000.00	\$35,000.00	\$35,000.00	\$19,000.00	\$19,000.00	\$38,070.00	\$38,070.00
(13)	24" Diameter Embeded Rock Rip-Rap	4379	S.F.	\$3.53	\$15,457.87	\$133.34	\$583,900.00	\$6.65	\$29,120.35	\$21.40	\$93,710.60	\$11.00	\$48,169.00	\$12.00	\$52,548.00	\$6.00	\$26,274.00	\$8.00	\$35,032.00	\$7.60	\$33,280.40
(14)	TXDOT Handrails on Headwalls	142	L.F.	\$94.40	\$13,404.80	\$300.00	\$42,600.00	\$130.95	\$18,594.90	\$103.35	\$14,675.70	\$205.00	\$29,110.00	\$150.00	\$21,300.00	\$150.00	\$21,300.00	\$85.00	\$12,070.00	\$129.60	\$18,403.20
(15)	Channel Grading For South Box Culverts (586 L.F.)	1	L.S.	\$445.55	\$445.55	\$11,720.00	\$11,720.00	\$7,500.00	\$7,500.00	\$756.65	\$756.65	\$8,800.00	\$8,800.00	\$5,860.00	\$5,860.00	\$2,000.00	\$2,000.00	\$5,860.00	\$5,860.00	\$1,080.00	\$1,080.00
(16)	Channel Grading For North Box Culverts (251 L.F.)	1	L.S.	\$18,933.06	\$18,933.06	\$5,020.00	\$5,020.00	\$19,500.00	\$19,500.00	\$1,257.10	\$1,257.10	\$4,400.00	\$4,400.00	\$2,510.00	\$2,510.00	\$1,000.00	\$1,000.00	\$2,510.00	\$2,510.00	\$42.30	\$4,991.40
DRAINAGE SUBTOTAL				\$896,170.31		\$1,780,042.00		\$766,553.30		\$750,134.50		\$828,119.00		\$777,985.00		\$754,899.00		\$848,030.25		\$784,842.30	

April 10, 2018

WESTFIELD BLVD, PHASE II, SECTION II
BID TABULATION (pg 2 of 2)
TURLEY ASSOCIATES, INC.

Highlighted cells indicate errors in subtotal, Item Cost, or Unit Cost in which case subtotal and/or Item Cost overrule Unit Cost for the purpose of Bid Tabulation

				Lone Star Grading & Materials, LLC		Holy Contractors, LLC		Gary W. Purser Construction, LTD		TexGlobal Contractors, Inc		TTG Utilities, LP		Patin Construction, LLC		James Construction Group, LLC		RT Schneider Construcion Co., LTD		Central Road and Utility, Ltd. Db a CRU, Ltd.	
Item	Description	Quantity	Units	Unit Cost	Item Cost	Unit Cost	Item Cost	Unit Cost	Item Cost	Unit Cost	Item Cost	Unit Cost	Item Cost	Unit Cost	Item Cost	Unit Cost	Item Cost	Unit Cost	Item Cost	Unit Cost	Item Cost
C. WATER & SEWER LINES																					
(1)	8" CL 150/C900 PVC Waterline	118	L.F.	\$34.93	\$4,121.74	\$50.00	\$5,900.00	\$27.10	\$3,197.80	\$28.20	\$3,327.60	\$79.00	\$9,322.00	\$50.00	\$5,900.00	\$85.03	\$10,033.54	\$88.00	\$10,384.00	\$42.30	\$4,991.40
(2)	12" CL 150/C900 PVC Waterline	693	L.F.	\$48.99	\$33,950.07	\$44.00	\$30,492.00	\$46.20	\$32,016.60	\$46.00	\$31,878.00	\$43.25	\$29,972.25	\$55.00	\$38,115.00	\$44.81	\$31,053.33	\$46.25	\$32,051.25	\$45.40	\$31,462.20
(3)	8" Flush Assembly	1	EACH	\$2,672.08	\$2,672.08	\$3,400.00	\$3,400.00	\$840.00	\$840.00	\$3,502.70	\$3,502.70	\$2,615.00	\$2,615.00	\$3,000.00	\$3,000.00	\$2,718.94	\$2,718.94	\$2,805.00	\$2,805.00	\$2,646.00	\$2,646.00
(4)	Remove & Salvage 12" Flush Assembly	1	EACH	\$636.06	\$636.06	\$702.00	\$702.00	\$1,500.00	\$1,500.00	\$2,501.95	\$2,501.95	\$890.00	\$890.00	\$1,000.00	\$1,000.00	\$921.59	\$921.59	\$950.00	\$950.00	\$486.00	\$486.00
(5)	Install Salvaged 12" Flush Assembly	1	EACH	\$894.75	\$894.75	\$702.00	\$702.00	\$920.00	\$920.00	\$2,501.95	\$2,501.95	\$1,065.00	\$1,065.00	\$2,000.00	\$2,000.00	\$1,104.89	\$1,104.89	\$1,140.00	\$1,140.00	\$972.00	\$972.00
(6)	12"x8" Tees W/ Blocking	1	EACH	\$928.08	\$928.08	\$1,400.00	\$1,400.00	\$1,220.00	\$1,220.00	\$650.50	\$650.50	\$1,155.00	\$1,155.00	\$1,400.00	\$1,400.00	\$1,201.63	\$1,201.63	\$1,240.00	\$1,240.00	\$540.00	\$540.00
(7)	8" Gate Valve W/ Blocking	1	EACH	\$1,194.43	\$1,194.43	\$2,200.00	\$2,200.00	\$1,265.00	\$1,265.00	\$1,751.35	\$1,751.35	\$1,475.00	\$1,475.00	\$2,200.00	\$2,200.00	\$1,532.59	\$1,532.59	\$1,580.00	\$1,580.00	\$1,836.00	\$1,836.00
(8)	12" Gate Valve W/ Blocking	1	EACH	\$2,178.19	\$2,178.19	\$4,000.00	\$4,000.00	\$2,160.00	\$2,160.00	\$2,276.75	\$2,276.75	\$2,747.00	\$2,747.00	\$4,200.00	\$4,200.00	\$2,851.32	\$2,851.32	\$2,950.00	\$2,950.00	\$2,835.00	\$2,835.00
(9)	12" 45D Bends W/ Blocking	6	EACH	\$630.82	\$3,784.92	\$901.00	\$5,406.00	\$844.00	\$5,064.00	\$650.50	\$3,903.00	\$585.00	\$3,510.00	\$1,100.00	\$6,600.00	\$605.91	\$3,635.46	\$625.00	\$3,750.00	\$432.00	\$2,592.00
(10)	4" PVC-Shedule 40 Sleeve	290	L.F.	\$24.14	\$7,000.60	\$18.00	\$5,220.00	\$16.90	\$4,901.00	\$14.00	\$4,060.00	\$11.90	\$3,451.00	\$15.00	\$4,350.00	\$12.22	\$3,543.80	\$12.75	\$3,697.50	\$21.90	\$6,351.00
(11)	6" PVC-Shedule 40 Sleeve	482	L.F.	\$28.66	\$13,814.12	\$21.00	\$10,122.00	\$18.60	\$8,965.20	\$16.00	\$7,712.00	\$17.30	\$8,338.60	\$20.00	\$9,640.00	\$17.93	\$8,642.26	\$18.50	\$8,917.00	\$22.90	\$11,037.80
(12)	12" Steel Casing	387	L.F.	\$49.55	\$19,175.85	\$51.00	\$19,737.00	\$48.98	\$18,955.26	\$68.45	\$26,490.15	\$43.00	\$16,641.00	\$110.00	\$42,570.00	\$52.95	\$20,491.65	\$55.00	\$21,285.00	\$70.20	\$27,167.40
(13)	22" Steel Casing	120	L.F.	\$116.88	\$14,025.60	\$159.00	\$19,080.00	\$105.42	\$12,650.40	\$131.85	\$15,822.00	\$112.00	\$13,440.00	\$160.00	\$19,200.00	\$132.38	\$15,885.60	\$137.00	\$16,440.00	\$178.20	\$21,834.00
WATERLINE SUBTOTAL				\$104,376.49		\$108,361.00		\$93,655.26		\$106,377.95		\$94,621.85		\$140,175.00		\$103,616.60		\$107,189.75		\$114,300.80	
Item	Description	Quantity	Units	Unit Cost	Item Cost	Unit Cost	Item Cost	Unit Cost	Item Cost	Unit Cost	Item Cost	Unit Cost	Item Cost	Unit Cost	Item Cost	Unit Cost	Item Cost	Unit Cost	Item Cost	Unit Cost	Item Cost
D. LIGHTING & SIGNALIZATION																					
(1)	Light Poles Foundations	16	EACH	\$2,936.92	\$46,990.72	\$3,080.00	\$49,280.00	\$968.00	\$15,488.00	\$3,824.15	\$61,186.40	\$915.00	\$14,640.00	\$3,360.00	\$53,760.00	\$3,130.07	\$50,081.12	\$1,500.00	\$24,000.00	\$3,024.00	\$48,384.00
(2)	Electric conduit, 2" Grey Schedule 40 PVC	2737	L.F.	\$10.49	\$28,711.13	\$11.00	\$30,107.00	\$9.80	\$26,822.60	\$13.60	\$37,223.20	\$9.75	\$26,685.75	\$13.00	\$35,581.00	\$11.18	\$30,599.66	\$9.00	\$24,633.00	\$10.80	\$29,559.60
(3)	Install Street Light Secondary Connection Boxes	11	EACH	\$629.34	\$6,922.74	\$660.00	\$7,260.00	\$375.00	\$4,125.00	\$863.30	\$9,496.30	\$540.00	\$5,940.00	\$720.00	\$7,920.00	\$670.73	\$7,378.03	\$250.00	\$2,750.00	\$648.00	\$7,128.00
(4)	Traffic Signalization at Highway 36 (To Include all	1	L.S.	\$157,807.01	\$157,807.01	\$153,510.00	\$153,510.00	\$155,450.00	\$155,450.00	\$146,438.20	\$146,438.20	\$160,450.00	\$160,450.00	\$193,722.00	\$193,722.00	\$155,845.43	\$155,845.43	\$159,000.00	\$159,000.00	\$140,400.00	\$140,400.00
LIGHTING & SIGNALIZATION SUBTOTAL				\$240,431.60		\$240,157.00		\$201,885.60		\$254,344.10		\$207,715.75		\$290,983.00		\$243,904.24		\$210,383.00		\$225,471.60	
				Lone Star Grading & Materials, LLC		Holy Contractors, LLC		Gary W. Purser Construction, LTD		TexGlobal Contractors, Inc		TTG Utilities, LP		Patin Construction, LLC		James Construction Group, LLC		RT Schneider Construcion Co., LTD		Central Road and Utility, Ltd. Db a CRU, Ltd.	
SUMMARY																					
A. EARTHWORK & ROADWAY				\$1,325,228.91		\$1,736,586.00		\$1,579,661.75		\$1,251,872.60		\$1,456,279.69		\$1,697,296.45		\$1,554,433.16		\$1,276,913.20		\$1,444,723.80	
B. DRAINAGE				\$896,170.31		\$1,780,042.00		\$766,553.30		\$750,134.50		\$828,119.00		\$777,985.00		\$754,899.00		\$848,030.25		\$784,842.30	
C. WATER & SEWER LINES				\$104,376.49		\$108,361.00		\$93,655.26		\$106,377.95		\$94,621.85		\$140,175.00		\$103,616.60		\$107,189.75		\$114,300.80	
D. LIGHTING & SIGNALIZATION				\$240,431.60		\$240,157.00		\$201,885.60		\$254,344.10		\$207,715.75		\$290,983.00		\$243,904.24		\$210,383.00		\$225,471.60	
TOTAL BASE BID				\$2,566,207.31		\$3,865,146.00		\$2,641,755.91		\$2,362,729.15		\$2,586,736.29		\$2,906,439.45		\$2,656,853.00		\$2,442,516.20		\$2,569,338.50	
ALTERNATE - DEDUCT				(\$157,807.01)		(\$150,510.00)		(\$153,250.00)		(\$127,000.00)		(\$157,000.00)		(\$193,722.00)		(\$152,845.43)		(\$154,000.00)		(\$127,000.00)	
TOTAL BASE BID AFTER DEDUCT				\$2,408,400.30		\$3,714,636.00		\$2,488,505.91		\$2,235,729.15		\$2,429,736.29		\$2,712,717.45		\$2,504,007.57		\$2,288,516.20		\$2,442,338.50	

4/11/18

JENNIFER RYKEN
106277
LICENSED PROFESSIONAL ENGINEER

Jennifer Ryken

Westfield Boulevard Extension



RESOLUTION NO. 2018-9124-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A CONSTRUCTION CONTRACT WITH TEXGLOBAL CONTRACTORS, INC. OF FORT WORTH, TEXAS IN THE AMOUNT OF \$2,235,729.15, FOR SERVICES REQUIRED TO EXTEND PHASE 2 OF THE WESTFIELD BOULEVARD EXTENSION PROJECT; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the Westfield Boulevard Extension is an integral component of the City's Transportation Capital Improvement Plan which will complete Westfield Boulevard from the current terminus north of Prairie View Road to Airport Road;

Whereas, in addition to the roadway extension, the project includes extension of water and wastewater utilities and infrastructure for a future traffic signal at Airport Road;

Whereas, on April 5, 2018, Staff received nine bids for the project ranging from \$2,235,729.15 to \$2,712,717.45 and one outlier of \$3,714,636 - since traffic signal warrants have not been met, the deduct alternate for the traffic signalization must also be awarded;

Whereas, the City's engineering consultant evaluated the nine bids along with experience, and references and recommends the City award to the low bidder, TexGlobal Contractors, Inc. of Fort Worth, Texas;

Whereas, infrastructure installed with this project will include a four-lane divided roadway, associated drainage facilities, 10-foot-wide sidewalks, 8-inch water lines, 12-inch water lines, and infrastructure (signal poles, conduit for wiring, and connection boxes) for future signalization of the intersection of Westfield Boulevard and State Highway 36/Airport Road;

Whereas, funding for this construction contract is available in Account No. 365-3400-531-6859 and Account No. 520-5200-535-6357, Project No. 100970; 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 construction contract with TexGlobal Contractors, Inc. of Fort Worth, Texas for services required to extend Phase 2 of the Westfield Boulevard Extension Project.

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

PASSED AND APPROVED this the **3rd** day of **May**, 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

05/03/18

Item #7

Regular Agenda

Page 1 of 2

DEPT./DIVISION SUBMISSION & REVIEW:

Kayla Landeros, City Attorney

Christina Demirs, Deputy City Attorney

ITEM DESCRIPTION: Consider adopting a resolution pursuant to Chapter 2206, Government Code § 2206.053 finding that one property situated in the G.W. Graves Survey, Abstract #355, Bell County, Texas, is necessary for the proposed expansion of Old Howard Road from Central Pointe Parkway to Moores Mill Road, as well as an expansion of Moores Mill Road from Old Howard Road to IH-35 and authorizing the use of eminent domain to condemn the property.

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 Old Howard Road from Central Pointe Parkway to Moores Mill Road, as well as an expansion of Moores Mill Road from Old Howard Road to IH-35, including a realigned intersection at Pegasus Drive. The design requires the acquisition of right-of-way from 21 different property owners, under Chapter 251, Local Government Code § 251.001. The City has acquired or has possession of eighteen rights of way. Staff is actively negotiating with each of the remaining property owners and hopes to reach agreements with each of them in the coming weeks. However, despite negotiations, the City and one property owner have not reached an agreement, nor is an agreement anticipated.

The property needed is legally described as being 0.528-acre, situated in the G. W. Graves Survey, Abstract #355, Bell County, Texas, being a portion of a called 2.02-acre tract conveyed to Maria Vences and husband, Hipolito Vences in Volume 4163, Page 170, Official Public Records of Real Property, Bell County, Texas. The property is located at the intersection of Mouser Road and Old Howard Road, Temple, Texas (Bell CAD ID #124489).

An appraisal was performed on the property and the City made an offer to purchase, based on the appraisal, to the owner of record on June 9, 2017 via Lone Star Right-of-Way Services (Lone Star). This acquisition does require the property owner to relocate.

The property owner submitted a counteroffer to the City via Lone Star on March 27, 2018. This counteroffer was substantially higher than the City is willing pay to acquire the property and was refused.

On April 3, 2018, the City made a second offer to the property owners and which was refused. The owners presented second counteroffer on April 19, 2018 that was still higher than the City is willing to pay, but the City did offer an amount in response on April 24, 2018. At this point, Staff does not anticipate an agreement will be reached.

A final offer will be sent, and if rejected after 14 days, Staff is asking Council to authorize the use of the power of eminent domain to acquire the property.

Staff is asking pursuant to Chapter 2206, Government Code § 2206.053, for the City Council to authorize the use of the power of eminent domain to acquire the property described above, if the parties are ultimately unable to reach agreements.

FISCAL IMPACT: Funding for the purchase of this property necessary for the expansion of Old Howard Road from Central Pointe Parkway to Moores Mill Road, as well as an expansion of Moores Mill Road from Old Howard Road to IH-35, is available in account 795-9800-531-6864, project #101001.

ATTACHMENTS:
[Resolution](#)

RESOLUTION NO. 2018-9125-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, FINDING THAT ONE PROPERTY SITUATED IN THE G.W. GRAVES SURVEY, ABSTRACT NO. 355, BELL COUNTY, TEXAS, IS NECESSARY FOR THE PROPOSED EXPANSION OF OLD HOWARD ROAD FROM CENTRAL POINTE PARKWAY TO MOORES MILL ROAD, AS WELL AS AN EXPANSION OF MOORES MILL ROAD FROM OLD HOWARD ROAD TO IH-35; AUTHORIZING THE USE OF EMINENT DOMAIN TO CONDEMN THE PROPERTY; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the City is currently in the design phase for the proposed expansion of Old Howard Road from Central Pointe Parkway to Moores Mill Road, as well as an expansion of Moores Mill Road from Old Howard Road to IH-35, including a realigned intersection at Pegasus Drive;

Whereas, the design requires the acquisition of right-of-way from 21 different property owners under Chapter 251, Local Government Code § 251.001 and the City has acquired or has possession of eighteen rights of way;

Whereas, Staff continues to actively negotiate with each of the remaining property owners and hopes to reach agreements with each of them in the coming weeks;

Whereas, despite negotiations, the City and the property owner of the following property have not been able to reach an agreement, nor is an agreement anticipated:

Legally described as being 0.528-acre, situated in the G. W. Graves Survey, Abstract #355, Bell County, Texas, being a portion of a called 2.02-acre tract conveyed to Maria Vences and husband, Hipolito Vences in Volume 4163, Page 170, Official Public Records of Real Property, Bell County, Texas. The property is located at the intersection of Mouser Road and Old Howard Road, Temple, Texas (Bell CAD ID #124489);

Whereas, an appraisal was performed on the property and the City made an offer to purchase the necessary right of way based on the appraisal on June 9, 2017 via Lone Star Right of Way Services, Inc. ("Lone Star") – the property owner submitted a counteroffer to the City via Lone Star which was substantially higher than the City is willing to pay to acquire the property;

Whereas, on April 3, 2018, the City made a second offer to the property owner which was refused – the property owner presented a second counteroffer on April 19, 2018 that was still higher than the City is willing to pay, but the City did offer an amount in response on April 24, 2018;

Whereas, at this point, Staff does not anticipate an agreement will be reached – a final offer will be sent, and if rejected after 145 days, Staff recommends Council authorize the use of the power of eminent domain to acquire the property;

Whereas, Staff is asking pursuant to Chapter 2206, Government Code § 2206.053, for the City Council to authorize the use of the power of eminent domain to acquire the property described above, if the parties are ultimately unable to reach agreements;

Whereas, Staff is requesting, pursuant to Chapter 2206, Government Code § 2206.053, that Council authorize the use of the power of eminent domain to acquire the property legally described above;

Whereas, funding for the purchase of the above property is appropriated in Account No. 795-9800-531-6864, Project No. 101001; 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 hereby finds and determines that the necessity exists for acquiring, by eminent domain, one property situated in the G.W. Graves Survey, Abstract No. 355, Bell County, Texas, legally described above, for the proposed expansion of Old Howard Road from Central Pointe Parkway to Moores Mill Road, as well as an expansion of Moores Mill Road from Old Howard Road to IH-35.

Part 3: The City Council hereby finds and determines that the proposed expansion of Old Howard Road from Central Pointe Parkway to Moores Mill Road, as well as an expansion of Moores Mill Road from Old Howard Road to IH-35, is a public use under Chapter 251, Local Government Code § 251.001(a)(1).

Part 4: The City Council authorizes the use of the City's eminent domain authority under Article 3, Section 3.6, of the Charter of the City of Temple and the initiation of condemnation proceedings of said property interests.

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 and the Truth in Condemnation Act, Chapter 2206, Government Code § 2206.053.

PASSED AND APPROVED this the 3rd day of **May**, 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

05/03/18
Item #8
Regular Agenda
Page 1 of 4

DEPT. / DIVISION SUBMISSION & REVIEW:

Lynn Barrett, Assistant Planning Director

ITEM DESCRIPTION: SECOND READING – PUBLIC HEARING – Z-FY-18-14: Consider adopting an ordinance authorizing a rezoning with a site/development plan from General Retail zoning district to Planned Development General Retail zoning district to allow the following Commercial uses: major vehicle repair, equipment sales and rentals, auto sales, auto and truck rental, Freeman Heights, Block 30, Lot 3-6, located at 311 South 25th Street, Temple, Texas.

CITY COUNCIL ACTION AT 1ST READING: City Council tabled the request to allow staff to work with the applicant to develop options related to screening of inventory and improving the aesthetics of the public street frontage.

ADDITIONAL STAFF RECOMMENDED CONDITIONS (for the 5/3/18 meeting): After meeting with the applicant on April 20, 2018, staff recommends (and the applicant agrees with) the following additions (see attached “5-3-18 Concept Sketches”):

- A wall consisting of 2' x 5' limestone blocks screening the south side of the existing parking lot (from front building corner to the alley), which would be four feet tall at the front and six feet tall from the rear corner of the building back to the alley
 - The wall could be moved in the future to screen parking/inventory along Avenue D once property is developed
- A 4' tall (minimum) ornamental metal gate from the front corner of the building to the limestone wall
- Four landscape beds along the South 25th Street frontage consisting of a minimum of 2" river rock with drought-tolerant plants, which would provide buffering between existing driveways, the street curb and the existing sidewalk
- Parking in front of the building would be limited to employees and customers only (no inventory)

STAFF RECOMMENDATION (at the 4/19/18 meeting): Based on the following, staff recommends approval with conditions for a rezoning from the current GR zoning district to the PD-GR zoning district for the following reasons:

1. That the proposed Development Plan/Site Plan reflects compliance with the provisions of the Planned Development Criteria as required by Unified Development Code (UDC) Section 3.4.5;

2. The base zoning remains GR with the PD-GR bringing forward those C uses on Lots 3-6 desired by the applicant: major auto repair, auto and equipment sales and rentals; auto and truck rentals;
3. That the PD request complies with UDC, Section 5.3.19 that states for any auto sales use - new or used, outdoor lot that the office must be less than 10% of the lot area;
4. That the request complies with UDC, Section 5.3.22 that states for Vehicle Servicing-major any auto servicing occurs inside a building and any vehicle parts stored outside must be behind a building, screened from public view and occupy less than 10% of the lot;
5. The request is in compliance with the Future Land Use Map (FLUM) Auto-Urban Commercial character district designation and current auto uses nearby along South 25th Street;
6. The proposed zoning is compatible with surrounding zoning;
7. The request complies with the Thoroughfare Plan and Trails Master Plan; and
8. Public facilities serve the subject property.

PD Conditions:

1. Allowing for the major vehicle repair, equipment sales and rentals, auto sales, auto and truck rentals uses
2. No parking of any vehicles or inventory will occur on non-paved surfaces
3. Any auto/truck repair must occur inside the building
4. No parking or storage of inventory allowed in the street ROW
5. No outside parts storage unless completely screened behind the building
6. All building alterations required to obtain building permits
7. Any additional paving requires a building permit
8. Pave rear entry drive to building, and any additional area needed for inventory storage
9. Building to be kept in good repair; repaint/re-stucco as needed
10. Any refuse, rubbish or other materials removed; premises to be kept mowed
11. Remove old sign pole and base in ROW
12. Any new signage added on subject property requires a permit
13. Landscape beds in ROW at front of grassed property with river rock, minimum of 2" with weed barrier, and drought resistant plants such as red yucca will be required to be added when any alterations are made to empty lots, including addition of parking

PLANNING & ZONING COMMISSION RECOMMENDATION: At their March 19, 2018 meeting, the Planning & Zoning Commission voted eight to zero to recommend approval of the rezoning to PD SF-2 with development/site plan per staff's recommendation.

ITEM SUMMARY: The applicant, Kelum Pellawata, owns an existing building and improved parking on two of four contiguous lots and has previously had auto servicing uses at that location. He is requesting major vehicle servicing, equipment sales and rentals, auto sales, auto and truck rentals as Commercial (C) uses for the lot, while retaining the base GR zoning for other allowed uses. Two of the four lots are unimproved and will require additional landscaping if developed. Conditions include no parking of vehicles on unimproved surfaces. Applicant agrees to remove an old noncompliant sign, pave the rear drive and has improved the front of the building.

Planned Development

UDC Section 3.4.1 defines a PD as:

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

Per UDC Section, 3.4.3.A, a PD is subject to review and approval by City Council. Uses requested:

Auto sales, major vehicle servicing and equipment sales/rentals; auto/truck rental with storage of inventory on paved surfaces only and all repair to occur inside the existing building. Improvements will include removal of old signage and improving the front façade.

SURROUNDING PROPERTIES 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
Subject Property	Auto Urban Commercial	GR	Partially Developed
North	Auto Urban Commercial	PD-C	Auto Repair
South	Auto Urban Commercial	C	Commercial
East	Neighborhood Conservation	2F	Residential
West	Neighborhood Conservation	2F	Residential

COMPREHENSIVE PLAN COMPLIANCE: The proposed rezoning relates to the following goals, objectives or maps of the Comprehensive Plan (CP) 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 Map (CP Map 3.1)

In the FLUM, the subject property is designated as the Auto-Urban Commercial character district. This district is intended for commercial uses at major intersections and along commercial corridors such as 25th Street.

The proposal is in compliance with the FLUM and current zoning as it includes several proposed commercial uses that are similar to many along South 25th Street.

Thoroughfare Plan (CP Map 5.2)

The subject property takes access from South 25th Street, which is designated as minor arterial in the Thoroughfare Plan and West Avenue D, a local street. Therefore, this request is compliant with the Thoroughfare Plan.

Availability of Public Facilities (CP Goal 4.1)

Water and Sewer are available to and currently service the subject property.

DEVELOPMENT REVIEW COMMITTEE: As required by UDC Section 3.4.2 B, the Development/Site Plan for the proposed PD was reviewed by the Development Review Committee (DRC) on February 20, 2018. Site characteristics and history of the property were discussed.

PUBLIC NOTICE: Twenty-six notices were mailed to property owners within the 200 feet buffer area of the subject property. The notices included information on the public hearing as required by State Law and City Ordinance. As of noon on Tuesday, March 13th, 2018, one notices were received in disagreement; and five in agreement were returned, with zero notice returned undeliverable.

The newspaper printed notice of the public hearing on February 22, 2018 in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

[5-3-18 Concept Sketches](#)

[Aerial Map](#)

[Utility Map](#)

[Zoning Map](#)

[Site Photos](#)

[Future Land Use and Character Map](#)

[Thoroughfare & Trails Map](#)

[Notification Map](#)

[Returned Property Notices](#)

[Ordinance](#)

Untitled Map

Write a description for your map.

Legend

311 S 25th St



Google earth

© 2013 Google

© 2013 Europa Technologies

Untitled Map

Write a description for your map.

Legend

311 S 25th St

limestone block wall
(4' tall + 6' tall)

4' gate

2" River Rock w/
drought-tolerant
shrubs (red yucca shown)

Google earth

© 2018 Europa Technologies

© 2018 Google

9.86 ft





GR TO PD GR

AERIAL MAP

Zoning Case :
Z-FY-18-14

Address :
311 s 25th st

Transportation

- Streets
- COLLECTOR
 - LOCAL STREET
 - MINOR ARTERIAL
- Temple Municipal Boundary

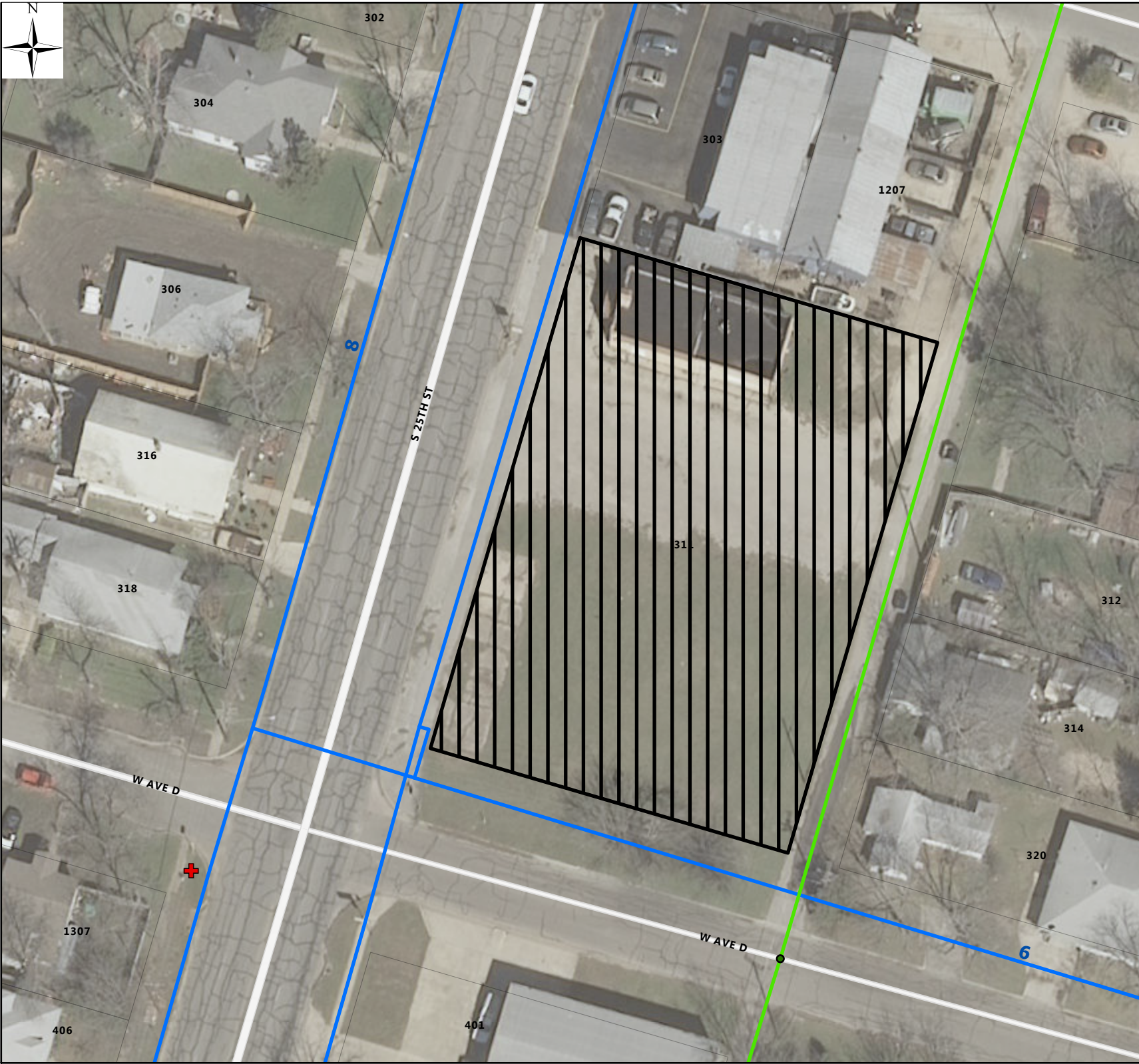
Parcel Features

- Parcels

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: 2/21/2018





GR TO PD GR

UTILITY MAP

Zoning Case :
Z-FY-18-14

Address :
6746 W ADAMS AVE
Sewer

● Manhole

— Gravity Main

WaterDistribution

+ Hydrant

— Main

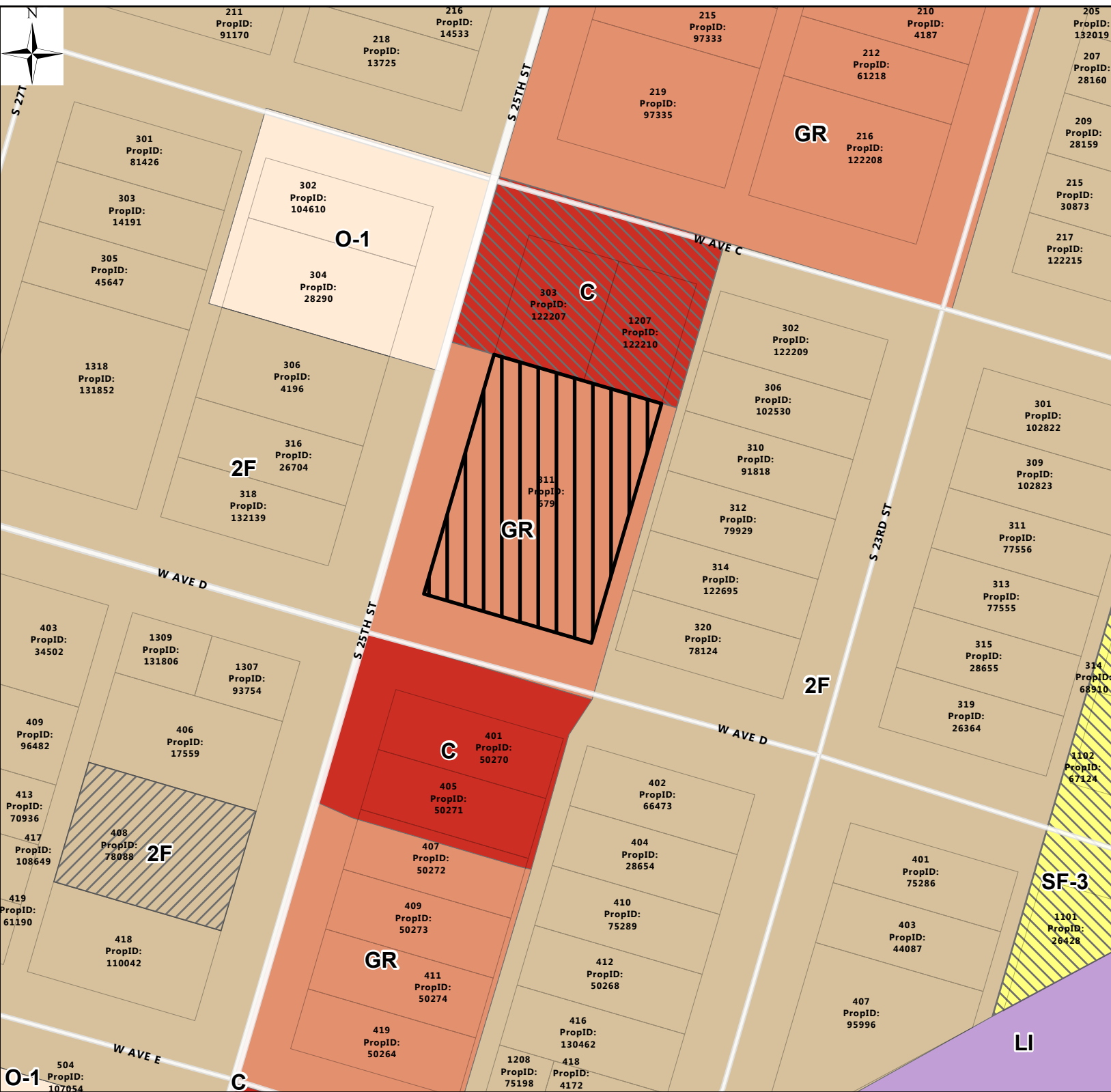
Parcel Features

□ Parcels

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Irbarrett
Date: 2/21/2018





GR TO PD-GR

200'

NOTIFICATION MAP

Zoning Case :
Z-FY-18-13
Address :
311 S 25th St

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

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Irbarrett
Date: 2/21/2018



SITE PHOTOS





Conditions will include removal of current sign, not blocking the ROW with inventory and paving the rear driveway to the back of the building.

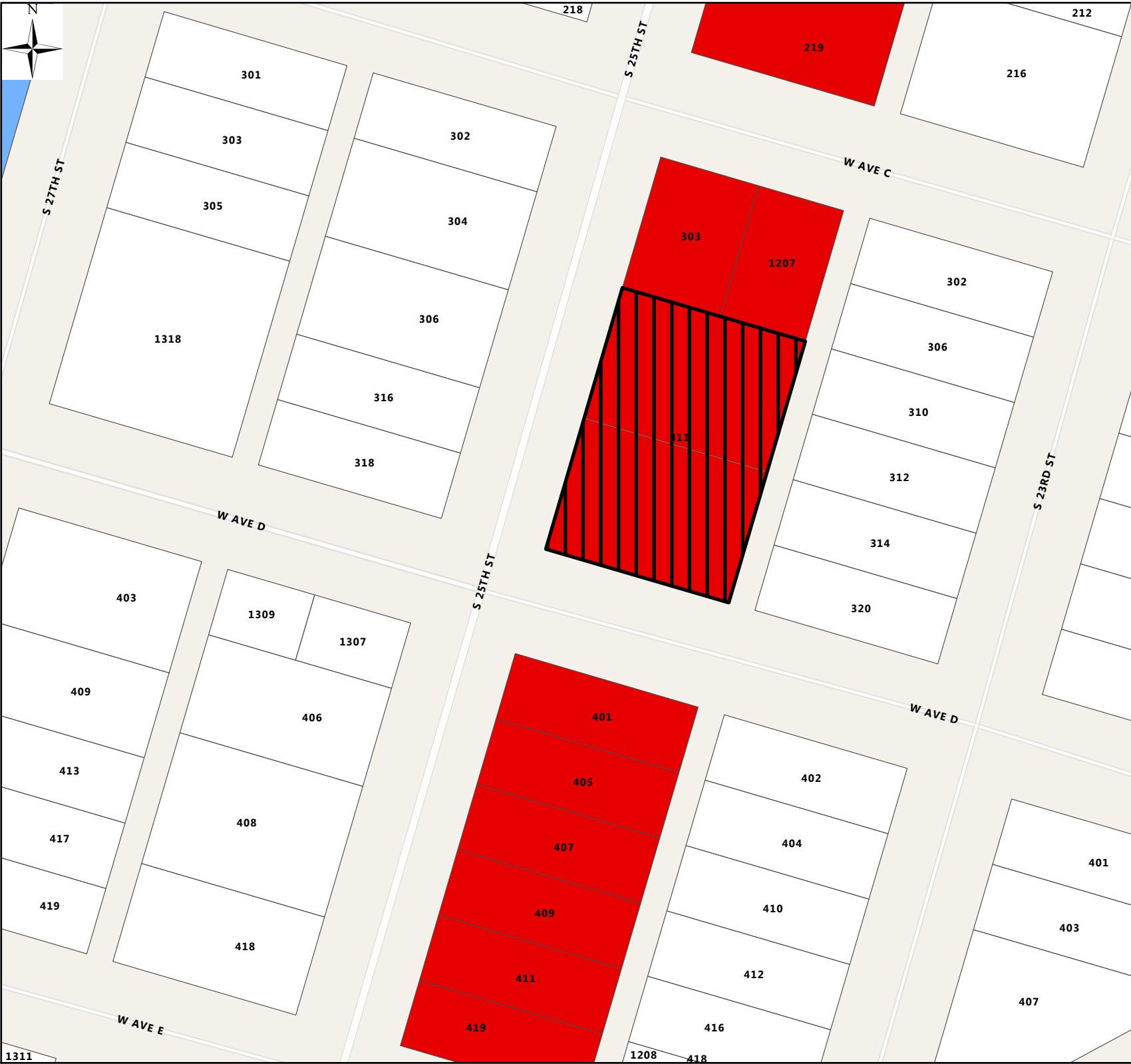


AREA PHOTOS



Residential Across 25th above and residential to the rear across the alley (below), commercial to North





GR TO PD-GR

FUTURE LAND USE MAP

Zoning Case :
Z-FY-18-14

Address :
6746 W ADAMS AVE

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

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Irbarrett
Date: 2/21/2018





GR TO PD-GR THOROUGHFARE AND TRAILS MAP

Zoning Case :
Z-FY-18-14

Address :
311 S 25th St

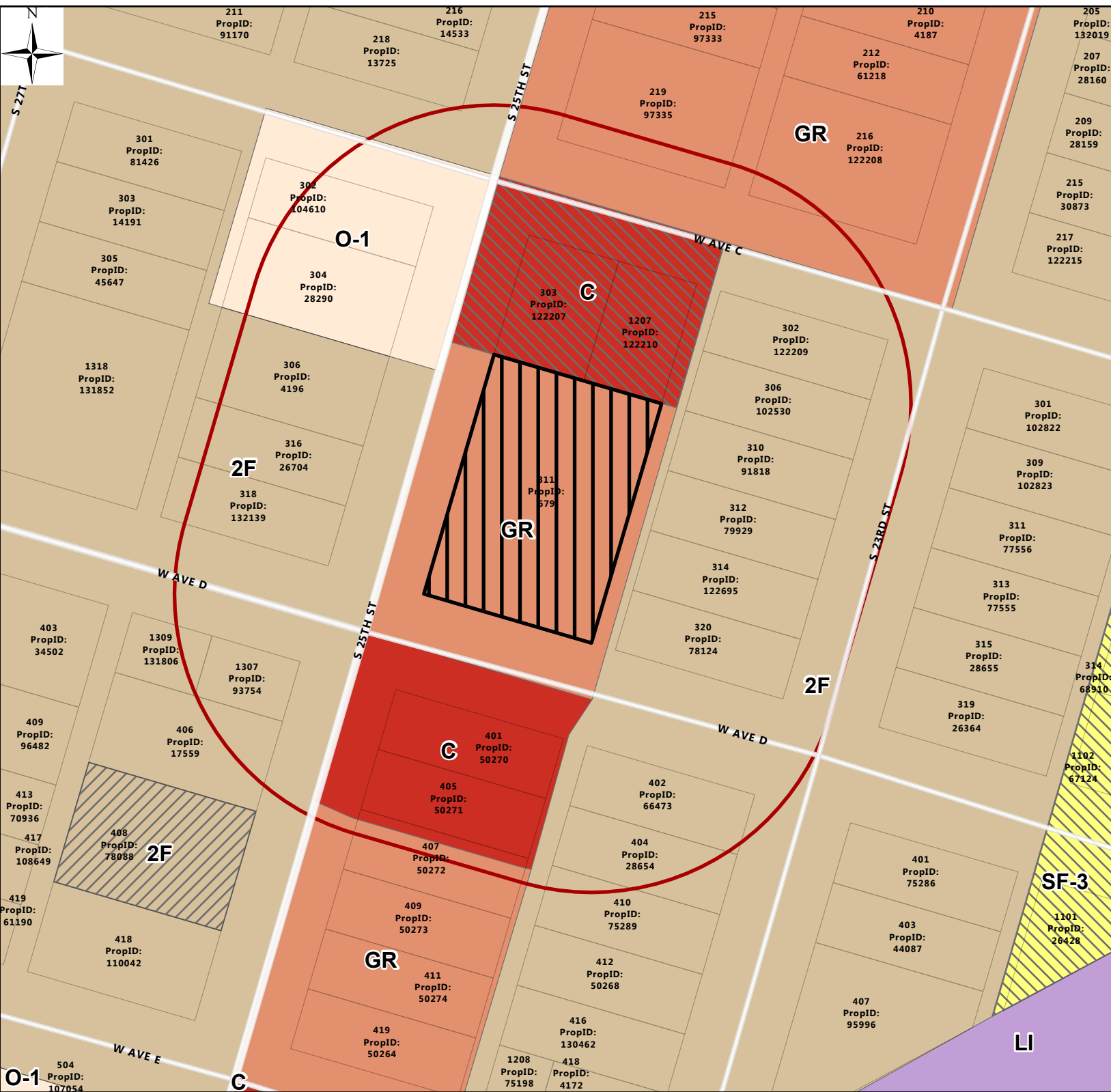
Parcel Features

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

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Irbarrett
Date: 2/21/2018





GR TO PD-GR

200'

NOTIFICATION MAP

Zoning Case :
Z-FY-18-13
Address :
311 S 25th St

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

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Irbarrett
Date: 2/21/2018





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

YOUNGBLOOD, SILVESTER
3901 MARIAM RD
TEMPLE, TX 76502-2838

Zoning Application Number: Z-FY-18-14

Case Manager: Lynn Barrett

Location: 311 South 25th Street, Temple, Texas

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

I () agree

(X) disagree with this request

Comments:

I DISAGREE TO THIS REZONING REQUEST BECAUSE MY
PROPERTY IS A HOME, A PLACE OF DWELLING, NOT OF ANY
FORM OF RETAIL IS THIS PROPERTY USED FOR

Silvester Youngblood
Signature

Silvester Youngblood
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, lbarrett@templetx.gov or mail or hand-deliver this comment form to the address below, no later than **March 5, 2018**.

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

RECEIVED
MAR - 1 2018
City of Temple
Planning & Development

Number of Notices Mailed: 26

Date Mailed: February 22, 2018

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**

VALENTA, DONALD FRANK
1153 LA MOTTE DR
TROY, TX 76579-3526

Zoning Application Number: Z-FY-18-14

Case Manager: Lynn Barrett

Location: 311 South 25th Street, Temple, Texas

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

I ☒ **agree**

() **disagree with this request**

Comments:

RECEIVED

MAR - 2 2018

City of Temple
Planning & Development

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, lrbarrett@templetx.gov or mail or hand-deliver this comment form to the address below, no later than **March 5, 2018**.

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

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CITY OF TEMPLE**

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I ☒ agree

() disagree with this request

Comments:

RECEIVED

MAR - 2 2018

City of Temple
Planning & Development

Signature

Print Name

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CITY OF TEMPLE**

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1153 LA MOTTE DR
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I ☒ agree

() disagree with this request

Comments:

RECEIVED

MAR - 2 2018

City of Temple
Planning & Development

Signature

Print Name

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Date Mailed: February 22, 2018

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

JIRASEK, RAYMOND DAVID ETUX REBECKA JEAN
8088 CEDAR CREEK RD
TEMPLE, TX 76504-6096

Zoning Application Number: Z-FY-18-14 Case Manager: Lynn Barrett

Location: 311 South 25th Street, Temple, Texas

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

I ☒ agree

() disagree with this request

Comments:

Rebecka J. Jirasek
Signature

Rebecka Jean Jirasek
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, lbarrett@templetx.gov or mail or hand-deliver this comment form to the address below, no later than **March 5, 2018**.

RECEIVED

MAR - 1 2018

City of Temple
Planning & Development

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

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Date Mailed: February 22, 2018

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CITY OF TEMPLE**

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8088 CEDAR CREEK RD
TEMPLE, TX 76504-6096

Zoning Application Number: Z-FY-18-14

Case Manager: Lynn Barrett

Location: 311 South 25th Street, Temple, Texas

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I ☒ agree

() disagree with this request

Comments:

Raymond David Jirasek
Signature

Raymond David Jirasek
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, lbarrett@templetx.gov or mail or hand-deliver this comment form to the address below, no later than **March 5, 2018**.

RECEIVED

MAR - 1 2018

City of Temple
Planning & Development

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

Number of Notices Mailed: 26

Date Mailed: February 22, 2018

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

ORDINANCE NO. 2018-4911
(Z-FY-18-14)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A REZONING AND SITE DEVELOPMENT PLAN FROM GENERAL RETAIL ZONING DISTRICT TO PLANNED DEVELOPMENT GENERAL RETAIL ZONING DISTRICT, TO ALLOW THE FOLLOWING COMMERCIAL USES: MAJOR VEHICLE REPAIR, EQUIPMENT SALES AND RENTALS, AUTO SALES, AUTO AND TRUCK RENTAL, ON PROPERTY LOCATED IN FREEMAN HEIGHTS, BLOCK 30, LOT 3-6, AND ADDRESSED AS 311 SOUTH 25TH STREET, TEMPLE, TEXAS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the applicant, Kelum Pellawata, owns an existing building and improved parking on two of four contiguous lots and has previously had auto servicing uses at that location – the applicant is requesting major vehicle servicing, equipment sales and rentals, auto sales, auto and truck rentals as Commercial uses for the lot, while retaining the base General Retail zoning for other allowed uses;

Whereas, two of the four lots are unimproved and will require additional landscaping if developed and the conditions will include no parking of vehicles on unimproved surfaces - applicant agrees to remove an old noncompliant sign, pave the rear drive and has already improved the front of the building;

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 General Retail zoning district to Planned Development General Retail zoning district, to allow the following Commercial uses: major vehicle repair, equipment sales and rentals, auto sales, auto and truck rental, located in Freeman Heights, block 30, lot 3-6, and addressed as 311 South 25th Street, Temple, Texas; 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 General Retail zoning district to Planned Development General Retail zoning district, to allow the following Commercial uses: major vehicle repair, equipment sales and rentals, auto sales, auto and truck rental, on property located in Freeman Heights, block 30, lot 3-6, and addressed as 311 South 25th Street, Temple, Texas, as more thoroughly described by the site development plan attached hereto as Exhibit 'A,' and made a part hereof for all purposes along with the following conditions:

1. Major vehicle repair, equipment sales and rentals, auto sales, auto and truck rentals uses are allowed;
2. No parking of any vehicles or inventory will occur on non-paved surfaces;
3. Any auto/truck repair must occur inside the building;
4. No parking or storage of inventory allowed in the street right-of-way;
5. No outside parts storage unless completely screened behind the building;
6. All building alterations are required to obtain building permits;
7. Any additional paving requires a building permit;
8. Pave rear entry drive to building, and any additional area needed for inventory storage;
9. Building to be kept in good repair; repaint/re-stucco as needed;
10. Any refuse, rubbish or other materials must be removed; premises must be kept mowed;
11. Remove old sign pole and base in right-of-way;
12. Any new signage added on subject property requires a permit;
13. A wall must be constructed consisting of 2-foot x 5-foot limestone blocks screening the south side of the existing parking lot (from front building corner to the alley), which would be 4 feet tall at the front and 6 feet tall from the rear corner of the building back to the alley;
 - a. The wall could be moved in the future to screen parking/inventory along Avenue D once property is developed;
14. A 4-foot tall (minimum) ornamental metal gate from the front corner of the building to the limestone wall must be installed;
15. Four landscape beds along the South 25th Street frontage consisting of a minimum of 2-inch river rock with drought-tolerant plants, which would provide buffering between existing driveways, the street curb and the existing sidewalk must be installed; and
16. Parking in front of the building would be limited to employees and customers only (no inventory)

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.

TABLED on First Reading and Public Hearing on the **19th** day of **April**, 2018.

PASSED AND APPROVED on Second Reading and Public Hearing on the **3rd** day of **May**, 2018.

PASSED AND APPROVED on Third Reading on the **17th** day of **May**, 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

05/03/18
Item #9
Regular Agenda
Page 1 of 2

DEPT./DIVISION SUBMISSION & REVIEW:

Tammy Lyerly, Senior Planner

ITEM DESCRIPTION: FIRST READING – PUBLIC HEARING: Consider adopting an ordinance authorizing the annexation of 1.310 acres of land out of the William Gilmore Survey, Abstract No.339, Bell County, Texas, in the extraterritorial jurisdiction of the City of Temple, Bell County, Texas, located at 2391 FM 1237.

STAFF RECOMMENDATION: Adopt ordinance as presented in item description, with second and final reading on May 17, 2018.

ITEM SUMMARY: Janet Clark filed a petition on January 18, 2018, seeking voluntary annexation of 1.310 acres into the City of Temple. Ms. Clark purchased this 1.310-acre tract from Royce and Diane Oliver, whose 12.64-acre tract is subject to a 2008 development/non-annexation agreement. The purchase of the 1.310 acres and a proposed manufactured home triggers a plat and per the development agreement, voluntary annexation.

Voluntary annexation is governed by Section 43.028 of the Texas 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.

Pursuant to Chapter 43 of the Local Government Code, the City has completed the following steps during the annexation process:

1. February 15, 2018 - City Council resolution adopted to direct staff to develop the Municipal Service Plan
2. April 5, 2018 - Municipal Service Plan Public Hearing #1
3. April 6, 2018 – Municipal Service Plan Public Hearing #2

FISCAL IMPACT: The Municipal Service Plan does not contain any proposal to extend water or wastewater services to the area, or any other new physical facilities to serve this small tract.

ATTACHMENTS:

Annexation Vicinity Map

Municipal Service Plan

Voluntary Annexation Letter

Field Notes of Proposed Annexation Area (Exhibit A)

Survey of Proposed Annexation Area (Exhibit B)


Voluntary Annexation Schedule

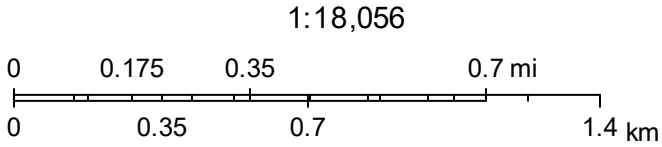
Ordinance

Temple Web Map



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 Easement



CITY OF TEMPLE
ANNEXATION SERVICE PLAN—VOLUNTARY ANNEXATION
2391 FM 1237

For 1.310 acres of land out of the William Gilmore Survey, Abstract No.339, Bell County, Texas, located at 2391 FM 1237, a state maintained roadway, and being more particularly described as Exhibit "A" (Field Notes) and depicted as Exhibit "B" (Survey) of the Annexation Ordinance (2018-####).

SERVICES TO BE PROVIDED ON THE EFFECTIVE DATE OF ANNEXATION

1. POLICE PROTECTION

The City will provide protection to the newly-annexed tract at the same or similar level of service now being provided to other areas of the City, with the same or similar topography, land use and population density.

2. FIRE PROTECTION AND AMBULANCE SERVICE

The City will provide fire protection to the newly-annexed area at the same or similar level of service now being provided to other areas of the City with the same or similar topography, land use and population density. The City will provide First Responder services through its Fire Department and contract for emergency medical services (EMS) through **American Medical Response dba Temple EMS.**

3. SOLID WASTE COLLECTION

Upon payment of any required deposits and the agreement to pay lawful service fees and charges, solid waste collection will be provided to the newly-annexed area to the extent that the City has access to the area to be serviced. Private contractors currently providing sanitation collecting services in the area may continue to do so for up to two years.

4. MAINTENANCE OF WATER AND WASTEWATER FACILITIES

Any and all water or wastewater facilities owned or maintained by the City at the time of the proposed annexation shall continue to be maintained by the City. Any and all water or wastewater facilities which may be acquired subsequent to the annexation of the proposed area shall be maintained by the City, to the extent of its ownership. Any and all water or wastewater facilities owned by other water or wastewater treatment providers shall continue to be allowed to provide those services to the newly-annexed tract.

5. MAINTENANCE OF ROADS AND STREETS

Any and all public roads, streets or alleyways which have been dedicated to the City, or which are owned by the City, shall be maintained to the same degree and extent that other roads, streets and alleyways are maintained in areas with similar topography, land use and population density. Any and all lighting of roads, streets and alleyways which may be positioned in a right-of-way, roadway or utility company easement shall be maintained by the applicable utility company servicing the City, pursuant to the rules, regulations and fees of such utility.

6. MAINTENANCE OF PUBLIC PARKS, PLAYGROUNDS AND SWIMMING POOLS

The City Council is not aware of the existence of any public parks, playgrounds or swimming pools now located in the area proposed for annexation. In the event any such parks, playgrounds or swimming pools do exist and are public facilities, the City, will maintain such areas to the same extent and degree that it maintains parks, playgrounds and swimming pools and other similar areas of the City now incorporated in the City.

7. MAINTENANCE OF MUNICIPALLY-OWNED FACILITY, BUILDING OR MUNICIPAL SERVICE

The City Council is not aware of the existence of any publicly-owned facility, building or other municipal service now located in the area proposed for annexation. In the event any such publicly-owned facility, building or municipal service does exist and are public facilities, the City will maintain such areas to the same extent and degree that it maintains publicly-owned facilities, buildings or municipal services of the City now incorporated in the City.

8. INSPECTIONS

The City will provide building inspection services upon approved building permits from the City to the newly-annexed tract at the same or similar level of service now being provided to other areas of the City with the same or similar topography, land use and population density.

9. CODE ENFORCEMENT

The City will provide code enforcement services to the newly-annexed tract at the same or similar level of service now being provided to other areas of the City with the same or similar topography, land use and population density.

10. MOWING

The City will provide right-of-way mowing services adjacent to the newly-annexed tract at the same or similar level of service now being provided to other areas of the City with the same or similar topography, land use and population density.

CAPITAL IMPROVEMENTS

1. POLICE PROTECTION, FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES

The City Council finds and determines it to be unnecessary to acquire or construct any capital improvements for the purposes of providing police protection, fire protection, or emergency medical services. The City Council finds and determines that it has at the present time adequate facilities to provide the same type, kind and level of protection and service which is presently being administered to other areas already incorporated in the City with the same or similar topography, land use and population density.

2. ROADS AND STREETS

The City will undertake to provide the same degree of road and street lighting as is provided in areas of the same or similar topography, land use and population density within the present corporate limits of the City. Maintenance of properly dedicated roads and streets will be consistent with the maintenance provided by the City to other roads and streets in areas of similar topography, land use

and subdivision development of the annexed property. Developers will be required, pursuant to the ordinances of the City to provide internal and peripheral streets and to construct those streets in accordance with the specifications required by the City for the properly dedicated street. City participation in capital expenditures will be in accordance with City policies.

3. WATER AND WASTEWATER FACILITIES

The City of Temple does not have water facilities within the boundaries of the voluntary annexation. Pendleton Water Supply Corp. CNN is the water provider for the subject property.

Currently, there are no wastewater treatment providers within the boundaries of the voluntary annexation and property owners rely on on-site sewage facilities (septic systems). Other areas of the City of Temple with similar topography, land use, and population density as those found in the boundaries of the voluntary annexation also rely on on-site sewage facilities for wastewater infrastructure. For this reason and in accordance with Local Government Code Section 43.056(g), the City proposes no extensions of wastewater facilities within the boundaries of the voluntary annexation.

4. CAPITAL IMPROVEMENTS

Notwithstanding any other provision of this service plan, a landowner within the newly annexed area will not be required to fund capital improvements as necessary for municipal services in a manner inconsistent with Chapter 395 of the Local Government Code, unless otherwise agreed to by the landowner.

SPECIFIC FINDINGS

The City Council finds and determines that this proposed Service Plan will not provide any fewer services, and it will not provide a lower level of service in the area proposed to be annexed than were in existence in the proposed area at the time immediately preceding the annexation process.

Because of the differing characteristics of topography, land utilization and population density, the service levels which may ultimately be provided in the newly annexed area may differ somewhat from services provided in other areas of the City. These differences are specifically dictated because of differing characteristics of the property and the City will undertake to perform consistent with this contract so as to provide the newly-annexed area with the same type, kind and quality of service presently enjoyed by the citizens of the City who reside in areas of the same or similar topography, land utilization and population density.

APPROVED ON THIS _____ DAY OF _____, 2018.

City of Temple, Texas

Mayor

ATTEST:

City Secretary

VOLUNTARY PETITION FOR ANNEXATION

January 18, 2018

To the City Council of the City of Temple:

Janet S. Clark is the sole owner of a tract of land containing 1.310 Acres (hereafter called Tract), out of the William Gilmore Survey, Abstract No. 339, Bell County and more particularly described in metes and bounds prepared by Mitchell & Associates, 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 1.310 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.



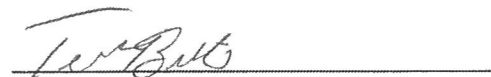
Janet S. Clark

STATE OF TEXAS

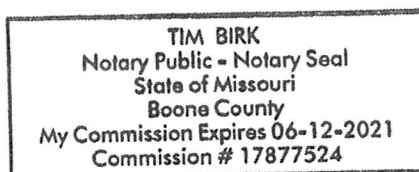
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JANET S. CLARK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 17th DAY OF January, 2018.



NOTARY PUBLIC STATE OF TEXAS *Missouri county of Boone*



FIELD NOTES for a 1.310 acre tract of land in Bell County, Texas, being part of the William Gilmore Survey, Abstract No. 339, and the land herein described being all of a called 1.31 acre tract conveyed to Janet S. Clark, of record in Document #2016-42621, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with cap stamped "ALL COUNTY" found on the south right-of-way line of F. M. Highway 1237 at the northeast corner of said 3.1 acre tract, same being the easterly northwest corner of a called 12.64 acre tract conveyed to Royce N. Oliver and wife, Diane Oliver, of record in Volume 4774, Page 72, O.P.R.R.P.B.C.T., for the northeast corner of this tract;

THENCE S. 17° 52' 28" W., 331.30 feet, with the east line of said 3.1 acre tract and the easterly west line of said 12.64 acre tract, to a 5/8" iron rod with cap stamped "ALL COUNTY" found at the southeast corner of said 3.1 acre tract and an interior corner of said 12.64 acre tract, for the southeast corner of this tract;

THENCE N. 72° 27' 31" W., 107.46 feet, to a 5/8" iron rod with cap stamped "ALL COUNTY" found at the southwest corner of said 3.1 acre tract and an interior corner of said 12.64 acre tract, for the southwest corner of this tract;

THENCE N. 14° 03' 20" W., 156.08 feet, with the southwest line of said 3.1 acre tract and a northeast line of said 12.64 acre tract, to a 5/8" iron rod with cap stamped "ALL COUNTY" found at an angle corner of said 3.1 acre tract and an interior corner of said 12.64 acre tract, for an angle corner of this tract;

THENCE N. 17° 53' 13" E., 194.18 feet, with the west line of said 3.1 acre tract, to a 5/8" iron rod with cap stamped "ALL COUNTY" found on the south right-of-way line of F. M. Highway 1237 at the northwest corner of said 3.1 acre tract, same being the westerly northeast corner of said 12.64 acre tract, for the northwest corner of this tract;

THENCE S. 73° 43' 05" E., 190.04 feet, with the south right-of-way line of F. M. Highway 1237 and the north line of said 3.1 acre tract, to the POINT OF BEGINNING and containing 1.310 acres of land.

The bearings for the above description are grid bearings based on the Texas Coordinate System, Central Zone, NAD 83 (CORS 96) as determined by Leica Texas SmartNet GPS observations.

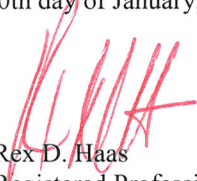
See accompanying drawing.

STATE OF TEXAS

COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, that I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that the above described tract was surveyed on the ground and that this description is true and correct to the best of my knowledge and belief. Survey completed on the ground in December, 2017.

IN WITNESS THEREOF, my hand and seal this the 10th day of January, 2018.


Rex D. Haas
Registered Professional
Land Surveyor, No. 4378

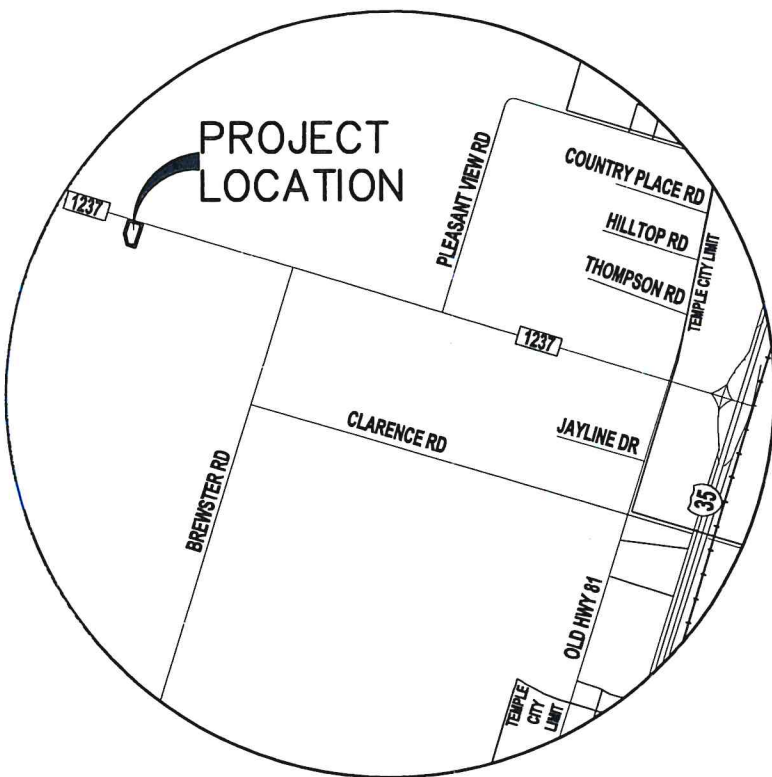
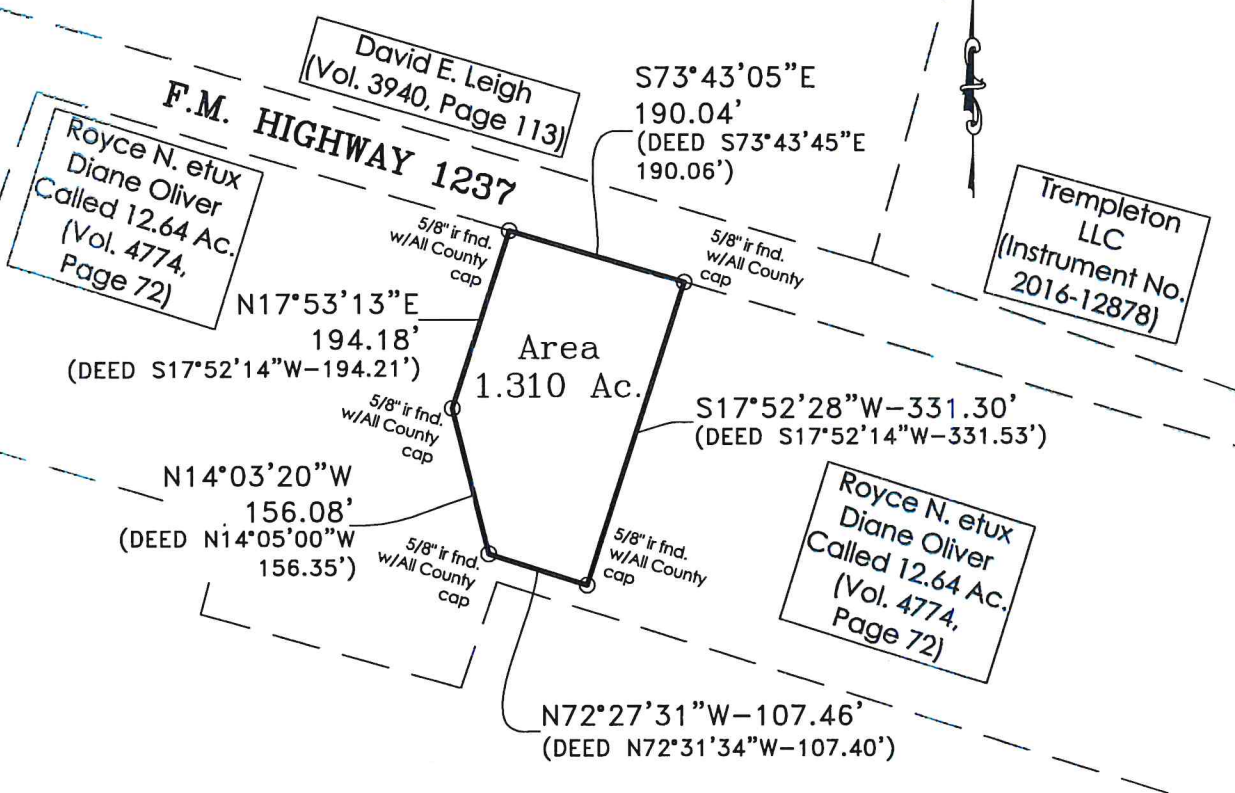


1.310 ACRES BEING PART OF THE WILLIAM GILMORE SURVEY, ABSTRACT No. 339
BELL COUNTY, TEXAS
<SEE FIELD NOTES>

DRAWN BY: ***

FIELD BOOK: ****/****

S:\Subdivisions\17-119-D-S (US Clark Addition, 2381 FM 1237, Temple ETJ & Annexation)\Annexation Survey\US Clark Addition Plat Annexation Survey.dwg 1/11/2018 4:47 PM



VICINITY MAP
SCALE: N.T.S.

NOTE:

Survey prepared without the benefit of title commitment.

MITCHELL & ASSOC., INC. does not make or warrant any flood zone designation.

This sketch represents a survey made on the ground. During the performance of this survey persons working under my supervision observed conditions along the boundaries and to best of my knowledge they are as shown.

I hereby state that to best of my professional knowledge and belief that this plat and the survey on which it is based meets the requirements for land surveys in the State of Texas.

This the 10th day of January, 2018.

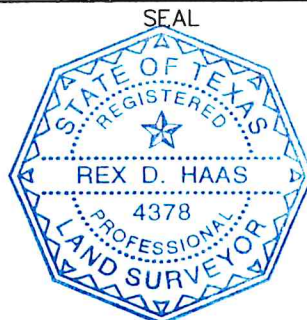
REX D. HAAS R.P.L.S. 4378

102 N. COLLEGE ST., KILLEEN, TEXAS (254) 634-5541
T. B. P. L. S. FIRM REGISTRATION NO. 10020400
411 S. WESTERN AVE. (P.O. BOX 349), LAMPASAS, TEXAS (512) 556-6885
T. B. P. L. S. FIRM REGISTRATION NO. 100204-00
600 AUSTIN AVE. STE. 29, WACO, TEXAS (254) 776-5151
T. B. P. L. S. FIRM REGISTRATION NO. 10194044

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING



ALL RIGHTS RESERVED
BY: MITCHELL & ASSOC., INC. 2018



SURVEY COMPLETED 00/00/2018

SCHEDULE

Voluntary Annexation – 1.310 Acres (Janet Clark)

DATE	ACTION	TIME LIMIT/NOTES
01-18-18	CITY RECEIVES PETITION of landowner to annex area adjacent to city limits; fewer than 3 qualified voters reside in the area.	N/A
02-15-18 Regular Meeting	COUNCIL ADOPTS RESOLUTION 1. Granting petition (28th day after petition filed); 2. Directing staff to develop service plans; and 3. Setting dates, times, places for public hearings	1. Hear and grant or deny petition after the 5 th day, but on or before the 30 th day after petition is filed. 2. Council must direct Staff to develop the services plan before publication of notice of 1 st hearing required under § 43.063 LGC. § 43.065 LGC
03-02-18	CITY SECRETARY MAILES NOTICES TO 1. Property owners 2. Public and private service entities 3. Railroads <i>35th day before 1st public hearing</i>	Before the 30 th day before the date of the first hearing required under § 43.063. § 43.062(b) LGC
03-19-18	CITY SECRETARY SENDS NOTICE TO Public school districts located in annexation area <i>17th day before 1st public hearing</i>	Within the period prescribed for publishing the notice of the 1 st hearing under § 43.063 LGC
03-18-18	CITY SECRETARY PUBLISHES NOTICES FOR PUBLIC HEARINGS ON ANNEXATION Posts notice on City web site Publishes notice in Telegram <i>18th day before 1st public hearing</i> <i>19th day before 2nd public hearing</i>	Publish hearing notice on or after the 20 th day but before the 10 th day before the date of the hearing § 43.063(c)LGC
03-28-18	RESIDENTS' LAST DAY TO FILE PROTEST <i>10th day after publication of hearing notice</i>	Hold one hearing in area proposed for annexation if more than 10% of adults who are permanent residents of area file written protest within 10 days after publication of notice. § 43.063(b) LGC
04-05-18 Regular meeting	COUNCIL HOLDS 1st PUBLIC HEARING Staff presents service plan <i>28th day before 1st reading of ordinance</i>	Hold hearings on or after the 40 th day but before the 20 th day before the date of institution of annexation proceedings with 1 st reading of ordinance. § 43.063(a) LGC.
04-06-18 Special meeting	COUNCIL HOLDS 2nd PUBLIC HEARING Staff presents service plan <i>27th day before 1st reading of ordinance</i>	Hold hearings on or after the 40 th day but before the 20 th day before the date of institution of annexation proceedings with 1 st reading of ordinance. LGC § 43.063(a)
05-03-18 Regular Meeting	COUNCIL CONSIDERS ANNEXATION ORDINANCE ON 1ST READING & HOLDS PUBLIC HEARING	First reading institutes proceedings for purposes of statutory time limits.
05-17-18 Regular Meeting	COUNCIL CONSIDERS ANNEXATION ORDINANCE ON 2ND READING <i>14th day from 1st reading</i>	Complete annexation proceedings within 90 days from 1 st reading. § 43.064(A) LGC.

DATE	ACTION	TIME LIMIT/NOTES
	INFORMATION TECHNOLOGY SERVICES PREPARES AMENDED CITY MAP 1. Amended City limit boundary 2. Amended City ETJ boundary	

	CITY SECRETARY SENDS NOTICES TO: TEXAS SECRETARY OF STATE 1. Copy of annexation ordinance 2. Annexation map 3. Statement that annexation is not involved in any litigation	Secretary of State certifies to U. S. Department of Commerce that annexation was valid. <i>[No citation found.]</i>
	VOTER REGISTRAR FOR BELL COUNTY 1. Map in format compatible with mapping format used by registrar's office.	Not later than the 30 th day after the date the change is adopted. § 42.0615 Election Code The County Election Administrator is the Voter Registrar for Bell County.
	STATE COMPTROLLER, SALES TAX DIVISION 1. Annexation ordinance 2. Map showing whole municipality	§ 321.102 Tax Code Delivery of notice affects implementation of tax collection.
	BELL COUNTY CLERK 1. Certified copy of annexation ordinance including legal description of annexed area.	Within 30 days after obtaining preclearance for the annexation under the Federal Voting Rights Act. § 41.0015 LGC
	BELL COUNTY CLERK 1. Certified copy of annexation ordinance 2. Copy of petition	For annexation of Sparsely Occupied Area on Petition of Area Landowners § 43.028(f)
	PUC AND FRANCHISEES Utility, telecommunication, transportation, and EMS providers	
	TxDOT If state road is affected.	
	TEXAS COMMISSION ON FIRE PROTECTION	<i>[No citation found. No information found on Commission's web site.]</i>
	U. S. BUREAU OF THE CENSUS	<i>[Or does SOS notify Bureau of the Census?]</i>

	CITY ATTORNEY SENDS INFORMATION TO U. S. ARMY CORPS OF ENGINEERS: 1. Ordinance 2. Map 3. Service plan 4. Copies of pertinent laws /regulations	If annexation affects Corps' property. Army Regulation 405-25
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ORDINANCE NO. 2018-4912

AN ORDINANCE OF THE CITY OF TEMPLE, TEXAS, ANNEXING APPROXIMATELY 1.310 ACRES OF LAND OUT OF THE WILLIAM GILMORE SURVEY, ABSTRACT NO. 339, IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF TEMPLE, BELL COUNTY, TEXAS, LOCATED AT 2391 FM 1237; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, Janet Clark filed a petition on January 18, 2018 seeking voluntary annexation of approximately 1.310 acres into the City of Temple - Ms. Clark purchased this approximately 1.310-acre tract from Royce and Diane Oliver, whose 12.64-acre tract is subject to a 2008 development/non-annexation agreement;

Whereas, Janet Clark's purchase of the approximately 1.310 acres and a proposed manufactured home triggers a plat and per the development agreement, voluntary annexation;

Whereas, voluntary annexation is governed by Section 43.028 of the Texas 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;

Whereas, pursuant to Chapter 43 of the Local Government Code, Council adopted a resolution directing City staff to create a Municipal Service Plan on February 15, 2018, and subsequently held public hearings to consider the annexation of the subject property at City Council meetings held on April 5, 2018 and April 6, 2018; 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 property consisting of approximately 1.310 acres of land out of the William Gilmore Survey, Abstract No. 339, in the extraterritorial jurisdiction of the City of Temple, Bell County, Texas, and located at 2391 FM 1237, described in Exhibit 'A' attached hereto, is hereby annexed and brought within the corporate limits of the City of Temple, Bell County, Texas, and is made an integral part thereof.

Part 3: The service plan submitted in accordance with Chapter 43 of the Texas Local Government Code is hereby approved as part of this Ordinance, made a part hereof and attached hereto as Exhibit "B."

Part 4: The official map and boundaries of the City of Temple are hereby amended so as to include the annexed Property as part of the City of Temple.

Part 5: The annexed Property shall be zoned at a future date, in compliance with the Zoning Ordinance of the City of Temple.

Part 6: The annexed Property shall be included in, and become a part of, the City of Temple City Council Election District Number 4.

Part 7: If the taking of any territory annexed by this Ordinance is declared by a court of competent jurisdiction to be invalid and/or illegal, it shall not affect the balance of the property annexed and attempted to be annexed, and that property shall remain as part of the City of Temple, Texas. It is the intent of this Ordinance that any territory that is not lawful for the City to incorporate be excluded from this annexation and that such exclusion be documented by having a qualified surveyor correct the property description of the annexed area to conform to the Council's intention and to ensure that the boundary description closes.

Part 8: Severability. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable and, if any phrase, clause, sentence, paragraph or section of this Ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such invalid phrase, clause, sentence, paragraph or section.

Part 9: Effective Date. This Ordinance shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Temple, Texas, and it is accordingly so ordained.

Part 10: Open Meetings. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings.

PASSED AND APPROVED on First Reading and Public Hearing on the 3rd day of **May**, 2018.

PASSED AND APPROVED on Second and Final Reading on the 17th day of **May**, 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

05/03/18
Item #10
Regular Agenda
Page 1 of 4

DEPT. / DIVISION SUBMISSION & REVIEW:

Mark Baker, Senior Planner

ITEM DESCRIPTION: FIRST READING - PUBLIC HEARING - FY-18-1-SITE: Consider adopting an ordinance amending Ordinance No. 2017-4870 to attach a site plan showing a 1500 square foot building to be located on Lot 1, Block 1, Cox Center subdivision, addressed as 830 FM 2271, Temple.

ITEM SUMMARY: The applicant, Michael Cox, on behalf of Boston Properties, requests Development/ Site Plan approval for a proposed barber shop, as required by the rezoning ordinance (Ordinance 2017-4870) approved by City Council on October 5, 2017, on the approximately 0.326 +/- acre, eastern portion of this 1.012 +/- acre Planned Development-zoned property.

Per Ordinance 2017-4870, the proposed development must comply with the following conditions:

1. Submittal for review and consideration of a Development/ Site Plan by the Planning & Zoning Commission and City Council;
2. Development of the property shall be limited to detached single-family residences, beauty salon, barber shop or other similar types of personal services and general office uses;
3. A 15-foot perimeter buffer and screening strip consisting of a combination of existing trees, solid fencing ranging between six to eight foot high and new plantings reviewed at the time of public Development/ Site Plan review;
4. Maximum building height of 25 feet;
5. Residential appearance to buildings with pitched roofs, windows, foundation plantings and brick/masonry facades;
6. Freestanding signs with a maximum 10 feet in height and limited to external illumination; and
7. Lighting shall be shielded using full-cutoff fixtures to prevent light trespass to neighboring properties.

At this stage, while staff has confirmed compliance with Conditions 1 through 5, conditions 6 & 7 will be confirmed with the review of building plans and sign application.

STAFF RECOMMENDATION: While the above referenced conditions of Ordinance 2017-4870 are still in effect, staff recommends approval of amending Ordinance 2017-4870 with the following additional Development/ Site Plan condition:

1. That the Director of Planning, with consultation as needed by the Design Review Committee (DRC), may be authorized to approve minor changes to the Development/ Site Plan which include but not limited to: overall lot layout, landscaping, exterior building elevations/ materials, parking configuration, buffering and screening materials, in compliance with minimum UDC development standards.

PLANNING & ZONING COMMISSION RECOMMENDATION: At their April 2, 2018 meeting the Planning & Zoning Commission voted eight to zero per staff's recommendation to recommend approval.

The proposed development is summarized in more detail as follows:

SUBDIVISION PLAT: A one-lot, one-block subdivision plat named Cox Center has been reviewed by the City's Design Review Committee and was recorded by Bell County on February 1, 2018.

DRC REVIEW: The DRC reviewed the Development/ Site Plan on March 19, 2018. It was discussed that a minimum 13' 6" vertical clearance is required for vegetation along access driveways. This is a requirement of Chapter 12, Section 13, of the City Code of Ordinances. The site plan does reference the requirement for the vegetative clearance. No other issues were identified.

SITE PLAN: The site plan shows a 30-foot by 50-foot (1500 square foot building footprint proposed on the eastern half of the subject property. The face of the building is shown setback approximately 103 feet from the right-of-way of FM 2271 with provisions for parking, on-site maneuverability, landscaping and signage. The applicant has indicated that while the site plan shows the access gate to the adjacent property, the gate will not be physically added until development of the western-most property (850 FM 2271) is developed.

BUILDING ELEVATIONS / MATERIALS / ROOF: The building elevations are proposed with a combination of metal siding and stone. The eastern-facing elevation (front) will contain more than 70% stone to a wall height of 7' 10". Stone-wainscot will wrap around and extend back approximately 15 feet to a height of three feet along the south wall elevation only. The applicant has agreed to enhance landscaping consisting of trees and shrubs on the north side to meet the screening and buffering requirement and therefore is the basis for staff's support of not requiring masonry on the north side. Front elevations (East) are accented with four, 10-foot high cedar post, supporting a five foot overhang and covered walkway. The front elevation is finished with door and window treatments giving a residential appearance overall. Stone will be provided to a height of 7' 2" along the entire length of the front elevation. The roof material is proposed with a PBR 26Ga Galvalum metal panel, a form of galvanized metal roofing similar to standing seam.

PARKING: An asphalt surfaced parking area providing 10 parking spaces is proposed at a rate of one space per 150 square feet of gross floor area. The number of spaces exceeds the UDC requirement of one space per 250 square feet of gross floor area required of most retail and service uses. The site plan is dimensioned and provides the minimum dimensions for circulation and parking.

LANDSCAPING: Site landscaping consists of the preservation of existing trees as well as proposed, shrubs, grass and rock-work. A legend is shown on the site plan for the proposed shrubs varying between three and five gallon sizes and include Dwarf Buford Holly, Crepe Myrtles, Red Tip Photinia and the Mountain Laurel. The listed plant materials are acceptable as identified in UDC Section 7.4. Several of the Red Tip Photinia may be better suited at an alternative location than adjacent to the rock garden. Staff will work with the applicant at the time of building plan review for more suitable locations on the subject property.

SCREENING & BUFFERING: Screening and buffering will be provided by the combination of existing trees, proposed enhancement of landscaping as well as proposed fencing. While an existing six foot high solid wood fence is present along the north property boundary it is not counted toward compliance. Buffering and screening will be satisfied by the landscaping alone and as stated earlier, the applicant has agreed to enhance landscaping along the northern property line with trees and shrubs to satisfy this requirement. It is noteworthy however, that the existing six foot fence will help to screen. A new six foot wood privacy fence is proposed along the western property line between 830 & 850 FM 2271 and a new six foot high wood privacy fence is proposed along approximately 90 feet of the southern property boundary. Along with the proposed privacy fences, a 20-foot gate will provide access as well as provide additional security between 830 & 850 FM 2271. The gate however will not be installed by the property owner until the western-most property at 850 FM 2271 is developed.

SIGNAGE: The site plan shows a proposed eight foot x five foot (40 Square Feet) monument sign. The sign is shown located approximately 55-feet from the front property line. As required by Ordinance 2017-4870, the sign cannot exceed 10 feet in height and be limited to external illumination. A separate permit is required for the sign.

DRAINAGE: The subject property has been graded and trees and other vegetation have been cleared within the interior and portions of the perimeter boundary of the two lots. Drainage will be addressed in more detail by Public Works during the review of construction plans.

PUBLIC FACILITIES: Sewer is available from an eight inch sewer line within FM 2271. Water is available through a two inch water line in FM 2271. Public Works has indicated that a two inch water line is sufficient for the uses proposed by the Planned Development.

ACCESS: Access to 830 FM 2271 is directly from FM2271 from a driveway permitted by TxDOT. Access to the western-most portion of the property, addressed as 850 FM 2271 is provided for by a 20-foot wide asphalt driveway. Since the property is platted as one lot, under single ownership, no access easement is necessary.

TXDOT DRIVEWAY: TxDOT has confirmed that the southern-most driveway will be permitted as a 30-foot wide driveway access point to accommodate future development. Upon permit issuance, the northern driveway will be removed by TxDOT. Construction of the southern driveway will follow upon permit by the property owner of 830 FM 2271.

PUBLIC NOTICE: Twenty notices to property owners within 200-feet of the subject property were sent notice of the public hearing as required by State law and City Ordinance. As of Tuesday April 24, 2018 at 9:00 AM, no notices have been received.

The newspaper printed notice of the public hearing on March 15, 2018, in accordance with state law and local ordinance.

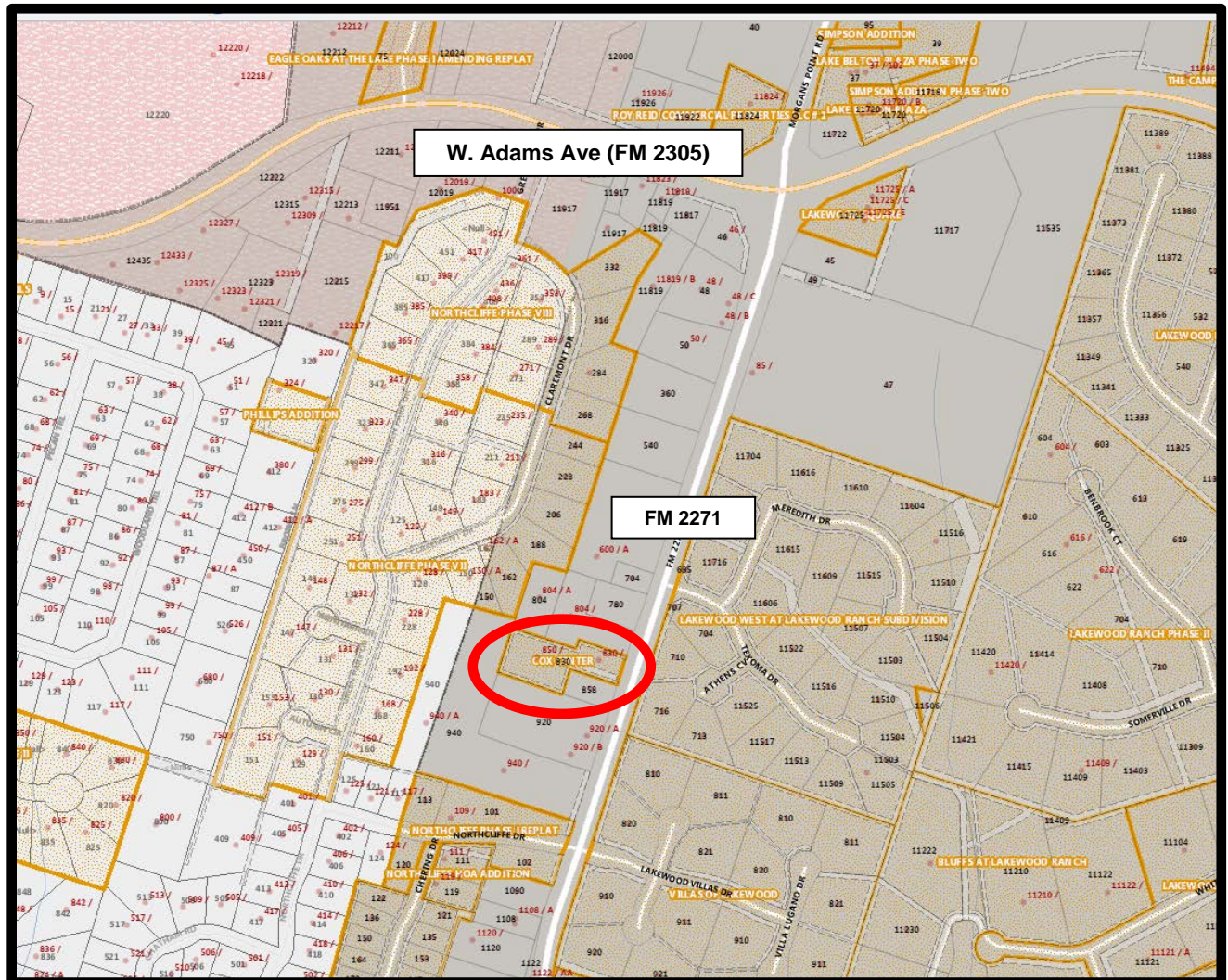
SCHOOL DISTRICT: Belton ISD

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Vicinity Map, Aerial Map & Street Photo
Ordinance 2017-4870
Site Plan
Building Elevations
Notification Map
P&Z Excerpts (April 2, 2018)
Ordinance

Vicinity Map, Aerial Map & Street View Photo



Vicinity Map (City of Temple GIS Maps)



Aerial Map



Street View: Looking westerly at 830 FM 2271

ORDINANCE NO. 2017-4870
(Z-FY-17-41)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A REZONING FROM AGRICULTURAL ZONING DISTRICT TO PLANNED DEVELOPMENT – NEIGHBORHOOD SERVICE ZONING DISTRICT ON APPROXIMATELY 1.012 ACRES, LOCATED IN THE GEORGE W. LINDSEY SURVEY, ABSTRACT NO. 513, BELL COUNTY, TEXAS, ADDRESSED AS 830 AND 850 FM 2271; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the applicant, A.C. Boston, on behalf of Boston Properties, requests the rezoning of two tracts of land, combined for approximately 1.012 acres, from Agricultural zoning district to Planned Development – Neighborhood Service zoning district for a proposed barber shop;

Whereas, the Planning and Zoning Commission of the City of Temple, Texas, after due consideration of the conditions, recommends approval of the rezoning from Agricultural zoning district to Planned Development – Neighborhood Service zoning district, on approximately 1.012 acres, located in the George W. Lindsey Survey, Abstract No. 513, Bell County, Texas, addressed as 830 and 850 FM 2271, Temple, Texas, with the following conditions:

1. Submittal of a Development/Site Plan & exterior building elevations for consideration and review by the Planning & Zoning Commission and City Council;
2. Development of the property shall be limited to detached single-family residences, beauty salon, barber shop or other similar types of personal services and general office uses;
3. A 15-foot perimeter buffer and screening strip consisting of a combination of existing trees, solid fencing ranging between 6-8-feet high, and new plantings reviewed at the time of public Development/Site Plan review;
4. Maximum building height of two stories (25 feet);
5. Residential appearance to buildings with pitched roofs, windows, foundation plantings and brick/masonry facades;
6. Use of stone or brick, no less than 8-feet in height from grade on the east, west and south-facing building elevations;
7. Freestanding signs with a maximum height of 10 feet and limited to external illumination;
8. Lighting must be shielded using full-cutoff fixtures to prevent light trespass to neighboring properties; 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 Agricultural zoning district to Planned Development – Neighborhood Service zoning district, on approximately 1.012 acres, located in the George W. Lindsey Survey, Abstract No. 513, Bell County, Texas, addressed as 830 and 850 FM 2271, Temple, Texas, as outlined in the survey and field notes attached hereto as Exhibit 'A,' and made a part hereof for all purposes and subject to the following conditions:

1. Submittal of a Development/Site Plan & exterior building elevations for consideration and review by the Planning & Zoning Commission and City Council;
2. Development of the property shall be limited to detached single-family residences, beauty salon, barber shop or other similar types of personal services and general office uses;
3. A 15-foot perimeter buffer and screening strip consisting of a combination of existing trees, solid fencing ranging between 6-8-feet high and new plantings reviewed at the time of public Development/Site Plan review;
4. Maximum building height of two stories (25 feet);
5. Residential appearance to buildings with pitched roofs, windows, foundation plantings and brick/masonry facades;
6. Use of stone or brick, no less than 8-feet in height from grade on the east, west and south-facing building elevations;
7. Freestanding signs with a maximum height of 10 feet and limited to external illumination;
8. Lighting must be shielded using full-cutoff fixtures to prevent light trespass to neighboring properties; and

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 21st day of September, 2017.

PASSED AND APPROVED on Second Reading on the 5th day of October, 2017.

THE CITY OF TEMPLE, TEXAS



DANIEL A. DUNN, Mayor

ATTEST:



Lacy Borgeson
City Secretary



APPROVED AS TO FORM:



Kayla Landeros
City Attorney

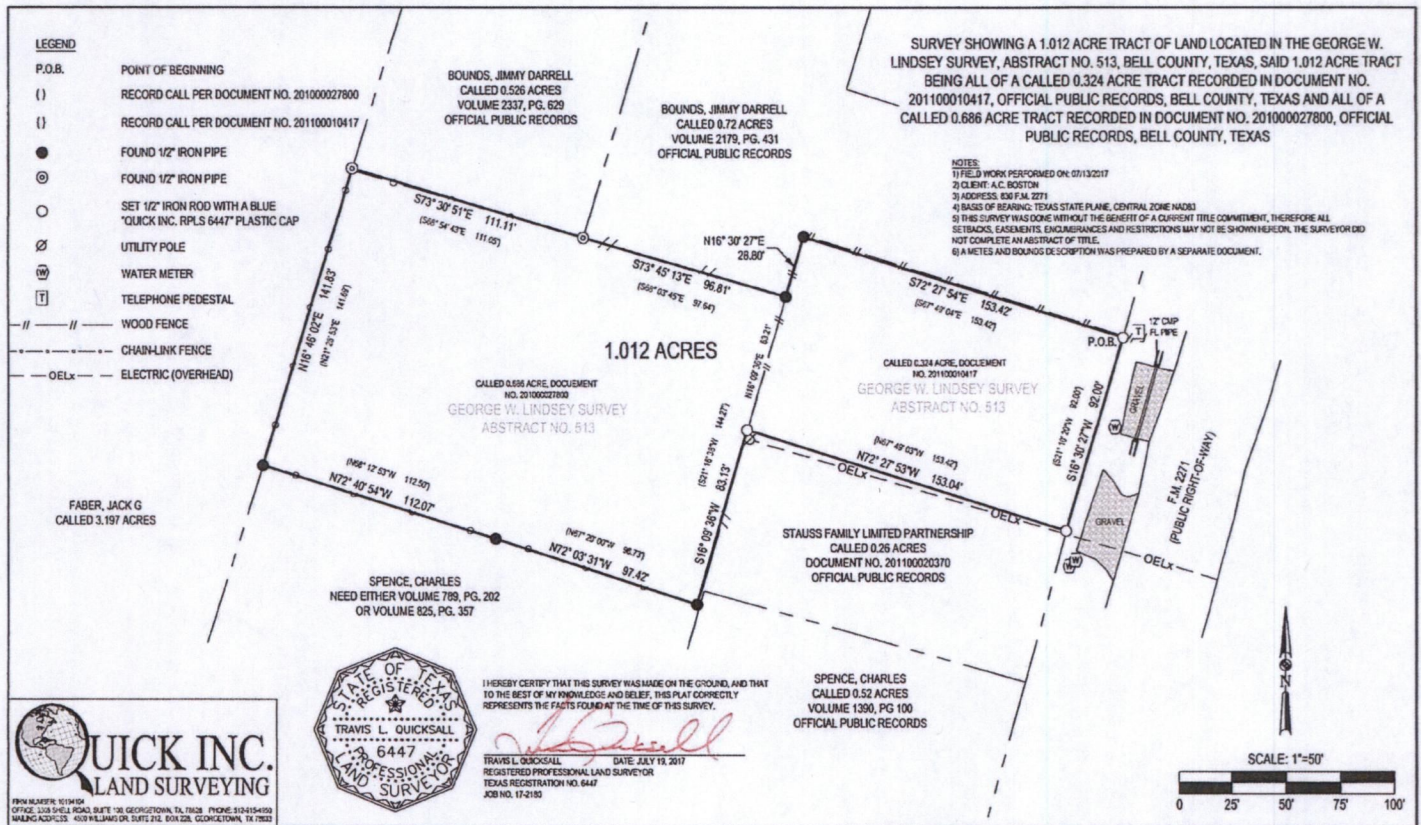


EXHIBIT A

QUICK INC.

LAND SURVEYING

Office Address: 3305 Shell Rd. Suite 100, Georgetown, Texas 78628
Mailing Address: 4500 Williams Dr. , Suite 212, Box 228, Georgetown, Texas 78633
Phone: 512-915-4950

FIELD NOTES FOR A 1.012 ACRE TRACT OF LAND:

BEING A 1.012 ACRE TRACT OF LAND LOCATED IN THE GEORGE W. LINDSEY SURVEY, ABSTRACT NO. 513, BELL COUNTY, TEXAS, SAID 1.012 ACRE TRACT BEING ALL OF A CALLED 0.324 ACRE TRACT RECORDED IN DOCUMENT NO. 201100010417, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS AND ALL OF A CALLED 0.686 ACRE TRACT RECORDED IN DOCUMENT NO. 201000027800, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS; SAID 1.012 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set in the west line of FM 2271, said point being the northeast corner of said 0.324 acre tract, the southeast corner of a called 0.72 acre tract recorded in Volume 2179, Page 431, Official Public Records, Bell County, Texas and being the northeast corner of the herein described tract;

1. **Thence**, with the west line of F.M. 2271, the east line of said 0.324 acre tract, **N 16° 30' 27" W**, a distance of **92.00'** (RECORD, S 21° 10' 20" W, 92.00') to a 1/2" iron rod set at the southeast corner of said 0.324 acre tract, said point being the southeast corner of the herein described tract;
2. **Thence**, with the southwest line of said 0.324 acre tract, **N 72° 27' 53" W**, a distance of **153.04'** (RECORD, N 67° 49' 03" W, 153.42') to a 1/2" iron rod set at the southwest corner of said 0.324 acre tract, said point being in the east line of said 0.686 acre tract and being an interior corner of the herein described tract;

Thence, following the outer perimeter of said 0.686 acre tract the following six (6) courses and distances:

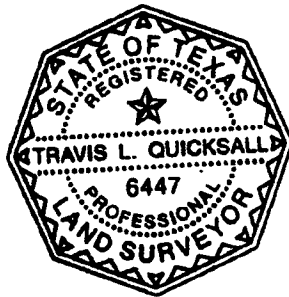
3. **S 16° 09' 36" W**, a distance of **83.13'** to a 1/2" iron rod found at the southeast corner of said 0.686 acre tract, said point being an exterior corner of the herein described tract;
4. **N 72° 03' 31" W**, a distance of **97.42'** (RECORD, N 67° 20' 00" W, 96.73') to a 1/2" iron rod found at the southeast corner of said 0.686 acre tract, said point being an exterior corner of the herein described tract;
5. **N 72° 40' 54" W**, a distance of **112.07'** (RECORD, N 68° 12' 53" W, 112.50') to a 1/2" iron rod found at the southwest corner of said 0.686 acre tract, said point being the southwest corner of the herein described tract;
6. **N 16° 46' 02" E**, a distance of **141.83'** (RECORD, N 21° 28' 53" E, 141.69') to a 1/2" iron pipe found at the northwest corner of said 0.686 acre tract, said point being the northwest corner of the herein described tract;

EXHIBIT A

7. **S 73° 30' 51" E**, a distance of **111.11'** (RECORD, S 68° 54' 43" E, 111.05') to a 1/2" iron pipe found at an angle point of said 0.686 acre tract, said point being an angle point of the herein described tract;
8. **S 73° 45' 13" E**, a distance of **96.81'** (RECORD, S 68° 03' 45" E, 97.64') to a 1/2" iron rod found at the northeast corner of said 0.686 acre tract, said point being in the northwest line of said 0.324 acre tract and being an interior corner of the herein described tract;

Thence, around the outer perimeter of said 0.324 acre tract the following two (2) courses and distances:

9. **N 16° 30' 27" E**, a distance of **28.80'** to a 1/2" iron rod found at the northwest corner of said 0.324 acre tract, said point being an exterior corner of the herein described tract;
10. **S 72° 27' 54" E**, a distance of **153.42'** (RECORD, S 67° 49' 04" E, 153.42') to the **POINT OF BEGINNING** containing 1.012 acres of land.




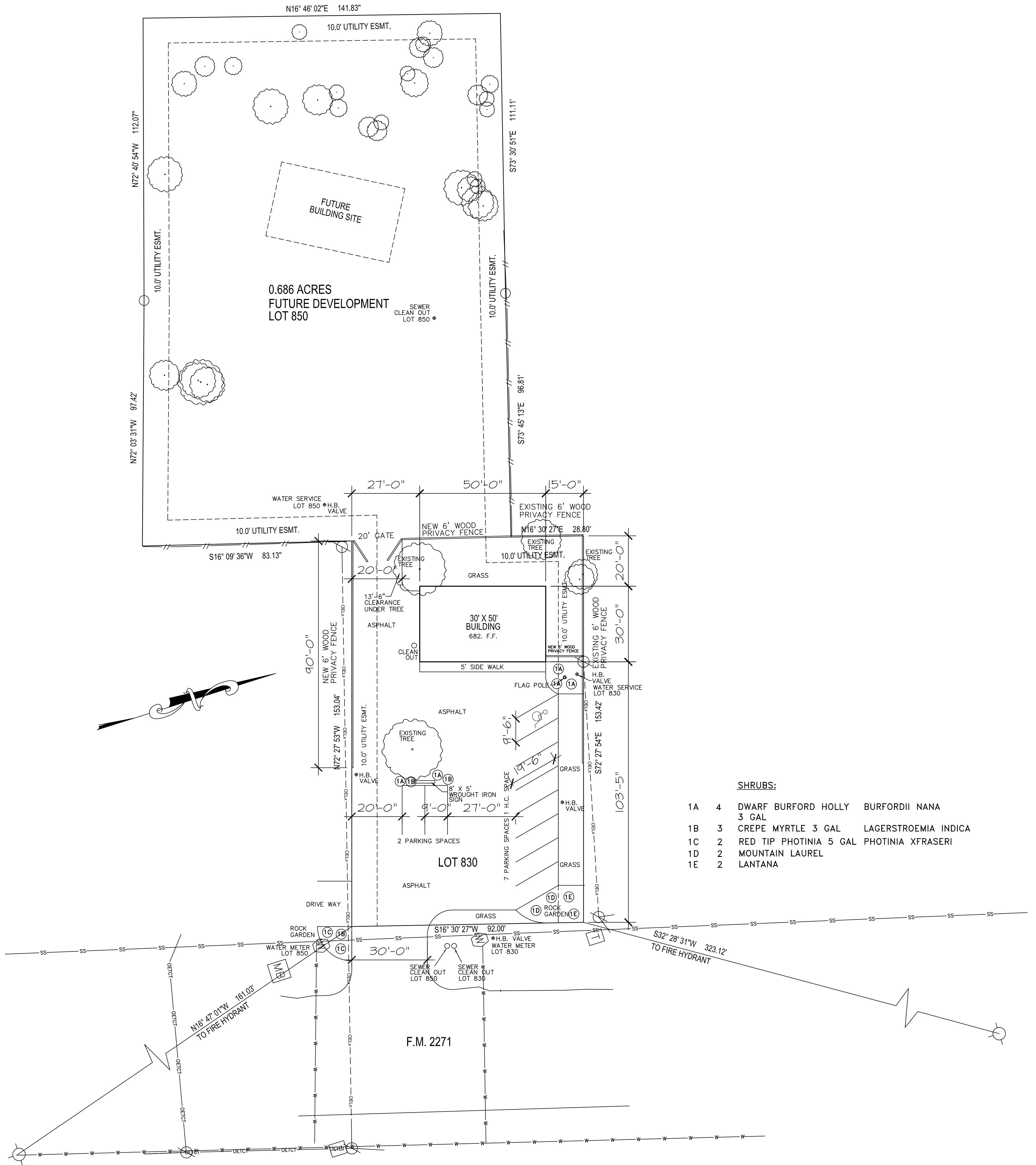

Travis L. Quicksall Date: 07/19/2017
RPLS #6447
Job #17-2180

EXHIBIT A



F.M. 2271

SITE PLAN

SC 1"= 20'-0"

SHEET NO. 15

PLAN NO. SCTD288

DATE 03/21/18

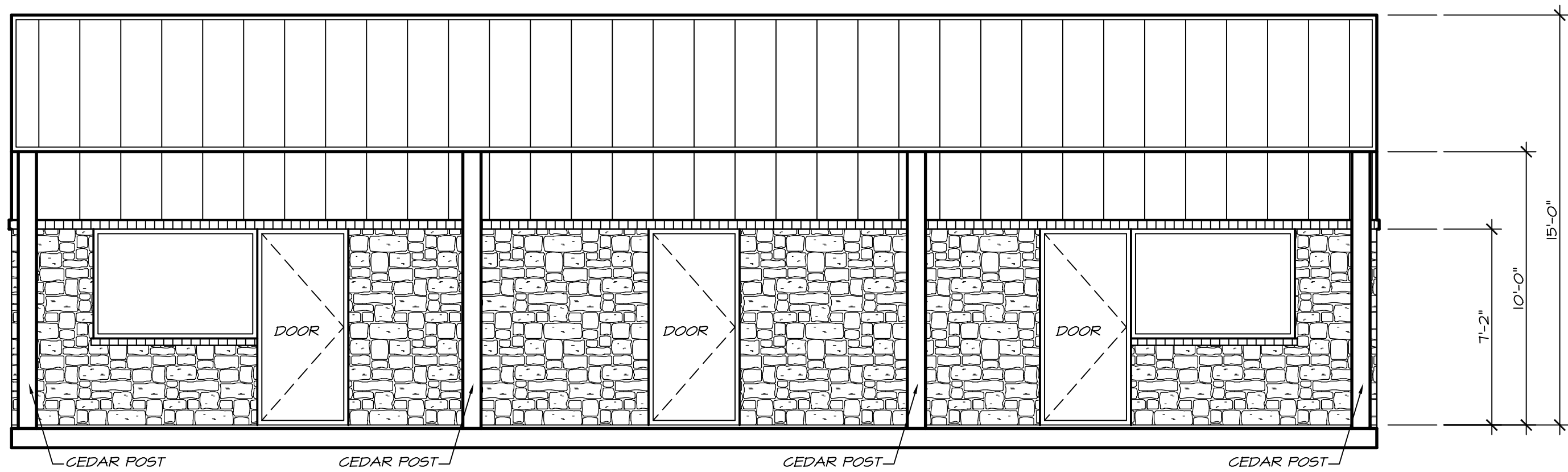
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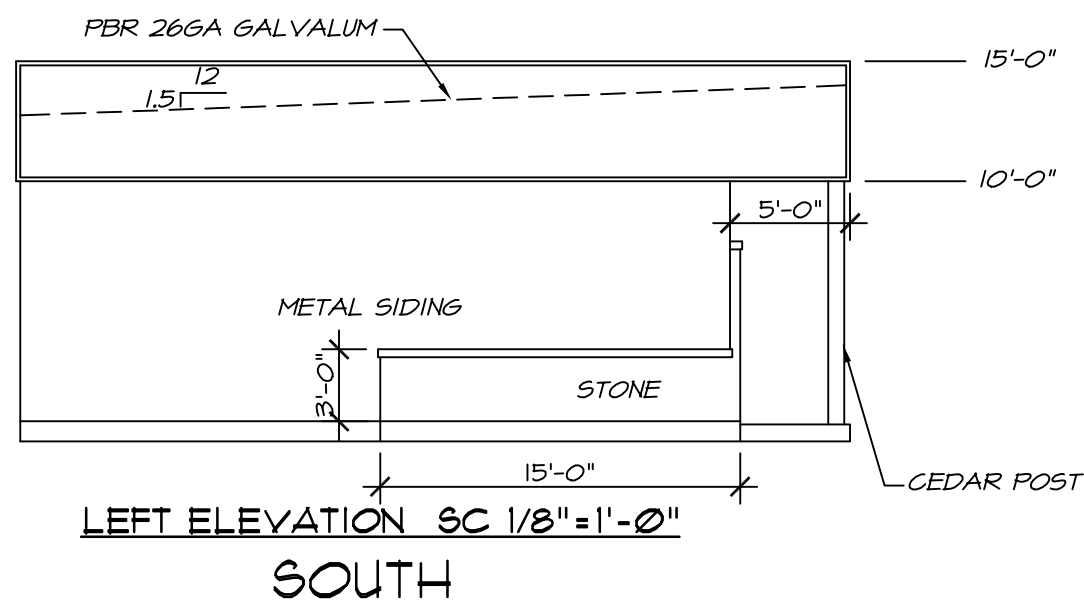
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COX CENTER
PLAN BY
CENTRAL TEXAS DESIGNS
2314 N. MAIN ST. BELTON, TX. 76513 (254-933-6550)

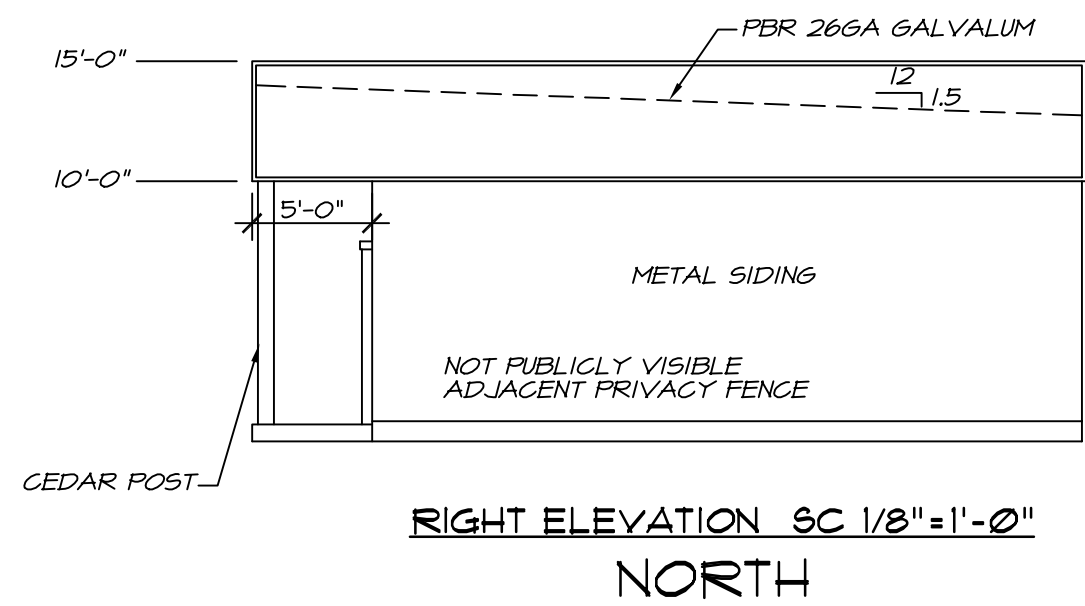
REVISIONS



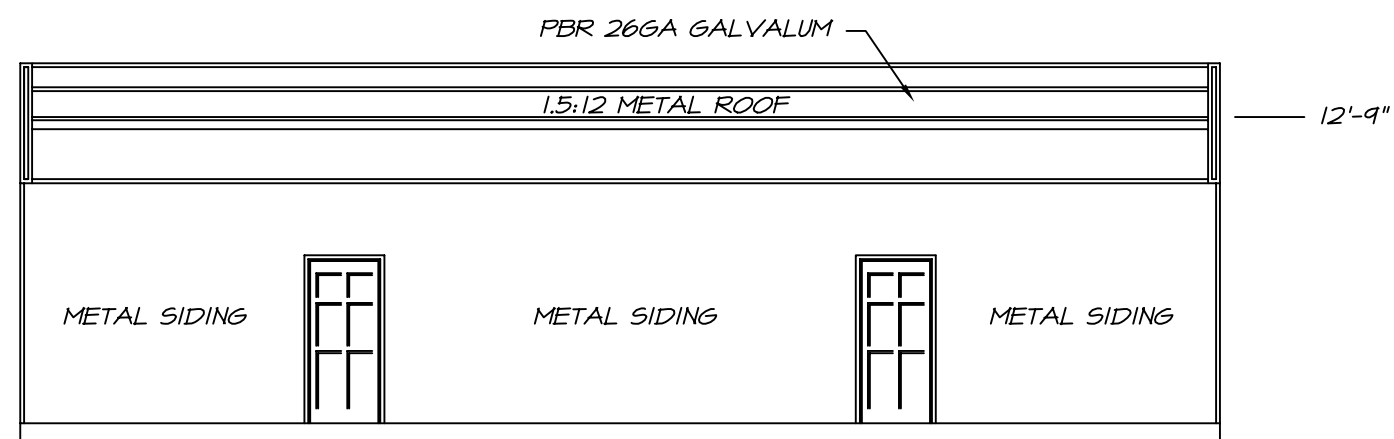
FRONT ELEVATION
SC 1/4" = 1'-0"
EAST



LEFT ELEVATION SC 1/8" = 1'-0"
SOUTH



RIGHT ELEVATION SC 1/8" = 1'-0"
NORTH



REAR ELEVATION SC 1/8" = 1'-0"
WEST

REVISIONS

COX CENTER
PLAN BY
CENTRAL TEXAS DESIGNS
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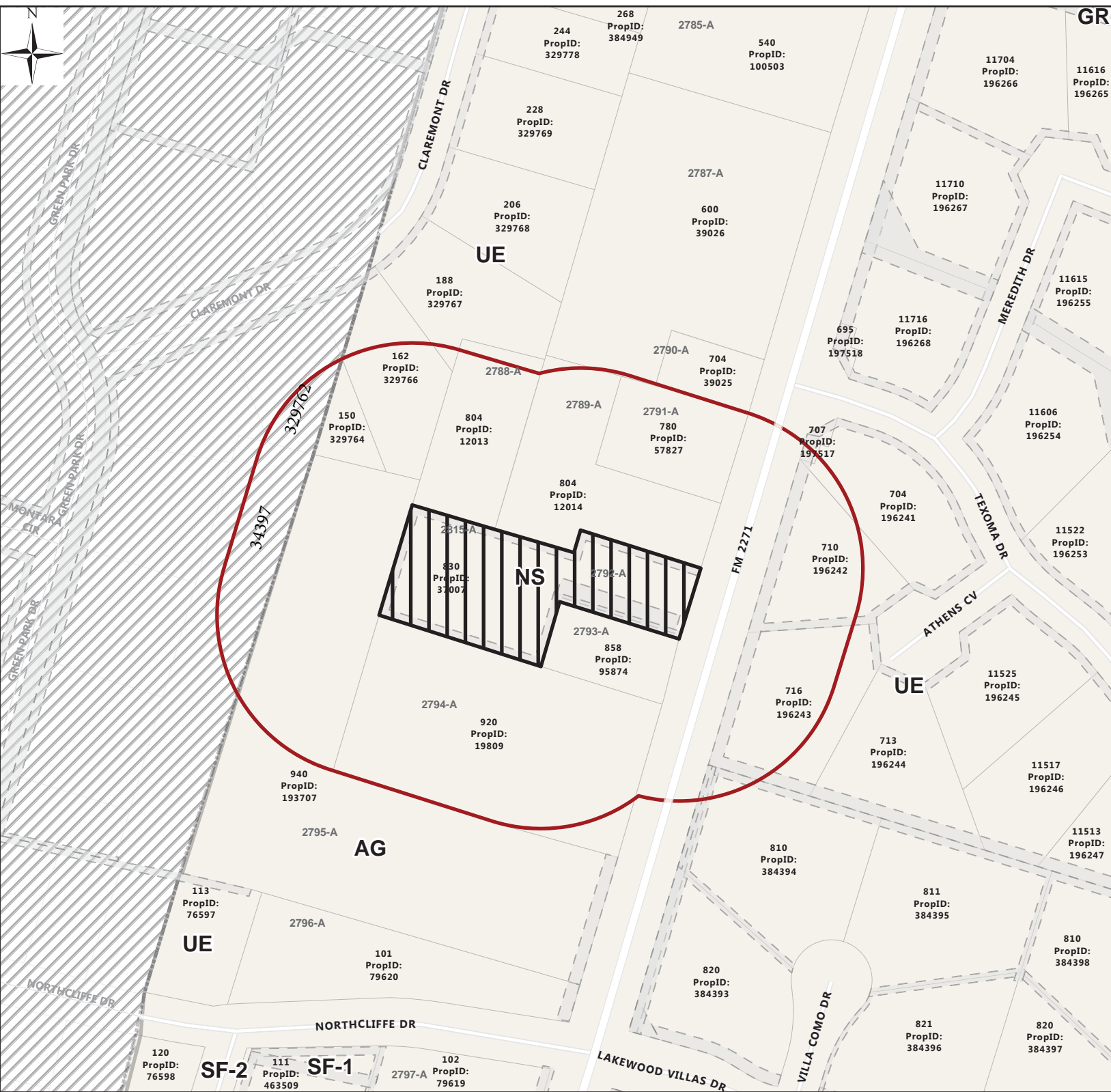
DATE
03/23/18

CTD-952

PLAN NO.

SHEET NO.

1



Development / Site Plan

200' NOTIFICATION MAP

Case: FY-18-1-SITE

Amend: Ord. 2017-4870

Address :
830 FM 2271

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.

mbaker

Date: 2/28/2018



**EXCERPTS FROM THE
PLANNING & ZONING COMMISSION MEETING
MONDAY, APRIL 2, 2018**

ACTION ITEMS

Item 2: FY-18-1-SITE – Hold a public hearing to consider and recommend action to amend Ordinance 2017-4870 for a Planned Development (PD) Development/ Site Plan with a 1500 square foot building, located on Lot 1, Block 1, Cox Center subdivision, addressed as 830 FM 2271.

Mr. Mark Baker, Senior Planner, stated this item is scheduled to go forward to City Council for first reading on May 3, 2018 and second reading on May 17, 2018.

This request is amending an ordinance requiring public review of the Development/Site Plan, as part of a rezoning that was approved by City Council in October 2017. The plat which created the single lot was reviewed and recorded on February 2018. The review of the Site Plan by Development Review Committee (DRC) was done on March 19, 2018.

On-site photos shown. The subject property is one lot but there are two addresses.

The Site Plan shown provides for a 1,500-square foot building proposed for a barber shop. The building is set back 103-feet from the right-of-way of FM 2271.

Both water and sewer are available to serve the property.

The Public Works Department has indicated the two-inch water line is sufficient for the proposed use.

The rear portion (850 FM 2271) would be proposed for development at a later date and not included in tonight's presentation. This proposed portion would need to come back through P&Z at the time it is developed.

Landscaping:

Listed plant materials are acceptable per UDC Sec. 7.4

Minor relocations of shrubs may be necessary for screening and buffering. Staff is suggesting a condition for minor site plan modifications

A minimum 13-feet six-inch vertical clearance for vegetation in a fire lane (Chapter 12, Section 13 – City Code of Ordinances)

Buffering and Screening:

Applicant has agreed to enhance trees and landscape materials along the north property line which is adjacent to an existing residence

A proposed six-foot solid fence along 90 feet along the south property line

Access:

20-foot wide easement drive from FM 2271 and to the western lot

20-foot wide gate (to be provided at future date)

Southern-most drive is permitted by TxDOT (30-feet wide driveway)

Upon permit issuance, the northern driveway will be removed by TxDOT. Construction of the southern driveway is responsibility of property owner of 830 FM 2271

Building Elevations/Materials:

Front Elevation (Eastern side):

- Stone provided to a height of approximately 7-foot two-inch,
- Four 10-foot high cedar posts supporting a roof line extension
- Five-foot covered walkway
- Window / Door treatments provide overall residential appearance (which is required by the Ordinance)

South Elevation:

- Metal siding with three-foot height wainscoting extends back 15 feet

North and West Elevations:

- Metal - No stone (due to enhanced landscaping to the North)
- Metal - No stone (West)

Signage:

Eight-feet x five-feet (40 square feet)

Pedestal will be setback approximately 55-feet from FM 2271 ROW

Maximum Height 10-feet (per Ord. No. 2017-4870)

Separate Permit Required

External illumination (Only)

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

The eight requirements/conditions of Ordinance No. 2017-4870 are still in effect. Conditions 1 through 6 Staff has confirmed and 7 and 8 (freestanding sign/lighting/signage) would be confirmed with the building permits.

1. Submittal of a Development/Site Plan & exterior building elevations for consideration and review by the Planning & Zoning Commission and City Council;
2. Development of the property shall be limited to detached single-family residences, beauty salon, barber shop or other similar types of personal services and general office uses;
3. A 15-foot perimeter buffer and screening strip consisting of a combination of existing trees, solid fencing ranging between 6-8-feet high, and new plantings reviewed at the time of public Development/Site Plan review;
4. Maximum building height of two stories (25 feet);
5. Residential appearance to buildings with pitched roofs, windows, foundation plantings and brick/masonry facades;
6. Use of stone or brick, no less than 8-feet in height from grade on the east, west and south-facing building elevations;
7. Freestanding signs with a maximum height of 10 feet and limited to external illumination;
8. Lighting must be shielded using full-cutoff fixtures to prevent light trespass to neighboring properties

While the requirements of Ordinance 2017-4870 are still in effect - Staff Recommends Approval to amend Ordinance 2017-4870 for Development/ Site Plan approval, subject to the following additional condition:

1. That the Director of Planning, with consultation as needed by the Design Review Committee (DRC), may be authorized to approve minor changes to the Development/ Site Plan which include but not limited to: overall lot layout, landscaping, exterior building elevations/ materials, parking configuration, buffering and screening materials, in compliance with minimum UDC development standards

Chair Fettig opened the public hearing.

There being no speakers, the public hearing was closed.

Commissioner Armstrong made a motion to approve Item 2, FY-18-1-SITE, as recommended by Staff and including additional conditions and Commissioner Crisp made a second.

Motion passed: (8:0)

Commissioner Ward absent.

ORDINANCE NO. 2018-4913
(FY-18-1-SITE)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AMENDING ORDINANCE NO. 2017-4870 TO ATTACH A SITE PLAN SHOWING A 1500-SQUARE FOOT BUILDING TO BE LOCATED ON LOT 1, BLOCK 1, COX CENTER SUBDIVISION, ADDRESSED AS 830 FM 2271, TEMPLE, TEXAS; PROVIDING A REPEALER; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, applicant, Michael Cox, on behalf of Boston Properties, requests Site Plan approval for a proposed barber shop, as required by the rezoning Ordinance (Ordinance 2017-4870) approved by City Council on October 5, 2017, which will cover approximately 0.326 acre, the eastern portion of the approximately 1.012 acre Planned Development zoned property;

Whereas, per Ordinance No. 2017-4870, the proposed development must comply with the following conditions:

1. Submittal for review and consideration of a Development/Site Plan by the Planning & Zoning Commission and City Council;
2. Development of the property shall be limited to detached single-family residences, beauty salon, barber shop or other similar types of personal services and general office uses;
3. A 15-foot perimeter buffer and screening strip consisting of a combination of existing trees, solid fencing ranging between 6-8-foot high and new plantings reviewed at the time of public Development/ Site Plan review;
4. Maximum building height of 25 feet;
5. Residential appearance to buildings with pitched roofs, windows, foundation plantings and brick / masonry facades;
6. Freestanding signs with a maximum 10 feet in height and limited to external illumination; and
7. Lighting shall be shielded using full-cutoff fixtures to prevent light trespass to neighboring properties.

Whereas, at this stage, while Staff has confirmed compliance with Conditions 1 through 5, conditions 6 & 7 will be confirmed with the review of building plans and sign application; 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 Ordinance No. 2017-4870 to attach a site plan showing a 1500 square foot building to be located on Lot 1, Block 1, Cox Center subdivision and addressed as 830 FM 2271, Temple, Texas, 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.

Part 7: The City Council directs the Planning Director to prepare a report for the Planning and Zoning Commission and City Council, approximately one year from the effective date of this Ordinance, for the purpose of evaluating the effectiveness of the Ordinance and making recommendations about retaining or revising its provisions.

PASSED AND APPROVED on First Reading and Public Hearing on the 3rd day of May, 2018.

PASSED AND APPROVED on Second Reading on the 17th day of May, 2018.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, MAYOR

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Kayla Landeros
City Attorney