

# CITY OF FAIR OAKS RANCH CITY COUNCIL REGULAR MEETING

Thursday, May 04, 2023 at 6:30 PM

Public Safety Training Room, Police Station, 7286 Dietz Elkhorn, Fair Oaks Ranch Live Stream: https://www.youtube.com/channel/UCDqRvLvReqxrh1lbajwshKA/live

# **AGENDA**

#### **OPEN MEETING**

- 1. Roll Call Declaration of a Quorum
- 2. Pledge of Allegiance

#### **CITIZENS and GUEST FORUM**

To address the Council, please sign the Attendance Roster located on the table at the entrance in the foyer of the Public Safety Training Room. In accordance with the Open Meetings Act, Council may not discuss or take action on any item which has not been posted on the agenda. Speakers shall limit their comments to five (5) minutes each.

3. Citizens to be heard.

#### **PRESENTATIONS**

4. Introduction of new hire(s): James K. Reeves, Building Official.

Joanna Merrill, IPMS-SCP, Director of Human Resources and Communications

#### **CONSENT AGENDA**

All of the following items are considered to be routine by the City Council, there will be no separate discussion on these items and will be enacted with one motion. Items may be removed by any Council Member by making such request prior to a motion and vote.

5. Approval of the April 18, 2023 Special City Council Townhall meeting minutes.

Christina Picioccio, TRMC, City Secretary

<u>6.</u> Approval of the April 20, 2023 Regular City Council meeting minutes.

Christina Picioccio, TRMC, City Secretary

7. Approval of Council Member Parker's absence from the April 20, 2023, Regular City Council meeting.

Scott Parker, Council Member Place 5

#### **CONSIDERATION/DISCUSSION ITEMS**

8. Consideration and Possible Action approving the first reading of an Ordinance amending the City of Fair Oaks Ranch Code of Ordinances, Chapter 13 "Utilities", Article 13.03 "Water and Sewer System", Division 3, Part II "Drought Contingency Plan" to include updated definitions, initiation and termination criteria and creating an appeal process; and

amending Appendix A Fee Schedule Article A9 (v) "Water Charges – Drought Surcharge Rates".

Kelsey Delgado, Environmental Program Manager

9. Consideration and possible action on a Concept Plan request from the applicant Urbanist Inc. on behalf of the property owners Brenda Minahan and Mark Minahan for a proposed multi-unit residential community on approximately 19.8 acres zoned Mixed Use Village District (MU) generally located north-east of the intersection of Dietz Elkhorn Road Ralph Fair Road.

Lata Krishnarao, AICP, LEED ND, Consultant, Ardurra Grant Watanabe, P.E., Director of Public Works & Engineering Services

<u>10.</u> Consideration and possible action regarding requirements or expenditures associated with the Local Disaster.

Gregory C. Maxton, Mayor Scott M. Huizenga, Interim City Manager

#### WORKSHOP

11. FY 2024-28 Five-Year Financial Plan.

Scott M. Huizenga, Interim City Manager

#### REPORTS FROM STAFF AND COMMITTEES

12. Presentation of the Quarterly Financial Update for the Quarter Ended March 31, 2023.

Scott M. Huizenga, Interim City Manager

13. Withdrawal of Heritage Tree Plan and Preliminary Plat for Botanica Fair Oaks.

Grant Watanabe, P.E., Director of Public Works & Engineering Services

#### **REQUESTS AND ANNOUNCEMENTS**

- 14. Announcements and reports by Mayor and Council Members.
- 15. Announcements by the City Manager.
- 16. Requests by Mayor and Council Members that items be placed on a future City Council agenda.

#### **CONVENE INTO EXECUTIVE SESSION**

Pursuant to Section 551.101 of the Open Meetings Act, Texas Gov't Code, a quorum of the governing body hereby convenes into closed session:

**Sec. 551.071 (Consultation with Attorney)** the City Council will meet in private consultation with legal counsel to seek the advice of its attorneys about pending or contemplated litigation, a settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflicts with Chapter 551 of the Government Code; to wit:

- 17. To receive legal advice from Special Counsel and the City Attorney regarding the City's ground water rights.
- 18. Case No. 22-090-451; Vincent A. Caldarola, MD vs. City of Fair Oaks Ranch, Texas.

# Sec. 551.072 (Deliberation regarding real property)

19. The City Council will meet in closed session to deliberate the purchase, exchange, lease, or value of real property that may be considered for future location of water and wastewater system improvements.

#### RECONVENE INTO OPEN SESSION

Discussion and possible action on items discussed in Executive Session.

ADJOURNMENT	
Signature of Agenda Approval: s/Gregory C. Maxton	
Gregory C. Maxton, Mayor	

I, Amanda Valdez, TRMC, Deputy City Secretary, certify that the above Notice of Meeting was posted on the outside bulletin board at the Fair Oaks Ranch City Hall, 7286 Dietz Elkhorn, Fair Oaks Ranch, Texas, and on the City's website www.fairoaksranchtx.org, both places being convenient and readily accessible to the general public at all times.

As per Texas Government Code 551.045, said Notice was posted by 6:30 PM, May 1, 2023 and remained so posted continuously for at least 72 hours before said meeting was convened.

The Fair Oaks Ranch Police Station is wheelchair accessible at the front main entrance of the building from the parking lot. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary's office at (210) 698-0900. Braille is not available. The City Council reserves the right to convene into Executive Session at any time regarding an issue on the agenda for which it is legally permissible; pursuant to Texas Government Code Chapter 551. Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development).

# <sup>l</sup>city of fair oaks ranch CITY COUNCIL SPECIAL MEETING - WASTEWATER TOWN HALL

Tuesday, April 18, 2023 at 6:30 PM Spring Creek United Methodist Church, 9200 Dietz Elkhorn, Fair Oaks Ranch

# **MINUTES**

#### **OPEN MEETING**

# 1. Roll Call - Declaration of a Quorum.

Council Present: Mayor Maxton and Council Members: Stroup, Elizondo, and Muenchow.

Council Absent: Council Members: Bliss, Koerner, and Parker

With a quorum present, the meeting was called to order at 6:31 PM.

2. Pledge of Allegiance – The Pledge of Allegiance was recited in unison.

#### 3. Welcome

Mayor Maxton welcomed everyone present, explained the purpose and format of the meeting, and asked residents for their input.

#### CITIZENS and GUEST FORUM

# 4. Citizens to be heard.

Cherie Kassinger voiced her concern about the strong odors that come from the Wastewater Treatment Plant and asked Council to consider incorporating an enclosure at the headworks.

Eric Mitchell asked whether it would be best to ask questions before or after the presentation. Mayor Maxton suggested that questions be asked at the breakout tables.

#### PURPOSE OF SPECIAL CALLED MEETING

#### 5. Wastewater Presentation

Grant Watanabe, P.E., Director of Public Works & Engineering, provided a presentation to attendees regarding the City's process of treating wastewater.

# 6. Comments on Response to Winter Storm

Mayor Maxton provided an overview of the winter storm event in our City and gave details about how the City jumped into action both during and after the storm. He also provided an update to the attendees about the ongoing brush cleanup project.

April 18, 2023

#### 7. Breakout Stations

Attendees had the opportunity to interact with Council Members, Staff, and consultant representatives from Garver (the City's consulting firm engaged on the Wastewater Treatment Plant Engineering Feasibility Study).

- Station 1: Wastewater Treatment Plant Expansion
- Station 2: Current Wastewater Operations
- Station 3: Emergency Response & Disaster Recovery

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Mayor Maxton adjourned the meeting at 8:00 PM.	
A DINITION	
ATTEST:	Gregory C. Maxton, Mayor
Christina Picioccio, TRMC, City Secretary	



# CITY OF FAIR OAKS RANCH CITY COUNCIL REGULAR MEETING

Thursday, April 20, 2023 at 6:30 PM

Public Safety Training Room, Police Station, 7286 Dietz Elkhorn, Fair Oaks Ranch Live Stream: https://www.youtube.com/channel/UCDqRvLvReqxrh1lbajwshKA/live

# **MINUTES**

#### **OPEN MEETING**

# 1. Roll Call - Declaration of a Quorum

Council Present: Mayor Maxton and Council Members: Stroup, Elizondo, Koerner, and

Muenchow

Council Absent: Council Members: Bliss and Parker

With a quorum present, the meeting was called to order at 6:31 PM.

**2. Pledge of Allegiance** – The Pledge of Allegiance was recited in unison.

#### **CITIZENS and GUEST FORUM**

3. Citizens to be heard.

David Horwath, resident and member of the P&Z Commission, offered comments on the proposed UDC amendments.

### **PRESENTATIONS**

- **4.** Joanna Merrill, IPMA-SCP, Director of Human Resources and Communications, recognized the Employee of the Quarter (Q2 January 2023 through March 2023): Ernesto Martinez, GIS Technician.
- **5.** Mayor Maxton presented a proclamation for City Clerks Week, April 30 May 6, 2023.
- **6.** Mayor Maxton presented a National Arbor Day Proclamation to be held April 28, 2023.

#### **CONSENT AGENDA**

- 7. Approval of the March 31, 2023, Special City Council meeting minutes.
- 8. Approval of the April 6, 2023, Regular City Council meeting minutes.

MOTION: Made by Council Member Koerner, seconded by Council Member Muenchow, to

approve the Consent Agenda.

VOTE: 5-0: Motion Passed.

April 20, 2023

#### WORKSHOP

#### 16. FY 2024-28 Five-Year Financial Plan.

MOTION: Made by Mayor Maxton, seconded by Council Member Koerner, to defer item 16 from

tonight's agenda to the May 4, 2023, agenda.

VOTE: 5-0; Motion Passed.

# **CONSIDERATION/DISCUSSION ITEMS**

9. Consideration and possible action approving the first reading of an Ordinance amending the City of Fair Oaks Ranch Code of Ordinances, Chapter 1 "General Provisions", Article 1.07 "Trees And Shrubs" to include updated definitions and the responsibility of public trees.

Kelsey Delgado, Environmental Program Manager, led a discussion regarding the proposed Ordinance. Per discussion, Council members are to provide alternate language and feedback to the City Secretary, for inclusion in the next draft.

10. Consideration and possible action authorizing the City Manager to execute construction agreements associated with the Annual Street Maintenance Program.

MOTION:

Made by Council Member Stroup, seconded by Council Member Muenchow, to authorize the City Manager to sign Construction Agreements with the following companies in support of the Annual Street Maintenance Program for a total amount of \$817,047.03:

- Intermountain Slurry Seal, in the amount of \$589,189.10 with a 5% contingency in the amount of \$29,459.46 for a total value not to exceed \$618,648.56.
- Pavement Restoration, Inc., in the amount of \$83,862.60 with a 5% contingency in the amount of \$4,193.13 for a total value not to exceed \$88,055.73.
- Pavecon, Ltd. in the amount of \$105,088.32 with a 5% contingency in the amount of \$5.254.42 for a total value not to exceed \$110,342.74.

VOTE: 5-0; Motion Passed.

11. Consideration and possible action on approving the first reading of an Ordinance establishing stop signs on streets within the Setterfeld Estates Subdivision.

MOTION: Made by Council Member Elizondo, seconded by Council Member Stroup, to approve

the first reading of an Ordinance establishing stop signs within the Setterfeld Estates

Subdivision.

VOTE: 5-0; Motion Passed.

# 12. Consideration and possible action to form a committee that will prepare an Emergency Operations Center manual that will cover the standard procedures for handling emergency situations for the City of Fair Oaks Ranch.

MOTION:

Made by Council Member Elizondo, seconded by Council Member Muenchow, to authorize the formation of a committee to prepare an Emergency Operations Center standard operating procedures manual which will cover the actions needed for handling emergency situations for the City of Fair Oaks Ranch. The committee members will be:

- Mayor Greg Maxton
- Mayor Pro Tem Laura Koerner
- Councilmember Scott Parker
- Police Chief Tim Moring (Alternate: Lieutenant John Ojeda)
- Julio Colunga, Asst Director of Public Works (Alternates: Steven Fried and Jimmy Washer)

VOTE: 5-0; Motion Passed.

# 13. Consideration and possible action regarding requirements or expenditures associated with the Local Disaster.

MOTION:

Made by Council Member Koerner, seconded by Council Member Stroup, to authorize an additional \$116,791.06 for a total not to exceed amount of \$336.377.50 for the agreement with CTC Disaster Response, Inc. The additional amount may require a Budget Amendment later in the fiscal year if projected budget savings are used for other purposes.

VOTE: 5-0; Motion Passed.

#### WORKSHOP

14. Discussion on advancing the Planning and Zoning Commission's submission of the proposed amended City of Fair Oaks Ranch Unified Development Code (UDC).

Lata Krishnarao, AICP, LEED ND, Consultant, Ardurra, led a workshop regarding the Planning and Zoning Commission's submission of the proposed amended City of Fair Oaks Ranch Unified Development Code (UDC).

15. Comprehensive Plan Review and Adoption Process.

Lata Krishnarao, AICP, LEED ND, Consultant, Ardurra, led a workshop regarding the Comprehensive Plan Review and Adoption Process. Council will address the Comprehensive Plan after the budget cycle; an item will be placed on the first agenda in October.

#### REPORTS FROM STAFF AND COMMITTEES

- 17. Christina Picioccio, TRMC, City Secretary, provided an election update to Council.
- **18.** Scott M. Huizenga, Assistant City Manager, provided an update on the proposed Civic Center.
- **19.** Scott M. Huizenga, Assistant City Manager, presented the Investment Report for the Quarter ended March 31, 2023.

April 20, 2023

### **REQUESTS AND ANNOUNCEMENTS**

# 20. Announcements and reports by Mayor and Council Members.

Council Member Stroup announced that the "Adopt a Highway" event for FORHA would take place on Saturday, April 22, 2023, beginning at the FORA office.

Mayor Maxton announced that the Public Works department has been busy realigning the sidewalk on Battle Intense. He also informed everyone that the screw press system at the Wastewater Treatment Plant has been tested successfully and it should be fully operational by the end of May. The Balcones Creek waterline replacement should be completed in about two weeks according to Grant Watanabe, Director of Public Works and Engineering. Mayor Maxton thanked members of the public who attended the Wastewater Townhall meeting on Tuesday, April 18, 2023, and provided their feedback. Lastly, the Mayor reminded everyone that the City is still in a stage 1 drought contingency. He urged residents to continue conserving water in anticipation of the hot summer months.

# 21. Announcements by the City Manager.

None.

# 22. Requests by Mayor and Council Members that items be placed on a future City Council agenda.

None.

#### CONVENE INTO EXECUTIVE SESSION

City Council convened into Executive Session at 9:43 PM regarding:

# Sec. 551.074 (Personnel Matters)

- 26. The City Council will meet in closed session pursuant to Texas Government Code Section 551.074, personnel matters, to deliberate the following items related to the position and duties of City Manager:
  - The terms and conditions of the resignation of City Manager Tobin Maples
  - 2. The process and options for filling the vacancy of City Manager
  - The process and options for designation of an Acting City Manager and future appointment of an Interim City Manager

City Council did not convene into Executive Session regarding:

#### Sec. 551.071 (Consultation with Attorney)

- **23.** To receive legal advice from Special Counsel and the City Attorney regarding the City's groundwater rights.
- 24. Case No. 22-090-451; Vincent A. Caldarola, MD vs. City of Fair Oaks Ranch, Texas.

# Sec. 551.072 (Deliberation regarding real property)

**25.** The City Council will meet in closed session to deliberate the purchase, exchange, lease, or value of real property that may be considered for future location of water and wastewater system improvements.

#### RECONVENE INTO OPEN SESSION

City Council reconvened into Open Session at 11:13 PM.

MOTION: Made by Council Member Elizondo, seconded by Council Member Muenchow, to

waive the ninety-day notification for the resignation of the City Manager, Tobin

Maples, and set a separation date of April 21, 2023, at 5:00 PM.

VOTE: 5-0; Motion Passed.

MOTION: Made by Council Member Stroup, seconded by Council Member Koerner, to appoint

Scott Huizenga as Interim City Manager, effective 5:00 PM on April 21, 2023, with a salary of \$178,464 to be paid during the term while he serves as Interim City Manager, to set a leave hour accumulation of 200 hours per year that would carry over into a time period after serving as Interim City Manager, to set a specified term to serve as Interim City Manager at six months or upon hiring of a City Manager if shorter. If longer, allowing for a month-to-month negotiation beyond the six months, allowing for an automobile allowance of \$600/month during the time period serving as Interim City Manager and setting a start date of April 21, 2023, and authorizing the

Mayor to sign a memo of understanding with the stipulations set forth.

VOTE: 5-0; Motion Passed.

#### **ADJOURNMENT**

Mayor Maxton adjourned the meeting at 11:16 PM	
<b>АТТЕСТ.</b>	Crogory C Mouton Moyor
ATTEST:	Gregory C. Maxton, Mayor
Christina Picioccio, TRMC, City Secretary	



# CITY COUNCIL CONSENT ITEM CITY OF FAIR OAKS RANCH, TEXAS May 4, 2023

AGENDA TOPIC: Approval of Council Member Parker's absence from the April 20, 2023,

Regular City Council meeting

DATE: May 4, 2023
DEPARTMENT: City Council

PRESENTED BY: Consent Item – Scott Parker, Council Member Place 5

# **INTRODUCTION/BACKGROUND:**

Council Member Parker requests approval from missing the April 20, 2023, Regular Council meeting due to medical reasons.

# **POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:**

Complies with Section 3.09 of the Home Rule Charter.

#### **LONG-TERM FINANCIAL & BUDGETARY IMPACT:**

N/A

# **LEGAL ANALYSIS:**

N/A

#### RECOMMENDATION/PROPOSED MOTION:

Consent Item – I move to approve Council Member Parker's absence from the April 20, 2023, Regular City Council meeting.



# **CITY COUNCIL CONSIDERATION ITEM**

# CITY OF FAIR OAKS RANCH, TEXAS May 04, 2023

AGENDA TOPIC: Consideration and Possible Action approving the first reading of an

Ordinance amending the City of Fair Oaks Ranch Code of Ordinances, Chapter 13 "Utilities", Article 13.03 "Water and Sewer System", Division 3, Part II "Drought Contingency Plan" to include updated definitions, initiation and termination criteria and creating an appeal process; and amending Appendix A Fee Schedule Article A9 (v) "Water Charges – Drought Surcharge Rates"

DATE: May 4, 2023
DEPARTMENT: Public Works

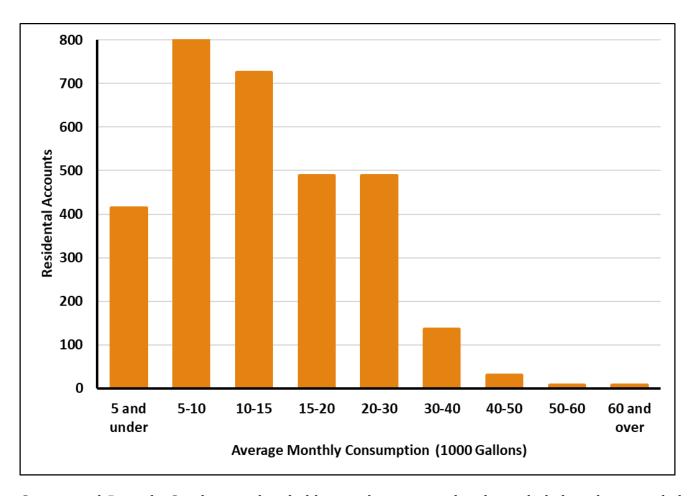
PRESENTED BY: Kelsey Delgado, Environmental Program Manager

# **INTRODUCTION/BACKGROUND:**

In 2022, the City of Fair Oaks Ranch experienced a record-breaking drought. For the first time since the Drought Contingency Plan had been updated in 2013, Fair Oaks Ranch Utilities (FORU) initiated Drought Stage 2. In response to lessons learned from the ongoing drought, a workshop was presented to City Council on April 6, 2023, discussing possible updates to the Drought Contingency Plan's initiation triggers and restrictions which would aid in the effort to protect our infrastructure and conserve water during times of drought. The City Council provided guidance on items to include in the amended ordinance.

Proposed updates include revised definitions and updating drought stage initiations by adding Trinity Glen Rose Ground Water Conservation District (TGRGCD) as a trigger as well as raising FORU observation well height by five feet for Stages 2 and 3. Clarification of some existing restrictions is incorporated as well as including an exception to the issuance of landscape watering permits for lawns purchased within seven days prior to Stage 1 initiation. During Drought Stage 2, a new restriction has been added which limits golf course watering to effluent and non-potable irrigation well water only. A Drought Surcharge Appeal process has been defined and included in the updates which may help utility customers who experience extreme leaks with the financial burden of surcharges during drought stages.

Additionally, residential drought surcharge thresholds are proposed to be lowered to 20,000 gallons for Stage 1, 15,000 gallons for Stage 2, and 10,000 gallons for Stage 3. In 2022, residential utility customers' average (mean) consumption was 14,024 gallons per month, and the median consumption was 12,675 gallons per month. Total monthly consumption by customers ranged from 8 gallons to 113,467 gallons per month. As seen in the graphic, most residential utility customers averaged less than 20,000 gallons per month in 2022, thus the lowered drought surcharge thresholds will be used to encourage our high-water users to employ more water conservation practices. Based on 2022 consumption, approximately 669 residential utility customers, or 21.59 percent, would be impacted by the Stage 1 revised drought surcharge threshold, and 1,157 customers, or 37.34 percent, would be impacted by the Stage 2 drought surcharge threshold.



Commercial Drought Surcharges thresholds are also proposed to be included in the amended Drought Contingency Plan. For commercial accounts, drought surcharges will go into effect during Stage 1 at 50,000 gallons, Stage 2 at 40,000 gallons, and Stage 3 at 30,000 gallons.

If the City Council approves the ordinance in May, the amended Drought Contingency Plan shall be effective August 1, 2023. The delay will allow adequate time for communication with FORU customers, so they are aware of the upcoming changes. The communication plan consists of notifying news outlets, updating the City's website, sending out newsflashes and social media posts, and including the updates in the City's newsletter. Additionally, the City will add a utility bill insert to a monthly statement for FORU customers that will detail all Drought Contingency Plan updates.

If City Council approves this consideration item, a second reading of this ordinance will appear at the following meeting.

# **POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:**

- Furthers Strategic Action Plan Priority 3.1 to Enhance and Ensure Continuity of Reliable Water Resources in Accordance with CCN Obligations
- Better protect and preserve the City's water resources and infrastructure.
- Conserve water during times of extreme drought to ensure all utility customers have potable water for essential uses.
- Provide surcharge relief to Fair Oaks Ranch Utility customers who experience extreme water leaks during a drought stage.

#### **LONGTERM FINANCIAL & BUDGETARY IMPACT:**

N/A

# **LEGAL ANALYSIS:**

The City Attorney has reviewed and approved the ordinance as to form.

# **RECOMMENDATION/PROPOSED MOTION:**

I move to approve the first reading of an ordinance amending the City of Fair Oaks Ranch Code of Ordinances, Chapter 13 "Utilities", Article 13.03 "Water and Sewer System", Division 3, Part II "Drought Contingency Plan" to include updated definitions, initiation and termination criteria and creating an appeal process; and amending Appendix A Fee Schedule Article A9 (v) "Water Charges – Drought Surcharge Rates".

#### AN ORDINANCE

AN ORDINANCE AMENDING THE CITY OF FAIR OAKS RANCH CODE OF ORDINANCES, CHAPTER 13 "UTILITIES", ARTICLE 13.03 "WATER AND SEWER SYSTEM", DIVISION 3, PART II "DROUGHT CONTINGENCY PLAN" TO INCLUDE UPDATED DEFINITIONS, INITIATION AND TERMINATION CRITERIA AND CREATING AN APPEAL PROCESS; AND AMENDING APPENDIX A FEE SCHEDULE ARTICLE A9 (V) "WATER CHARGES – DROUGHT SURCHARGE RATES".

**WHEREAS,** the City of Fair Oaks Ranch, Texas, recognizes that the amount of water available to the City and its water utility customers is limited and subject to depletion during periods of extended drought or upon failure of major system components; and

**WHEREAS,** the City recognizes that natural limitations due to drought conditions and other acts of force majeure cannot guarantee an uninterrupted water supply for all purposes; and

**WHEREAS,** Section 11.1272 of the Texas Water Code and applicable rules of the Texas Commission on Environmental Quality ("TCEQ"), including Title 30, Chapter 288, Subchapters A and B of the Texas Administrative Code require all public water supply systems in Texas to prepare, update and adopt a water conservation and drought contingency plan at a minimum at least every five years; and

**WHEREAS,** the City previously updated and adopted the City's current water conservation and drought contingency plan under Chapter 13, of the City's Code of Ordinances; and

**WHEREAS,** in accordance with the regulations established by the TCEQ, it is necessary to review, update and adopt an amended water conservation and drought contingency plan; and

**WHEREAS,** as authorized under law, and in the best interests of the citizens of Fair Oaks Ranch, Texas, and its customers, the City Council deems it necessary to amend certain rules and policies for the orderly and efficient management of limited water supplies during drought and other water supply emergencies; and

**WHEREAS,** City Council deems it necessary to amend residential drought surcharge rates and create commercial drought surcharge rates to effectively manage water usage during times of drought.

# NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS:

- **PART 1.** Chapter 13 "Utilities", Article 13.03 "Water and Sewer System", Division 3 "Drought Surcharge Rates and Drought Contingency Plan", Part II "Drought Contingency Plan" and Appendix A Fee Schedule Article A9 (V) "Water Charges Drought Surcharge Rates" is hereby amended as forth in the attached Exhibit A.
- **PART 2.** That the recitals contained in the preamble hereto are hereby found to be true and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

- **PART 3.** It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance be severable, and, if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared invalid by 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 and the remainder of this ordinance shall be enforced as written.
- **PART 4.** That it is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.
- **PART 5.** This ordinance shall take effect the 1st day of August 2023, after its second reading, passage and publication as may be required by governing law.
- **PART 6.** The repeal or amendment of any ordinance or part of ordinances effectuated by the enactment of this ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue or as affecting any rights of the City of Fair Oaks Ranch under any section or provisions of any ordinances in effect at the time of passage of this ordinance.
- **PART 7.** The provisions of this ordinance shall be cumulative of all ordinances not repealed by this ordinance and ordinances governing or regulating the same subject matter as that covered herein.

PASSED and APPROVED on first reading by the City Council of the City of Fair Oaks Ranch, Texas, on this 4th day of May 2023.

PASSED, APPROVED and ADOPTED on second and final reading by the City Council of the City of Fair Oaks Ranch, Texas, on this 18th day of May 2023.

	Gregory C. Maxton, Mayor
ATTEST:	APPROVED AS TO FORM:
Christina Picioccio, TRMC, City Secretary	Denton Navarro Rocha Bernal & Zech, P.C.,

#### **EXHIBIT A**

Chapter 13 "Utilities", Article 13.03 "Water and Sewer System", Division 3 "Drought Surcharge Rates and Drought Contingency Plan", Part II "Drought Contingency Plan" is hereby amended as follows:

[Deletions shown as strikethrough and additions shown as underscore]

# Part II. Drought Contingency Plan

#### Sec. 13.03.116 Definitions

For the purposes of this plan, the following definitions shall apply:

*Aesthetic water use.* Water use for ornamental or decorative purposes such as fountains, ponds, reflecting pools, and water gardens.

*Billing period.* That calendar period during which usage is measured.

*Bulk water use.* Water used by fire departments, contractors, road builders, lawn services, exterminators and others that do not have a metered connection. Their usage is measured by self-reporting the number of times they fill a container of a specified size from a fire hydrant.

Commercial and institutional water use. Water use which is integral to the operations of commercial and nonprofit establishments and governmental entities such as retail establishments, hotels and motels, restaurants, country clubs, associations, and office buildings.

*Conservation.* Those practices, techniques, and technologies that reduce the consumption of water, reduce the loss or waste of water, improve efficiency in the use of water or increase the recycling and reuse of water so that a supply is conserved and made available for future or alternative uses.

*Customer.* Any person, individual, partnership, company, corporation, association, organization, or other legal entity using water supplied by FORU.

*Daily production.* The total treated source water provided to the FORU distribution system <u>in a 24-hour period</u>.

*Distribution system.* Those facilities (tanks, pumps, pipes, valves, and meters) that deliver treated, potable water to FORU water customers.

*Domestic water use.* Water used for personal needs or for household or sanitary purposes such as drinking, bathing, heating, cooking, or sanitation, or for cleaning a residence, business, or institution.

Extreme leak. A leak during any stage of the Drought Contingency Plan in which a utility customer's monthly consumption exceeds their two-year average for that same month by double. If two years of water consumption is unavailable, water consumption must be more than three times the amount used from the previous month.

Landscape areas. Changing the natural features of a plot of ground so as to make it more attractive, as by adding lawns, trees, bushes, etc.

Landscape irrigation use. Water used for the irrigation and maintenance of landscaped areas, whether publicly or privately owned, including residential and commercial lawns, gardens, golf courses, parks, rights-of-way and medians.

*Landscape watering permit.* A permit issued pursuant to section 13.06.006(d) of the City's Code of Ordinances.

*Nonessential water use.* Water uses that are not essential or required for the protection of public health, safety, and welfare, including:

- (1) Irrigation of landscape areas, including parks, athletic fields, and golf courses, except as otherwise provided under this plan;
- (2) Use of water to wash any motor vehicle, motorbike, boat, trailer, airplane or other vehicle;
- (3) Use of water to wash down any sidewalks, walkways, driveways, parking lots, tennis courts, or other hard-surfaced areas;
- (4) Use of water to wash down buildings or structures for purposes other than immediate fire protection;
- (5) Flushing gutters or permitting water to run or accumulate in any gutter or street;
- (6) Use of water to fill, refill, or add to any indoor or outdoor swimming pools or Jacuzzi-type pools;
- (7) Use of water in a fountain or pond for aesthetic or scenic purposes except where necessary to support aquatic life;
- (8) Failure to repair a controllable leak(s) within a reasonable period after having been given notice directing the repair of such leak(s); and
- (9) Use of water from fire hydrants for construction purposes or any purpose other than firefighting.

*New Lawn Purchase.* Purchases of sod equal or greater to one pallet (500 square feet).

*Observation well.* The FORU well located at 29435 Ralph Fair Road, Bexar County, and identified on facility records as Well 20.

#### Sec. 13.03.117 Criteria for Initiation and Termination of Drought Stages and Responses

- (a) Monitoring. FORU shall monitor water supply and/or demand conditions on a monthly basis until such time that conditions warrant initiation of stage 1, after which daily conditions shall be monitored to determine initiation and termination of each stage of the plan, that is, when the specified "triggers" are reached. The triggering criteria described below are based on analysis of the vulnerability of the water source under drought of record conditions, current water demands and current National Weather Service Bureau extended weather predictions.
- (b) Stage 1, moderate water shortage conditions.

# (1) Triggers.

- (A) Requirements for initiation. Customers shall reduce nonessential water uses when two (2) of three (3) conditions have been met:
  - (i) The static water level in the FORU observation well averages less than or equal to 1,045 feet above mean sea level for 15 consecutive days;
  - (ii) The water system's average daily consumption of Trinity Aquifer groundwater for the same consecutive 15 days exceeds 1.2 million gallons per day; or
  - (iii) <u>Either</u> Guadalupe-Blanco River Authority (GBRA) <u>or Trinity Glen Rose</u> <u>Groundwater Conservation District (TGRGCD)</u> implements stage 1 water reduction requirements of their drought contingency plan.
- (B) Requirements for termination. Stage 1 of the plan may be rescinded when the static water level in the observation well averages greater than 1,045 feet above mean sea level for 60 consecutive days and GBRA or TGRGCD is no longer in stage 1 (or worse) conditions from their drought contingency plan.

# (2) Response.

- (A) Goal. Achieve both a reduction in total water use and reduce monthly average Trinity Aquifer groundwater use for 30 consecutive days to less than 1.2 million gallons per day.
- (B) Supply management measures.
  - (i) Implementation of a surcharge on all water used over <u>20,000</u> <u>25,000</u> gallons per residential account per billing period <u>and 50,000 gallons per commercial account per billing period.</u>
  - (ii) Commercial car washing (using nonrecycled technology) banned.
  - (iii) Reduce water main flushing to that required to maintain quality standards.
  - (iv) All landscape watering permits issued prior to implementation of Stage 1 restrictions are rescinded. No additional permits shall be issued, with the exception of newly built homes or with proof of new lawn purchase, as defined in Sec. 13.03.116, within the last seven (7) days prior to Stage 1 implementation.
- (c) Stage 2, severe water shortage conditions.
  - (1) Triggers.
- (A) Requirements for initiation. Customers shall be requested to further reduce nonessential water uses when two (2) of three (3) conditions have been met:
  - (i) The static water level in the FORU observation well averages less than or equal to 1,035 1,030 feet above mean sea level for eight (8) consecutive days;
  - (ii) The water system's average daily consumption of Trinity Aquifer groundwater for the same consecutive eight (8) days exceeds 700,000 gallons per day; or

- (iii) Guadalupe-Blanco River Authority (GBRA) <u>or Trinity Glen Rose Groundwater</u> <u>Conservation District (TGRGCD)</u> implements stage 2 water reduction requirements of their drought contingency plan.
- (B) Requirements for termination. Stage 2 of the plan may be rescinded when the static water level in the observation well averages greater than 1,035 1,030 feet above mean sea level for 60 consecutive days and GBRA or TGRGCD is no longer in stage 2 (or worse) conditions from their drought contingency plan. Upon termination of stage 2, stage 1 becomes operative.

# (2) Response.

- (A) Goal. Achieve both a reduction in total water use and reduce the average Trinity Aquifer groundwater use for 30 consecutive days to less than 0.7 million gallons per day.
- (B) Supply management measures.
  - (i) Implementation of a surcharge on all water used over <u>15,000</u> <u>18,000</u> gallons per residential account per billing period and <u>40,000</u> gallons per commercial account per billing period.
  - (ii) Use of water from fire hydrants shall be limited to firefighting, related activities, or other activities necessary to maintain public health, safety, and welfare.
  - (iii) Ornamental water fountain water usage banned.
  - (iv) No sale of bulk water.
  - (v) Landscape watering permits for new lawn purchases are rescinded and no new permits will be issued.
  - (vi) Golf Course watering is limited to the use of effluent and non-potable irrigation well water provided by the FORU wastewater treatment plant and wells, unless approved by the City Manager or designee.
- (d) Stage 3, critical water shortage conditions.
  - (1) Triggers.
    - (A) Requirements for initiation. Customers shall be required to comply with the requirements and restrictions on certain nonessential water uses provided in this plan when one (1) of three (3) conditions have been met:
      - (i) The static water level in the FORU observation well is equal to or less than  $\underline{1,020}$   $\underline{1,015}$  feet above mean sea level;
      - (ii) At any time that the water system's production wells are failing so that normal production of 1.2 million gallons per day of Trinity Aquifer groundwater cannot be maintained for seven (7) consecutive days; or
      - (iii) Guadalupe-Blanco River Authority (GBRA) <u>or Trinity Glen Rose Groundwater Conservation District (TGRGCD)</u> implements stage 3 water reduction requirements of their drought contingency plan.

(B) Requirements for termination. Stage 3 of the plan may be rescinded when all of the conditions listed as triggering events have ceased to exist for 60 consecutive days.

# (2) Response.

- (A) Goal. Limit consumption to domestic water use as defined in <u>Sec. 13.03.116</u> definitions.
- (B) Supply management measures.
  - (i) Implementation of a surcharge on all water used over 10,000 gallons per residential account per billing period and 30,000 gallons per commercial account per billing period.
  - (ii) All nonessential water uses, as defined in <u>Sec. 13.03.116</u> definitions, are prohibited except for watering of household shrubbery by handheld hose.
  - (iii)(iii)Golf course watering is limited to the use of effluent water provided by the FORU wastewater treatment plant or a water source other than that provided by FORU.
  - (iv) (i) A moratorium is imposed on the issuance of irrigation (with the exception of newly built homes) and swimming pool permits. Swimming pools under construction during the implementation of this drought response shall be filled only with water purchased from a source other than FORU, unless approved by the City Manager or designee new landscaping and construction of new swimming pools.
  - (v)(iv) Hosston/Sligo aquifer water may be diverted to drinking water distribution, if authorized by TCEQ.
  - (vi)(v) No application for new, additional, expanded, or increased-in-size water service connections, meters, service lines, pipeline extensions, mains, or water service facilities of any kind shall be approved, and time limits for approval of such applications are hereby suspended for such time as this drought response stage is in effect.
  - (vii)(vi) Water-flow restrictors may be installed on customer meters.
  - (vii) The surcharge imposed in stage 2 remains in effect.

# Sec. 13.03.118 Enforcement; Penalty

- (a) No person shall allow the use of water from FORU for residential, commercial, agricultural, governmental, or any other purpose in a manner contrary to any provision of this plan. A culpable mental state is not required for a violation of this article, and need not be proved.
- (b) Any person who violates the critical stage provisions of this plan is guilty of a misdemeanor and, upon conviction, shall be punished by a fine per violation as provided in section 1.01.009 of this Code. Each day that one (1) or more of the provisions in this plan is violated shall constitute a separate offense.

#### Sec. 13.03.119 Variances

- (a) The City Council may, in writing, grant a temporary variance for existing water uses otherwise prohibited under this plan if it is determined that failure to grant such variance would cause an emergency condition adversely affecting health, sanitation, or fire protection for the public or the person requesting such variance and if one (1) or more of the following conditions are met:
  - (1) Compliance with this plan cannot be technically accomplished during the duration of the water supply shortage or other condition for which the plan is in effect.
  - (2) Alternative methods can be implemented which will achieve the same level of reduction in water use.
- (b) Persons requesting an exemption from the provisions of this article shall file a petition for variance and a non-refundable variance fee, as set forth in **Appendix A** to this Code, with FORU within five (5) days after the plan or a particular drought response stage has been invoked. All petitions for variances shall be reviewed by the City Manager or his designated representative and shall include the following:
  - (1) Name and address of the petitioner(s).
  - (2) Purpose of water use
  - (3) Specific provision(s) of the plan from which the petitioner is requesting relief.
  - (4) Detailed statement as to how the specific provision of the plan adversely affects the petitioner or what damage or harm will occur to the petitioner or others if the petitioner complies with this article.
  - (5) Description of the relief requested.
  - (6) Period of time for which the variance is sought.
  - (7) Alternative water use restrictions or other measures the petitioner is taking or proposes to take to meet the intent of this plan and the compliance date.
  - (8) Other pertinent information.
- (c) The City Manager or his designated representative shall forward his recommendation for granting or denying the variance to the City Council for final action. Recommendation for variances shall be subject to the following conditions, unless waived or modified by the City Council:
  - (1) Variances granted shall include a timetable for compliance.
  - (2) Variances granted shall expire when the plan is no longer in effect, unless the petitioner has failed to meet specified requirements.
- (d) No variance shall be retroactive or otherwise justify any violation of this plan occurring prior to the issuance of the variance.

# Sec. 13.03.120 Drought Surcharge Appeal

- (a) A petition to remove Drought Surcharges from one monthly statement may be considered by the City Manager or designee for customers that experience an extreme leak, as defined in 13.03.116.
- (b) Upon discovery of an extreme leak by the customer, the cause of excess consumption due to the water leak shall be repaired within 30 days of discovery to be eligible for consideration of a Drought Surcharge Appeal.
- (c) Upon notice of excess consumption by the City, the customer shall be notified of a suspected water leak or excessive water consumption by phone, email, door hanger, personal contact, or water cutoff. To be eligible for consideration of a Drought Surcharge Appeal, the cause of excess consumption shall be repaired within 30 days of the notification.
- (d) All petitions for this appeal shall include the following in writing:

   (1) Name and address of petitioner
   (2) Explanation of excessive water leak
   (3) Proof the leak was repaired within 30 days of discovery or notification
   (4) Other pertinent information
- (e) Until the findings of the Drought Surcharge Appeal are determined (in no event more than six (6) weeks), the customer shall be required to pay, on a timely basis, the total amount due for all utility services.

Appendix A Fee Schedule Article A9 (V) "Water Charges – Drought Surcharge Rates" is hereby amended as follows:

[Deletions shown as strikethrough and additions shown as underscore]

- (v) Drought surcharge rates Residential:
  - (1) Stage 1, moderate water shortage conditions residential cost per 1,000 gallons:
    - (A) 0 20,000 = 25,000 gallons.....\$0.00.
    - (B) <u>20,001</u> <del>25,001</del> 40,000 gallons....\$5.00.
    - (C) 40,001 60,000 gallons....\$6.00.
    - (D) 60,001 75,000 gallons.....\$7.00.
    - (E) 75,001 100,000 gallons.....\$10.00.
    - (F) Over 100,000 gallons.....\$12.50.
  - (2) Stage 2, severe water shortage conditions residential cost per 1,000 gallons:
    - (A) 0 15,000 = 18,000 gallons.....\$0.00.
    - (B) <u>15,001 20,000</u> <del>18,001 25,000</del> gallons.....\$5.00.
    - (C) <u>20,001</u> <del>25,001</del> 40,000 gallons....\$7.50.
    - (D) 40,001 60,000 gallons.....\$10.00.
    - (E) 60,001 75,000 gallons.....\$15.00.
    - (F) 75,001 100,000 gallons.....\$20.00.
    - (G) Over 100,000 gallons.....\$30.00.
  - (3) Stage 3, critical water shortage conditions residential cost per 1,000 gallons:
    - (A) 0 10,000 = 18,000 gallons.....\$0.00.
    - (B) <u>10,001 20,000</u> <del>18,001 25,000</del> gallons.....\$7.50 \$5.00.
    - (C) <u>20,001</u> <del>25,001</del> 40,000 gallons.....<u>\$10.00</u> <del>\$7.50</del>.
    - (D) 40,001 60,000 gallons.....\$15.00 \$10.00.
    - (E) 60,001 75,000 gallons.....<u>\$20.00</u> <del>\$15.00</del>.
    - (F) 75,001 100,000 gallons.....<u>\$30.00</u> <del>\$20.00</del>.
    - (G) Over 100,000 gallons.....\$35.00 \$30.00.

# (w) Drought surcharge rates - Commercial:

- (1) Stage 1, moderate water shortage conditions commercial cost per 1,000 gallons:
  - (A) 0 50,000 gallons....\$0.00.
  - (B) 50,001 60,000 gallons.....\$6.00.
  - (C) 60,001 75,000 gallons.....\$7.00.
  - (D) 75,001 100,000 gallons...\$10.00.
  - (E) Over 100,000 gallons.....\$12.50.
- (2) Stage 2, severe water shortage conditions commercial cost per 1,000 gallons:
  - (A) 0 40,000 gallons....\$0.00.
  - (B) 40,001 60,000 gallons....\$10.00.
  - (E) 60,001 75,000 gallons....\$15.00.
  - (F) 75,001 100,000 gallons....\$20.00.
  - (G) Over 100,000 gallons.....\$30.00.
- (3) Stage 3, critical water shortage conditions commercial cost per 1,000 gallons:
  - (A) 0 30,000 gallons....\$0.00.
  - (B) 30,001 40,000 gallons....\$10.00.
  - (D) 40,001 60,000 gallons.....\$15.00.
  - (E) 60,001 75,000 gallons.....\$20.00.
  - (F) 75,001 100,000 gallons....\$30.00.
  - (G) Over 100,000 gallons....\$35.00.



#### CITY COUNCIL CONSIDERATION ITEM

# CITY OF FAIR OAKS RANCH, TEXAS May 4, 2023

AGENDA TOPIC: Consideration and possible action on a Concept Plan request from the

applicant Urbanist Inc. on behalf of the property owners Brenda Minahan and Mark Minahan for a proposed multi-unit residential community on approximately 19.8 acres zoned Mixed Use Village District (MU) generally located north-east of the intersection of Dietz Elkhorn Road Ralph Fair Road

MEETING DATE: May 4, 2023

DEPARTMENT: Public Works and Engineering Services

PRESENTED BY: Lata Krishnarao, AICP, LEED ND, Consultant, Ardurra

Grant Watanabe, P.E., Director of Public Works & Engineering Services

#### **SUMMARY:**

This item was considered by the Planning and Zoning Commission (P & Z) on April 13, 2023, and recommended for approval with conditions. Other than a time extension related to this item, this is the first time the City Council (CC) will consider and take possible action on this item. A brief timeline is shown below:

March 9, 2023: At this P & Z meeting, citizens voiced concerns regarding this development with 207 units. Their concerns included the detrimental effect of the increased density on the police department, schools, traffic, "dark skies", Camp Bullis, trees, water, property values, and small community feel. They also expressed their preference for ownership versus rental units.

The P & Z concerns included lack of ownership options, golf cart circulation, connectivity to surroundings, impact of traffic on surrounding streets and uses (including a school), and adequacy of utilities. The P & Z encouraged the applicant to comply with the Comprehensive Plan's vision for the Mixed Use district by incorporating a mix of uses and a "village" design concept.

The applicant requested an extension of time to modify the layout to address the concerns discussed at this meeting. P & Z recommended approval of a time extension at this meeting.

March 17, 2023: The applicant submitted an amended Concept Plan (see attachments) and has proposed the following modifications to the original proposal:

- 1. Total number of residential units decreased from 207 to 191.
- 2. Replaced 10 units with approximately 10,000 sq. ft commercial building containing retail and restaurant uses at the south-west corner of the subject parcel.

April 6, 2023: The CC approved the applicant's time extension request.

<u>April 13, 2023:</u> The P & Z considered the amended Concept Plan and voted unanimously (6-0) to recommend approval with the following conditions:

1. Submit a complete updated application packet with all the information that matches the approved Concept Plan.

- 2. Provide a revised Concept Plan showing a site layout of the commercial component in compliance with the UDC.
- 3. Add a note on the Concept Plan that all requirements of the UDC, city codes and city standards shall be met.

#### **CRITERIA FOR REVIEW:**

As per UDC, the Concept Plan needs to be reviewed for:

- a. Compliance with the Comprehensive Plan, UDC, and any additional adopted plans (e.g., Water, Wastewater, and Reuse Master Plan; Master Drainage Plan).
- b. Compatibility of land uses, and
- c. Coordination of improvements within and among individual parcels of land or phases of development.

Also per UDC, Concept Plans are reviewed by the P & Z and their recommendation is forwarded to City Council for review and final action.

#### **RECOMMENDED MOTION:**

I move to approve the Concept Plan request from the applicant Urbanist Inc. on behalf of the property owners Brenda Minahan and Mark Minahan for a proposed multi-unit residential community on approximately 19.8 acres zoned Mixed Use Village District (MU), with the following conditions.

- a. Submit a complete updated application packet with all missing and incomplete information that matches the Concept Plan.
- b. Provide a revised Concept Plan showing a site layout of the commercial and residential component in compliance with the UDC including but not limited to building frontage, pedestrian connectivity to sidewalk, parking location and parking calculations. Add a note on the Concept Plan that all requirements of the UDC, City codes and City standards shall be met.
- c. Update Landscaping Plan to match the Concept Plan.

#### BACKGROUND AND EXCERPTS FROM PREVIOUS STAFF REPORT

#### **ORIGINAL PROPOSAL:**

The applicant is proposing a multi-unit rental residential community development consisting of one and two bedrooms units, duplexes, and quadplexes. The total number of units proposed is 207 units as per the Concept Plan. As per the Unified Development Code (UDC) Sec. 3.8 (3), a Concept Plan is required to be approved prior to the approval of the Preliminary Plat for this development since it will require off-site roadway, drainage, and utility connections or improvements that will have a substantial impact or effect on other properties or developments.

The subject tract is zoned Mixed Use Village District (MU) and the current UDC allows the entire tract to be developed as multi-family residential use, as proposed.

The 19.8-acre parcel is currently vacant and undeveloped.

The applicant sent a revised packet on March 17, 2023 and the report is based on the review of the revised submittal.

#### **LOCATION AND SURROUNDINGS:**

The site is generally located north-east of the intersection of Dietz Elkhorn Road and Ralph Fair Road. A summary of the surrounding land uses, and zoning designations can be found in the following table:

	Zoning	Land Use
NORTH	Neighborhood Residential	Vacant
SOUTH	Mixed Use Village	Tri-county Meat Market, Brand Liquors, El Poblano Restaurant, Gas Station
WEST	Existing Residential 2	Single Family Residential
EAST	Neighborhood Residential	Vacant

#### **CONFORMANCE WITH COMPREHENSIVE PLAN:**

#### **Background:**

The City adopted the current Comprehensive Plan in 2018 as part of a mission to strengthen and preserve the City's character.

#### **Purpose of the Comprehensive Plan:**

The purpose of the Comprehensive Plan is to determine community vision, goals, and aspiration regarding community development. This living document is intended to guide City's land use, policies, and spending priorities for years to come. It addresses how "...thoughtful design can maintain and improve quality of life for the people who live in Fair Oaks Ranch, and how to balance personal freedom with rules for common protection of property values, safety, and the preservation (and enhancement) of the community character."

As per the Comprehensive Plan – "The Comprehensive Plan will help guide where and how the development happens, and to shape the future growth in ways that will complement and protect

the values of the existing community, and serve as a foundational rulebook for the landowners, developers, surveyors, engineers, and architects and for the City employees who will shepherd them."

The Comprehensive Plan serves as a guide to frame zoning regulations that regulate all development and land uses.

# **Process of Adoption of Comprehensive Plan:**

The current Comprehensive Plan was created by the citizens of Fair Oaks Ranch and the process spanned over two years (2017-2018). It was led by a steering committee appointed by the City Council who worked with staff and the professional planning team. The citizens and other stakeholders were heard through workshops and City-wide "Town Hall" meetings, as well as numerous smaller meetings, planning exercises, and community surveys. The plan reflected the vision of the community.

# **Components of the Comprehensive Plan:**

The Comprehensive Plan has two components:

- 1. Text The Comprehensive Plan contains a Future Land Use chapter that includes the descriptions of the various land use classifications, and recommendations on the appropriate land uses, development regulations, design standards, and zoning categories for each of these land use classifications.
- 2. Map The Future Land Use Map (FLUM) included in the Comprehensive Plan shows suitable locations in the City for the various land use classifications. The FLUM classifications should be used in conjunction with associated text descriptions to assess the types of land uses and development desired for in a particular area.

#### **Comprehensive Plan Recommendations for this Property:**

The FLUM (Exhibit C: Future Land Use Map (FLUM) adopted in June 2018 designates this property as Mixed Use Village. The Comprehensive Plan recommends the following standards:

Permitted Uses	Commercial (office, retail, restaurant)     Residential (Small Lot Single Family, Cottage, Townhouse, Multifamily, Aging Adult)
	Auto-oriented site elements are restricted
Lot and Block Standards	Walkable rectilinear and/or connected blocks
Building Form and Development Standards	3 stories (max.) 4 stories (max.) allowed within 500' of Old Fredericksburg Road.     Buildings generally placed with pedestrian friendly frontage at the front of lot facing the primary street or open space     Location of parking regulated (behind or to the side of the primary building)
Building Design Standards	Buildings to be oriented towards the primary street with at least one pedestriar entrance on primary street     Compatible with "Hill Country" aesthetic. Generally, masonry or comparable for ground floor facades
Transportation	State Highway Major Thoroughfare
(Street Types)	Local Multimodal Street     Neighborhood Street
	• Alley

# **Relevant Excerpts from the Comprehensive Plan:**

The MU designation is described as – "... areas within the City of Fair Oaks Ranch where the City encourages a mixture of uses that create pedestrian scaled development at major transportation nodes. The City encourages development in this area to generally conform to a Hill Country design aesthetic, similar to the materials and massing that can be found in downtown commercial districts in communities such as Boerne, Fredericksburg and Comfort. Sites in the MU district are appropriate for direct access to primarily Arterial, Collector streets and Local Connector Streets."

The Comprehensive Plan identifies undeveloped or underdeveloped tracts in locations that would be appropriate for MU zones to create unique opportunities for higher quality mixed-use developments. In addition to the subject tract, some of the areas designated as such in the City are following intersections:

- Old Fredericksburg Road and Fair Oaks Parkway
- I-10 Frontage and Leslie Pfeiffer
- I-10 Frontage and Fair Oaks Parkway
- Dietz Elkhorn Road and Elkhorn Ridge Road

The Comprehensive Plan also envisions that mixed-use developments in the MU district will:

- Relieve fiscal pressures by encouraging developments with a stronger tax base
- Create stronger, more resilient development in the core focus areas
- Protect adjacent residential areas and other environmentally sensitive areas
- Incorporate a mix of housing types, including aging adult options allowing older residents the option to downsize their home but remain in the community
- Promote walkability, with a mix of retail, restaurants, offices, civic uses, and housing options
- Serve as connections to the trail system and serve as "gateways" that create gravity for higher-quality development throughout the City
- Promote a sense of "community" and "place"

The Comprehensive Plan recommends that - "Typical development that does not consider adjacent neighborhoods, adjacent parcels or align with the broader goals of the City should be discouraged, in favor of higher-quality developments. Projects that are master planned and developed in a cohesive manner often achieve higher returns and hold stronger values than typical centers."

**Applicant's response:** As per the applicant, the following measures are proposed to meet the vision of the Comprehensive Plan:

- 1. In addition to the apartment homes and apartment flats, the community will be staffed full time and operated as a commercial (multifamily) business.
- 2. Landscaping plan will be submitted as required with the permit submittal.

- 3. Providing a "neighborhood focus" specifically for the residents of the community and their visitors which may include:
  - A 5,000 sf Amenity Center containing:
    - Leasing Offices
    - o Clubroom and Multipurpose Areas
    - Great Room and Kitchen
    - Full-service Fitness Center
    - Mail room
  - Pool, landscaped Pool Deck, and lounge and outdoor dining seating
  - Outdoor Kitchen
  - Pickleball Courts
  - Pocket Parks throughout the community
  - Dog Park
  - Community Plaza with benches under the existing (saved) Heritage trees, grassy play areas, landscaped edges and showcases, trellises, and a central plaza area for events like group resident activities and family gatherings.

Updated response of March 17, 2023: The revised site plan proposes restaurant and retail use at the south-west corner of the subject parcel.

#### **Findings:**

- The proposed development is not consistent with the recommendations of the Comprehensive Plan that envisions a mixed use development consisting of retail, restaurants, offices, and civic uses. The proposal is for a rental residential only community comprising of one and two bedrooms units, duplexes, and quadplexes with limited commercial uses.
- The applicant has not submitted specific site plans that show the proposed landscaping with details, buffers, and building design.
- It is not clear how the images of the proposed buildings relate to the residential types and where they are located on the site plan.

#### **CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE:**

The property is currently zoned as MU. As per the UDC, MU zoning encourages a mixture of uses that create pedestrian scaled development at major nodes in the City that generally conform to a Hill Country Design aesthetic.

The Concept Plan provided by the applicant does not propose a mixture of uses as it includes only residential uses such as one bedroom and two bedrooms units, duplexes, and quadplexes with limited commercial uses. However, these uses are permitted by right in MU Zone as per the UDC use table. As currently written, the MU district does not contain any restriction on the distribution of uses or ratios. The property can be used for any single use or multiple uses permitted in that zone. (See attached Use Table).

#### **Applicant's response:**

As per the applicant, the intent of the proposed community is to create a vibrant, pedestrianfriendly community that conforms to a Hill Country aesthetic as recommended by the UDC. The Concept Plan, imagery examples, and the response letter February 15, 2023 indicate that the applicant will conform to the UDC requirements including the design principles required by UDC Sec. 7.4. The applicant has indicated the proposed development will:

- Create a pedestrian oriented public and private realm
- Meet the design compatibility requirements through the use of variations in building elements
- Strengthens Fair Oak Ranch's desire for the Hill Country aesthetic
- Use architectural details to create interest
- Incorporate open spaces (Community Plaza, Amenity decks, Dog Park, and Heritage tree parks) into the fabric of the development
- Create designs that increase the quality, adaptability and sustainability of Fair Oak Ranch's building stock.

# As per the applicant, the proposal includes:

- A series of street facing 2-story buildings (labeled A & B in the site plan) with pedestrian entrances facing Ralph Fair Road. It is indicated that direct pedestrian access to the public sidewalk on Ralph Fair Road can occur at each of these buildings if required. Central pedestrian access is shown adjacent to the Amenity Center and the Community Plaza.
- Multiple areas where heritage and small trees being retained within resident parks.
  Placement of single story residential with conforming to residential transition standards
  along north, east, and south property lines. Parks, detention, and tree save areas are also
  designed along these property lines. As per the response letter and example imagery, the
  applicant has indicated to conform to the UDC recommendation regarding the building
  form and design.

#### **Findings:**

- Use The proposed residential uses are permitted in the MU District.
- Mix of uses The proposed development includes limited non-residential uses as per the intent of the MU District in the UDC.
- Concept Plan details- The submittal does not include any specific details of the proposed building design as required by the UDC. The concept imagery provided does not clarify how the images of the proposed buildings relate to the types of the residential units and where they are located on the site plan.
- The landscaping plan provided does not match the revised Concept Plan. An updated landscaping plan with details of the landscaping elements is required to confirm if the proposed development will meet the UDC requirements.

# **CONFORMANCE WITH THE CHARACTER OF THE AREA:**

# **Existing character:**

The adjacent properties on the north and east are zoned Neighborhood Residential which permits one-acre single family uses. Currently these areas are vacant and undeveloped. The area on the west is zoned Existing Residential 2 and consists of existing single-family residences.

#### **Applicant's response:**

The setbacks that abut residential zones on the north and east are ten-foot wide, the minimum setbacks required by the UDC for mixed use developments.

As per the applicant, buildings along the north, east, and south will be single story residential and will comply with the residential standards required by the UDC. A six foot high fence, landscaping, several parks, detention, and tree save areas are also proposed along these property lines. Additionally, building in the transition area will not exceed a height of 30 feet.

#### **Findings:**

- Setbacks required for residential developments are typically a minimum of 20' in the rear. The proposed 10' setback for units along the property line may adversely affect the proposed residential units as well as the future single-family neighborhoods.
- The traffic generated by the proposed use may have an adverse impact on circulation and safety on surroundings due to inadequate capacity, street continuity, and linkages. This will need to be properly reviewed with a Traffic Impact Analysis report.

#### **CONFORMANCE WITH THE AVAILABILITY OF UTILITIES:**

Location of utilities:

City water and sewer is not available in the immediate vicinity of the subject property. The applicant will need to put in water and sewer main connections as well as up size a portion for the sewer system.

Capacity: The adequacy of water and sewer utilities and the City's infrastructure, including roadway and storm drainage facilities, will need to be reevaluated to ensure adequacy for the proposed development, due to the higher intensity of the proposed use.

# Applicant's proposal:

The applicant is proposing water and sewer extensions from the Arbors subdivision, located to the north of the subject property.

# **Findings:**

- This property is within water and wastewater certificates of convenience and necessity (CCN) for the City of Fair Oaks Ranch and therefore the City of Fair Oaks Ranch is obligated to provide these services to the property.
- The Water/Wastewater and Reuse Master Plan has allocated 122 LUEs (land use equivalent) for the parcels
- A study for water and wastewater will be needed to verify existing infrastructure is adequate for the proposed use. Any inadequacies will need to be upgraded at the expense of the developer.

#### **CONFORMANCE WITH THE TRANSPORTATION MAP:**

The traffic generated by the proposed development will impact City roads. The site is directly accessed by Dietz Elkhorn Road. Fair Oaks Parkway and Dietz Elkhorn Road provide connections from I-10 to the proposed development.

- Fair Oaks Parkway is a Collector Road. Currently it is a two-lane road. The typical right of way width required is 83'. No significant expansion is contemplated for this road. Improvements may be needed to adequately support a mixed-use development. A Traffic Impact Analysis (TIA) will be required to determine the extent of improvements.
- Dietz Elkhorn Road is a Collector Road. Currently it is a two-lane road. The typical right of way width is 83'. No expansion is recommended for this road; however, improvements may be needed to adequately support a mixed use development. A Traffic Impact Analysis

(TIA) will be required to determine the extent of improvements.

# Applicant's proposal:

The applicant has provided a preliminary traffic analysis and is proposing a detailed Traffic Impact Analysis (TIA). As per the applicant, a right-hand deceleration lane for northbound traffic on Ralph Fair Road is proposed. Secondary access will be limited to residents exiting and emergency only. This will need to be coordinated with TXDOT as FM3351 is a TXDOT road.

# **Findings:**

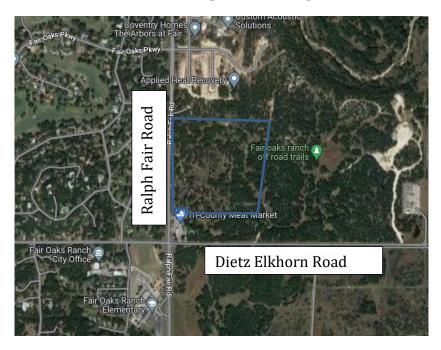
• City's roadway infrastructure may not be suitable and adequate for the proposed development. Further study with a Traffic Impact Analysis (TIA) is needed.

#### **STAFF ANALYSIS:**

Based on the review of the application and supporting documents, UDC, Comprehensive Plan, and other applicable City standards, the staff's observations are as follows:

- 1. The proposed use is allowed by the UDC, but the proposed development of residential with limited commercial use does not meet the intent of the Mixed Use district, as described in the Comprehensive Plan or the UDC.
- 2. The submittal does not include any plans or specific details showing conformance to the building design standards and landscaping standards required by the UDC. This information is required to confirm if the proposed development will meet the UDC requirements and the intent of the Comprehensive Plan.
- 3. The proposed development may have a significant impact on public infrastructure such as roads, water, sewer, and drainage systems.
- 4. The proposed development may have a significant impact on public services such as police and fire protection.
- 5. Street improvements will be needed to alleviate congestion due to the development. Further study is needed for the extent of improvements needed.
- 6. Staff review comments (All materials received by February 15, 2023):
  - i. A revised landscaping plan that matches the revised layout (addition of new parking spaces near parks 4, 6, 9, 10, 13, 14 etc.) are not found in the resubmittal. These parking spaces appear to be a part of the areas shown as parks in the previous submittal. This may also affect the area of landscaping.
  - ii. Some fields in the Universal Application form are blank (e.g. contact name, address etc. in the Property owner Information section).

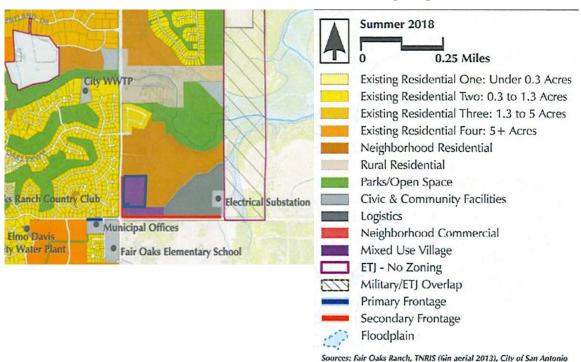
**Exhibit A: Aerial Map and Existing Site Conditions** 



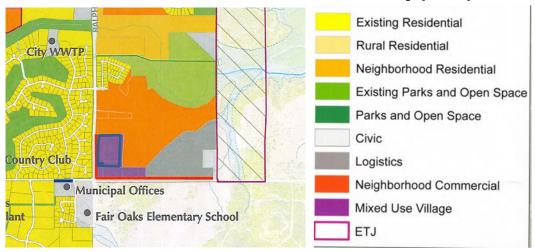


Source: Google

# **Exhibit B: Current Zoning Map**

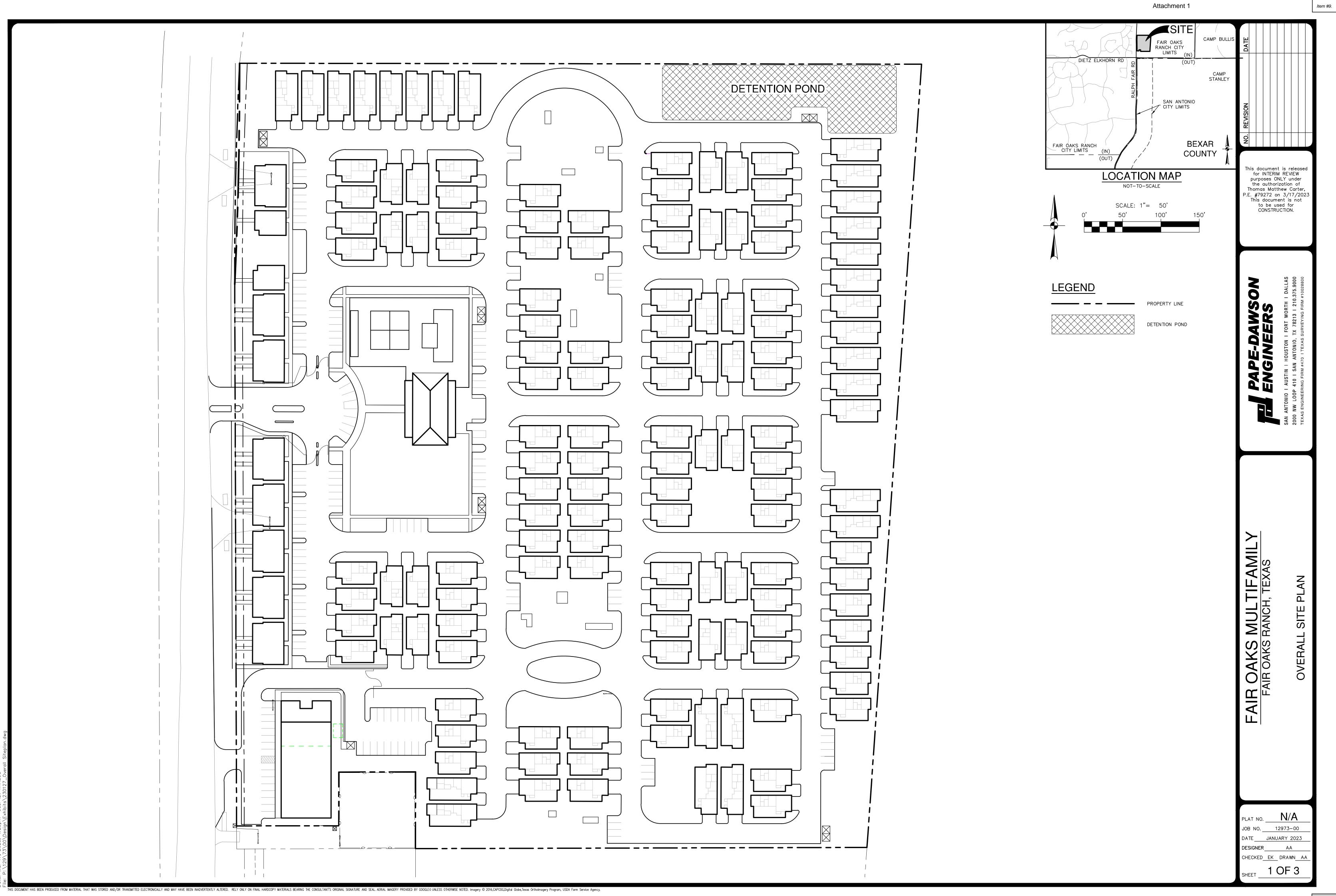


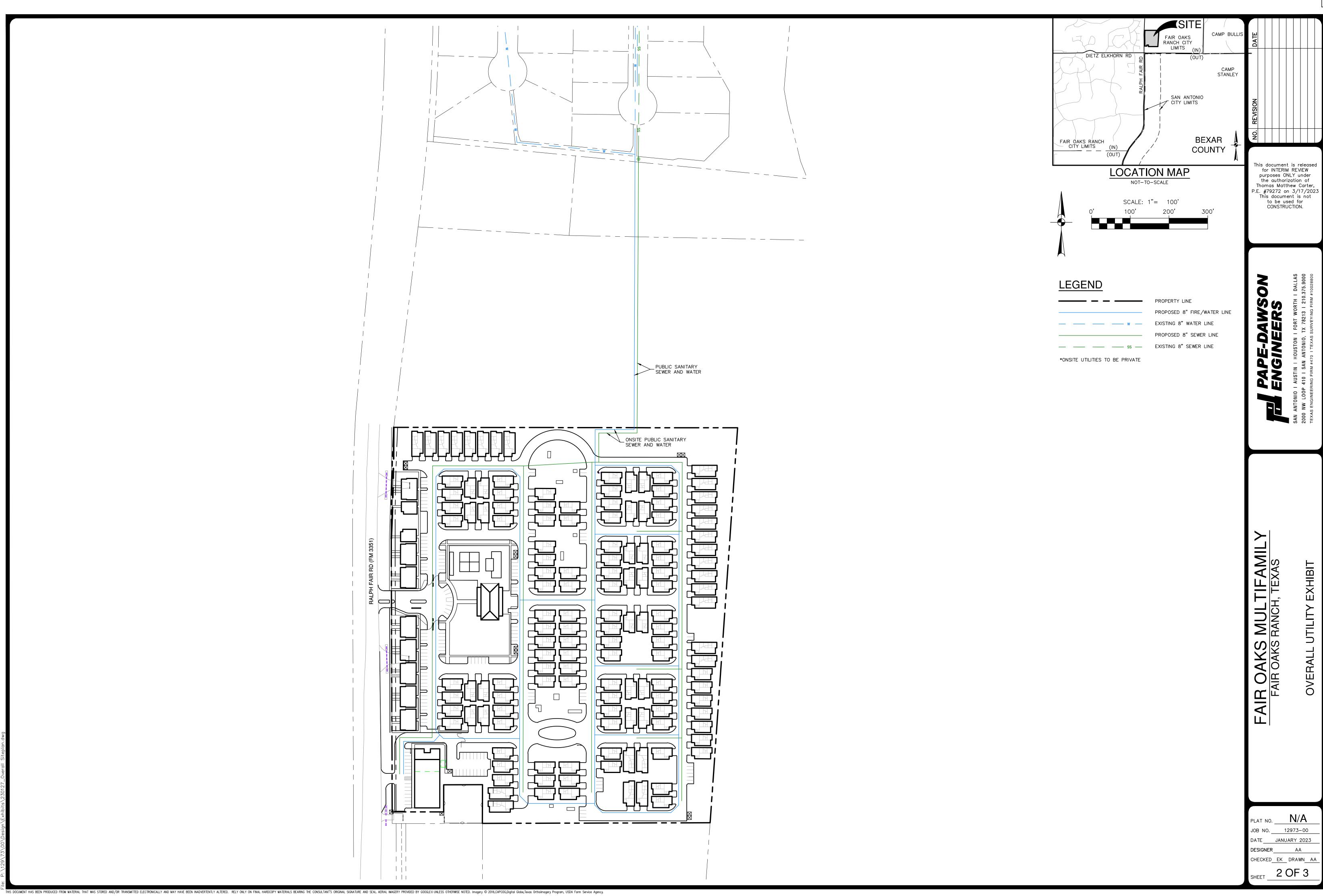
# **Exhibit C: Future Land Use Map (FLUM)**



#### **Attachments:**

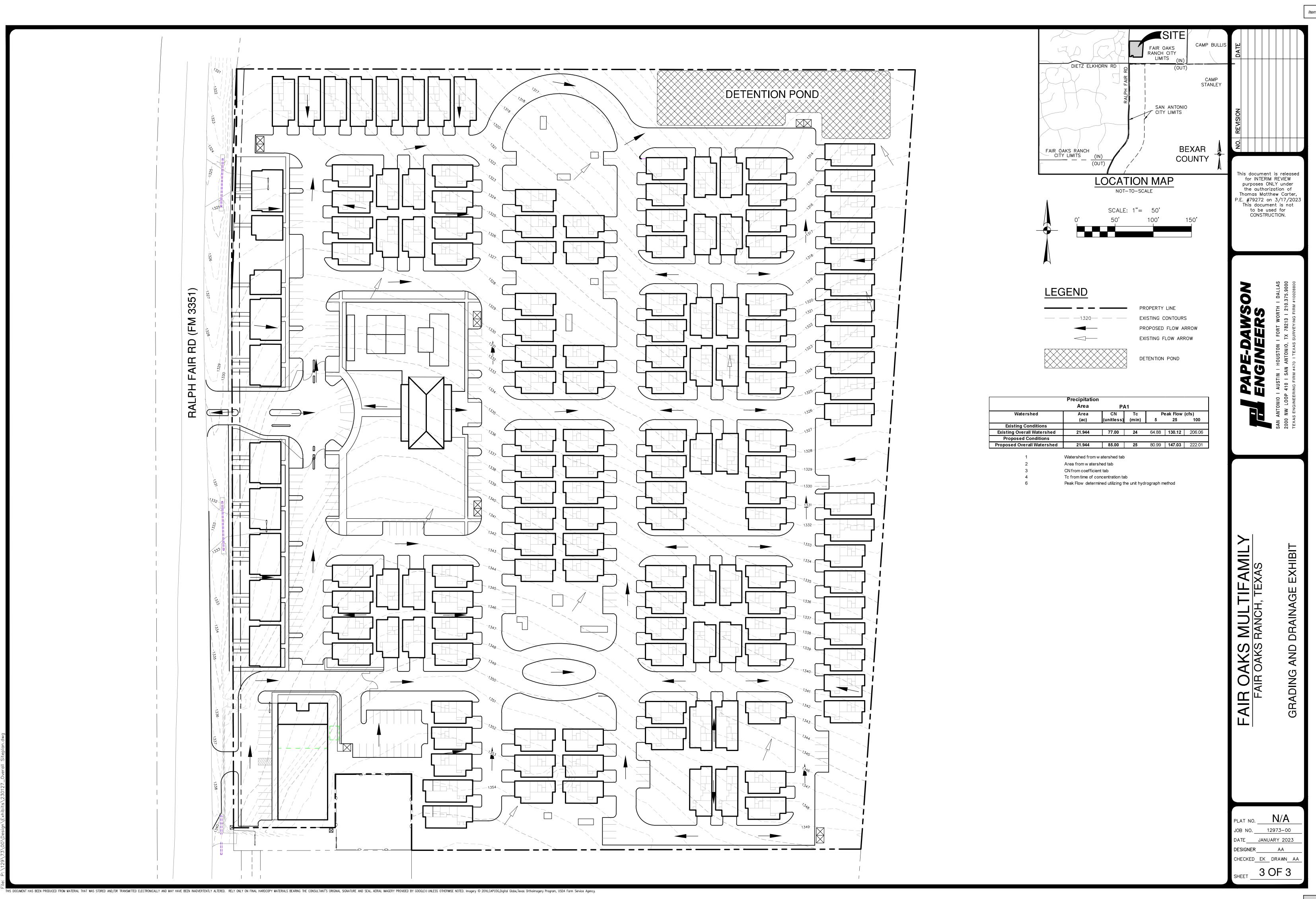
- 1. Revised submittal received on March 20, 2023
- 2. Previous submittal included in the March 9, 2023 P &Z packet





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RESIDENTIAL UNIT TABULATIONS						
UNIT TYPES	NO. OF BLDGS	UNITS PER BLDG	TOTAL UNITS	NET UNIT AREA	GROSS UNIT AREA	TOTAL GROSS AREA
ONE-STORY, ONE BEDROOM UNITS	100	1	100	963 SF	1,360 SF	136,000 SF
ONE-STORY, TWO BEDROOM UNITS	27	1	27	1,312 SF	1,709 SF	46, 143 SF
TWO-STORY, DUPLEX (D) ONE BEDROOM UNITS	14	2	28	946 SF	1,249 SF	34,972 SF
TWO-STORY, TWO BEDROOM QUADPLEX (B) UNIT	ΓS 8	4	32	1,009 SF	1,114 SF	35,648 SF
TWO-STORY, TWO BEDROOM QUADPLEX (A) UNIT	rs 2	2	4	1,009 SF	1,167 SF	4,668 SF
TOTALS			191			257, 431 SF
AMENITY CENTER					5,480 SF	

PARKING TABULATIONS UNIT NO. OF TOTAL REQ'D DESCRIPTION UNITS TYPE **BLDGS** UNITS BRs PARKING TWO-STORY, 2-BR DUPLEX TWO-STORY, 2-BR QUADPLEX 8 32 48 TWO-STORY, 1-BR DUPLEX ONE-STORY, 1-BR 28 100 42 150 28 100 100 27 151 ONE-STORY, 2-BR TOTALS 191 287

PARKING	PROVIDED
GARAGE SPACES	288
SURFACE (RESIDENT)	72
SURFACE (VISITOR)	48
SURFACE (RETAIL/RESTAURANTS)	34
TOTALS	442



0 50' 100' 200' SCALE: 1" - 100'-0"

SCALE: 1" = 100'-0"

03/17/2



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FXISTING TRFF - MAINTAIN

FXISTING TRFF - RFMOVE

MAINTAIN: 9 (100%)

FAIR OR GOOD CONDITION(9)

FAIR OR GOOD CONDITION(5)
MAINTAIN: 1 (20%)

FAIR OR GOOD CONDITION(1)

SIGNIFICANT TREES TO MAINTAIN: 81 OF 386 (21%)

CALCULATION: 5,266" -1,197.5" = 4068.5"

28" TREE

28" TRFF

28" TREE

MAINTAIN: 0 (0%)

HERITAGE TREES SIGNIFICANT TREES NON-PROTECTED TREES TOTAL TREES SAVED

SIGNIFICANT TREES: (FAIR, GOOD, POOR, VERY POOR)

Item #9.

16 TREES - 269.5" 370 TREES - 4.996.5" POOR: 81 TREES - 1.245" VERY POOR: 13 TREES - 221.5" 480 TREES - 6.732.5"

TREES IN GOOD/FAIR CONDITION: GOOD: 16 TREES - 269.5" FAIR: 370 TREES - 4.996.5" TOTAL: 386 TREES - 5,266"

TREES TO MAINTAIN IN GOOD/FAIR CONDIOTION GOOD:

5 TREES - 96.5" 76 TREES - 1,101 FAIR: TOTAL: 81 TREES - 1,197.5"

HERITAGE TREES AT FAIR OAKS

DETENTION 2

(8,700 SF)

PARK

Species	DBH	Condition	Status	
Live Oak	28	Fair	Maintain	
Live Oak	28.5	Fair	Maintain	Ī
Live Oak	29	Fair	Maintain	Ī
Live Oak	29	Fair	Maintain	Ī
Live Oak	29.5	Fair	Maintain	
Live Oak	31	Fair	Maintain	
Live Oak	31	Fair	Maintain	
Live Oak	31.5	Fair	Maintain	
Live Oak	28.5	Good	Maintain	Ī
Live Oak	29	Poor	Maintain	Ī
Live Oak	30	Poor	Remove	Ī
Live Oak	31.5	Poor	Remove	
Live Oak	35	Poor	Remove	Ī
Live Oak	40	Poor	Remove	Ī
Live Oak	34	Very Poor	Remove	
	Live Oak	Live Oak 28 Live Oak 28.5 Live Oak 29 Live Oak 29 Live Oak 29.5 Live Oak 31 Live Oak 31 Live Oak 31.5 Live Oak 28.5 Live Oak 28.5 Live Oak 29 Live Oak 30 Live Oak 31.5 Live Oak 30 Live Oak 35 Live Oak 35 Live Oak 35 Live Oak 40	Live Oak 28 Fair  Live Oak 28.5 Fair  Live Oak 29 Fair  Live Oak 29 Fair  Live Oak 29.5 Fair  Live Oak 31 Fair  Live Oak 31 Fair  Live Oak 31.5 Fair  Live Oak 28.5 Good  Live Oak 29 Poor  Live Oak 30 Poor  Live Oak 31.5 Poor  Live Oak 35 Poor  Live Oak 35 Poor  Live Oak 40 Poor	Live Oak 28 Fair Maintain Live Oak 28.5 Fair Maintain Live Oak 29 Fair Maintain Live Oak 29 Fair Maintain Live Oak 29 Fair Maintain Live Oak 29.5 Fair Maintain Live Oak 31 Fair Maintain Live Oak 31 Fair Maintain Live Oak 31.5 Fair Maintain Live Oak 28.5 Good Maintain Live Oak 29 Poor Maintain Live Oak 30 Poor Remove Live Oak 31.5 Poor Remove Live Oak 35 Poor Remove Live Oak 40 Poor Remove

<u>- <del>[(4</del>)</u> PARK FD PICKLE BALL POOL SETBACK ROAD AMENIT CENTER Ō FAIR D GATE-품 PARK COMMUNITY RAL В 20' PARK GATE PATIO REST. RARK (16)DOG PARK (4)

10' SETBACK

FENCE

PARK

DETENTION 1

(8,300 SF)

# TREE ANALYSIS **AND OVERLAY PLAN**

240"

SCALE: 1" = 120'-0"

03/17/23

**BOTANICA FAIR OAKS** 

Johnson Design Group

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10' SETBACK

SITEPLAN



7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015 PH: (210) 698-0900.FAX: (210) 698-3565. bcodes@fairoaksranchtx.org www.fairoaksranchtx.org

# **UNIVERSAL APPLICATION (FORM UA)**

All applications must be submitted with:

- (1) A complete **Universal Application** form (2 pages), and
- (2) A complete **Specific Application Form** with all materials listed in the checklist for the specific application.

The City staff is available to assist you in person at City Hall or over the phone at (210) 698-0900.

The city stail is available to assist you in person at city fian or or	ver the phone at (210) 070-0700.
DEVELOPMENT INFORMATION	
Project Name/Address/Location: <b>BOTANICA FAIR OAKS</b>	Acreage: 19.799
Brief Description of Project: <u>LUXURY BUILD TO REN</u>	T COMMUNITY
Is property platted? <mark>√</mark> No □Yes Subdivision name: <u>TBD (</u>	PLATTING) No. of Lots: N/A
	) Tax ID#: PROP ID - 1049681 (BEXAR CO.)
•	d Use: MULTI-UNIT RESIDENTIAL COMMUNITY
Current Zoning: MIXED USE VILLAGE Propose	d Zoning: NO CHANGE
Occupancy Type: R-2Sq. Ft:	<b>.048</b> <u>VG.</u> Bed #: <u><b>1 &amp; 2</b></u> Bath #: <u><b>1 &amp; 2</b></u> Car Garage #: <u><b>2</b></u>
Water System □Well ☑Public Flood Zone: □	Yes ☑No Sewer System: ☐Septic ☑Public
PROPERTY OWNER INFORMATION	
<u>Owner</u> : Mark & Brenda Minahan	Contact Name:
<u>Address:</u>	<u>City/State/ZIP</u> :
<u>Phone</u> :	Email:
APPLICANT INFORMATION	
Applicant/Developer: Urbanist Inc.	Contact Name: Jonathan Bursey
Address: 5851 San Felipe, Suite 230	City/State/ZIP: Houston, TX 77057
Phone: 310.871.9027	Email: jon@urbanistusa.com
KEY CONTACT INFORMATION	
Name of the Individual: Sean York, Development Mgr.	Contact Name:
Address:	City/State/ZIP:
<u>Phone</u> : <mark>832.250.3203</mark> SIGNATURE OF PROPERTY OWNER OR APPLICANT (SIGN .	E-mail: syork@reddcoredevco.com AND PRINT OR TYPE NAME)
Jonathan Bursey, Urbanist, Inc.	
Signature: UScose 1	Date: 2/1/2023
(Signed letter of authorization required if the application is <b>ATTACHE</b> I	
**************************************	
DATE REC'D:	BY: KGS
FEES PAID: \$100 (already	paid) APPROVED BY:
DATE APPROVED:	
APPLICATION/PERMIT NO:	EXP DATE:

Applications shall be processed based on the City's official submission dates. When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda.

SPECIFIC APPLICATION FORM (S1-	S39). Please check the appropriate type	below:	Item #9		
Land Use Policy Related	Site Development Related	<b>Building Permits Related</b>			
·	Site Development Related  (Section 3.9 of the UDC)  Vested Rights Verification Letter  Zoning Verification Letter  Written Interpretation of the UDC  Temporary Use Permit*- Form S14  Special Exception*- Form S15  Site Development Permit* (Site Plan Review) - Form S16  Floodplain Development Permit*- Form S17  Stormwater Permit* - Form S18  Certificate of Design Compliance*		n S24		
Alternative* (CDA) (Section 4.8)  – Form S5	<ul><li>Form S19</li><li>Appeal of an Administrative Decision</li><li>☐ Zoning ☐ Others</li><li>Variance</li></ul>	New Lawn/Water* – Form S32  Backflow Device/Irrigation Syst Form S33  Sign* (Permanent) – Form S34 A			
	☐ Policy ☐ Judicial* –Form S20	Sign* (Temporary) – Form S34 I			
Subdivision and Property Development Related	Sign Special Exception/Appeal to an Administrative Decision	☐ Appeal of Denial of Sign Permit☐ Master/ Common Signage Plan*			
(Section 3.8 of the UDC)  ☐Amending Plat* – Form S6  ☐Minor Plat* – Form S7  ☐Development Plat* – Form S8  ✔Concept Plan** – Form S9  ☐Preliminary Plat* – Form S10  ☐Final Plat* – Form S11  ☐Replat* – Form S12  ☐Construction Plans* – Form S13  ☐Vacating Plat  ☐Plat Extension		S35  Water Heater or Water Softener Form S36  Right-of-Way Construction* – Form S38  Inspections  Mechanical Electrical Plumbing Building Others  Water- Wastewater Service  Connect/ Disconnect Form* – F S39	orm S37		
*These types of applications require additional information as listed in the Specific Application Form. Refer to Appendix B of the Administrative Procedures Manual for more information.  ** The Concept Plan is required for PUD and CDA, and for Rezoning if included in a previously approved Concept Plan.  Application Checklist for all Applications  Universal Application Form (Form UA).  Items listed in the checklist for the Specific Application Form (Form S#) ¹. (Please make sure the boxes are checked)  Application Processing Fees and other application fees. APPLICATION FEE WIRED TO CITY  Letter of intent explaining the request in detail and reason for the request.  Signed Letter of Authorization required if the application is signed by someone other than the property owner.  Site plan and shapefile drawings (if applicable) for the property					
✓ Location map clearly indicating the site in relation to adjacent streets and other landmarks  ✓ One (1) copy of proof of ownership (recorded property deed or current year tax statements)  & TAX RECORD ATTACHED  ✓ One (1) USB drive containing the general required documents in Adobe PDF format (if required) TEMS PROVIDED VIA E-MAIL					

<sup>1</sup>For items that are duplicated in the specific type of application, only one copy is required.



7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015

PH: (210) 698-0900 FAX: (210) 698-3565 bcodes@fairoaksranchtx.org www.fairoaksranchtx.org

# **S9**

#### SPECIFIC APPLICATION FORM - CONCEPT PLAN

Section 3.8 (3) of the Unified Development Code

The following steps must be completed and the following items must be submitted for the application to be deemed complete and processed:

- ✓ Pre-Application Conference prior to application submittal.
- ✓ A completed Universal Application and checklist signed by the owner/s of the property.
- ☑ Title report.
- ☑ Payment of all other applicable fees (see Schedule of Fees). APP. FEE WIRED TO CITY
- $\boxtimes$  8½ x 11 copy of the legal description (metes and bounds) of the area. If the property is platted, a copy of the plat should be provided.
- ✓ Location/vicinity map showing the location, boundaries of the proposed development, adjacent subdivisions, and the streets in the vicinity of the site.

  Indicate scale or not to scale (NTS) and provide north arrow. PROVIDED ON ALL CIVIL PLANS
- ☑ Conceptual plans in conformance with the Unified Development Code (UDC) and Comprehensive Plan showing the following:
  - General topographic conditions, floodplains, watercourses, recharge zones, geological features, protected areas, and any other significant environmental features that may affect the site.
  - General layout of proposed buildings, the forms and densities proposed, cultural and recreational facilities, and amenities, if applicable.
  - ✓ Total acreage of the site, areas of residential and non-residential development proposed, the number of acres proposed to be dedicated as community open space, and area of impervious cover.
  - ▼ Total number of residential dwelling units of each type proposed, and the approximate gross square footage of each type of non-residential development proposed.
  - ☑ General layout of pathways, driveways and streets in the subdivision, and any on-site or off-site traffic improvements proposed.
- **☑** Conceptual plan for the provision of water and waste water.
- **☑** Conceptual drainage plan.
- **✓** Conceptual tree protection plan.
- ☐ Phasing plan, if applicable. **NOT APPLICABLE**

Item #9.

# City of Fair Oaks Ranch



7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015

PH: (210) 698-0900 FAX: (210) 698-3565 bcodes@fairoaksranchtx.org www.fairoaksranchtx.org

☑ Electronic copies of the required exhibits in "PDF" format and shapefile for property boundary where applicable in a USB flash drive or via email.

Urbanist, Inc 5851 San Felipe, Suite 230 Houston, TX 77057



February 1, 2023

Katherine Schweitzer, PE Manager of Engineering Services City of Fair Oaks Ranch 7286 Dietz-Elkhorn Fair Oaks Ranch, Texas 78015

Re: Botanica Fair Oaks – Luxury Build-to-Rent Concept Plan Submission

Dear Ms. Schweitzer,

This submittal is to submit the Concept Site Plan for the proposed Botanica Fair Oaks community, to be developed on one land parcel in its entirety of approximately 19.799 acres of undeveloped land located on Ralph Fair Road (the "*Project*").

The Project will consist of single-story 1 & 2 bedroom units and two-story duplex and fourplexes with 2 bedroom units. The total unit count is 210 units with a 5,480 SF amenity center and over 135,000 SF of park/commons area.

Sincerely,

Jonathan Bursey

Managing Director and General Partner of

UGro-P6 Botanica Fair Oaks, LLC

& Banez

# Letter of Authorization

The undersigned, being the owner (the "Owner") of approximately 19.799 acres of undeveloped land located on Ralph Fair Road in San Antonio, Texas (the "Property"), does hereby authorize Jonathan Bursey to submit a Concept Plan to the City of Fair Oaks for a proposed development provisionally named Botanica Fair Oaks, a multi-unit residential community.

The Owner understands that this Concept Plan is, as the name suggests, for now only a concept. The purpose of the Concept Plan is for the City of Fair Oaks to officially assess the merits and viability of the proposed development and provide feedback and comments. The Owner understands that an approval of a Concept Plan does not cause any change the Property nor provide any rights to change the Property such as a building permit or a replat approval.

Owner

Mark J. Minahan Sr

Brenda S. Minahan

Date Signed: 1/30/2023

# **Payment Summary**

#### **Status**

## Bank Received

## **Entry Method**

Freeform

#### Entered on

02/01/2023 02:27 PM

## Last Approved On

02/01/2023 02:28 PM

## Extracted date/Released on

02/01/2023 02:28 PM

## BankReceived on

02/01/2023 02:28 PM

## First Confirmation Number

230201012096

# **Originator Information**

Account Number UGRO P6 Botanica Fair Oaks LLC - XXXX1801 - CMATX - Comerica Texas Internal Comment Botanica Fair Oaks Concept Plan

# **Beneficiary Information**

Name City of Fair Oaks Ranch

**Country UNITED STATES** 

Account Number

310101524

Bank Code Type ABA

Bank Entry Method Bank Code Look-up

Bank 114000093

**FROST BANK** 

SAN ANTONIO, TX

US

Date & Amount

Value Date

02/01/2023

**Charges** Shared

Credit Amount 100.00 USD

Additional Information



# METES AND BOUNDS DESCRIPTION FOR

A 19.799 acre, or 862,452 square feet more or less, tract of land comprised of all of the 3.5 acre tract described in instrument to Mark J. and Brenda Minahan recorded in Volume 16788, Page 898 in the Official Public Records of Bexar County, Texas, and all of the 16.288 acre tract described in instrument to Mark J. and Brenda Minahan recorded in Volume 14756, Page 2229 in said Official Public Records, in the Maria De La Luz Guerra Survey No. 172, Abstract No. 257, County Block 4741, in the City of Fair Oaks Ranch, Bexar County, Texas. Said 19.799 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

**BEGINNING:** 

At a found ½" iron rod on the east right-of-way line of Ralph Fair Road (F.M. 3351), a variable width public right-of-way, at the southwest corner of said 3.5 acre tract and the most westerly northwest corner of the 0.321 acre tract described in Volume 9133, Page 1068 in said Official Public Records:

THENCE:

N 00°11'48" W, along and with the east right-of-way line of said Ralph Fair Road and a west line of said 3.5 acre tract, at a distance of 170.87 feet passing a found iron rod with cap marked "ACES", at the northwest corner of said 3.5 acre tract and the southwest corner of said 16.288 acre tract, continuing along and with the east right-of-way line of said Ralph Fair Road and the west line of said 16.288 acre tract, a total distance of 705.48 feet to a found mag nail;

THENCE:

Northeasterly, continuing along and with the east right-of-way line of said Ralph Fair Road and the west line of said 16.288 acre tract, along a tangent curve to the right, said curve having a radius of 5679.58 feet, a central angle of 02°54'18", a chord bearing and distance of N 01°15'21" E, 287.93 feet, for an arc length of 287.96 feet to a point, at the northwest corner of said 16.288 acre tract and the southwest corner of the 159.74 acre tract described in Volume 18763, Page 4 in said Official Public Records, from which a found ½" iron rod bears N 89°55'08" W, a distance of 0.62 feet;

THENCE:

S 89°55'08" E, departing the east right-of-way line of said Ralph Fair Road, along and with the north line of said 16.288 acre tract and a south line of said 159.74 acre tract, a distance of 888.44 feet to a found  $\frac{1}{2}$ " iron rod, at the northeast corner of said 16.288 acre tract and an angle point of said 159.74 acre tract;

Job No.:9110-21 16.299 Acres Page 2 of 2

THENCE:

S 03°59'17" W, along and with the east line of said 16.288 acre tract and a west line of said 159.74 acre tract, at a distance of 821.38 feet passing a found iron rod with cap marked "Pfeiffer", at the southeast corner of said 16.288 acre tract and the northeast corner of said 3.5 acre tract, continuing along and with an east line of said 3.5 acre tract and a west line of said 159.74 acre tract, a total distance of 1022.60 feet to a found ½" iron rod, at the southeast corner of said 3.5 acre tract, an angle point of said 159.74 acre tract and the northeast corner of the 4.939 acre tract described in Volume 4846, Page 1787 in said Official Public Records;

THENCE:

S 89°50'53" W, along and with a south line of said 3.5 acre tract and the north line of said 4.939 acre tract, a distance of 588.07 feet to a found iron rod with cap marked "Reaves", at an angle point of said 3.5 acre tract, the northwest corner of said 4.939 acre tract, the northeast corner of Lot 1, Block 1, RFR Subdivision recorded in Volume 9532, Page 203 in the Deed and Plat Records of Bexar County, Texas, and the southeast corner of said 0.321 acre tract;

THENCE:

N 00°00'27" E, along and with a west line of said 3.5 acre tract and the east line of said 0.321 acre tract, a distance of 100.00 feet to a found iron rod with cap marked "Pfeiffer", at an angle point of said 3.5 acre tract and the northeast corner of said 0.321 acre tract;

THENCE:

S 89°48'39" W, along and with a south line of said 3.5 acre tract and a north line of said 0.321 acre tract, a distance of 100.00 feet to a found  $\frac{1}{2}$ " iron rod, at an angle point of said 3.5 acre tract and most northerly northwest corner of said 0.321 acre tract;

THENCE:

S 00°00'27" W, along and with an east line of said 3.5 acre tract and a west line of said 0.321 acre tract, a distance of 70.00 feet to a found iron rod with cap marked "Pfeiffer";

THENCE:

S 89°58'12" W, along and with a south line of said 3.5 acre tract and a north line of said 0.321 acre tract, a distance of 133.14 feet to the POINT OF BEGINNING and containing 19.799 acres in the City of Fair Oaks Ranch, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 9110-21 by Pape-Dawson Engineers, Inc.

PREPARED BY:

Pape-Dawson Engineers, Inc.

DATE:

August 23, 2021

JOB NO.

9110-21

DOC. ID.

N:\Survey21\21-9100\9110-21\Word\9110-21 FN 19.799 AC.docx



# NOTES:

- 1) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- 2) THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.

# TABLE A ITEMS

- 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT SUBJECT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
- THE SUBJECT PROPERTY'S ADDRESS HAS NOT BEEN ASSIGNED THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48029C0105F. DATED SEPTEMBER 29, 2010 FOR BEXAR COUNTY, TEXAS AND INCORPORATED AREAS. THIS DATA IS AVAILABLE ON THE WEBSITE WWW.MSC.FEMA.GOV ZONE X (UNSHADED), DEFINED AS: "OTHER AREAS; AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN.\*
- FLOOD LIMIT LINES DO NOT REPRESENT THAT THE PROPERTY WILL OR WILL NOT FLOOD. SUCH LINES AND AREAS ARE FROM SAID FEDERAL EMERGENCY MANAGEMENT AGENCY DATA SOURCES AND ARE STATISTICAL ONLY. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.
- 4) GROSS LAND AREA IS 19.799 ACRES OR 862,452 SQUARE FEET (MORE OR
- 8) SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN ON THE SURVEY.
- 9) THE SUBJECT TRACT HAS ZERO (0) PARKING SPACES.

# LINE LEGEND

BARBED WIRE FENCE 

# DEED/PLAT REFERENCE

D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

# SYMBOL LEGEND

- ☐ CBOX COMMUNICATION JUNCTION BOX
- CMP CORRUGATED METAL PIPE
- GATE
- RCP REINFORCED CONCRETE PIPE
- SET 1/2" I.R.(PD)

FOUND MONUMENT

# **LEGEND**

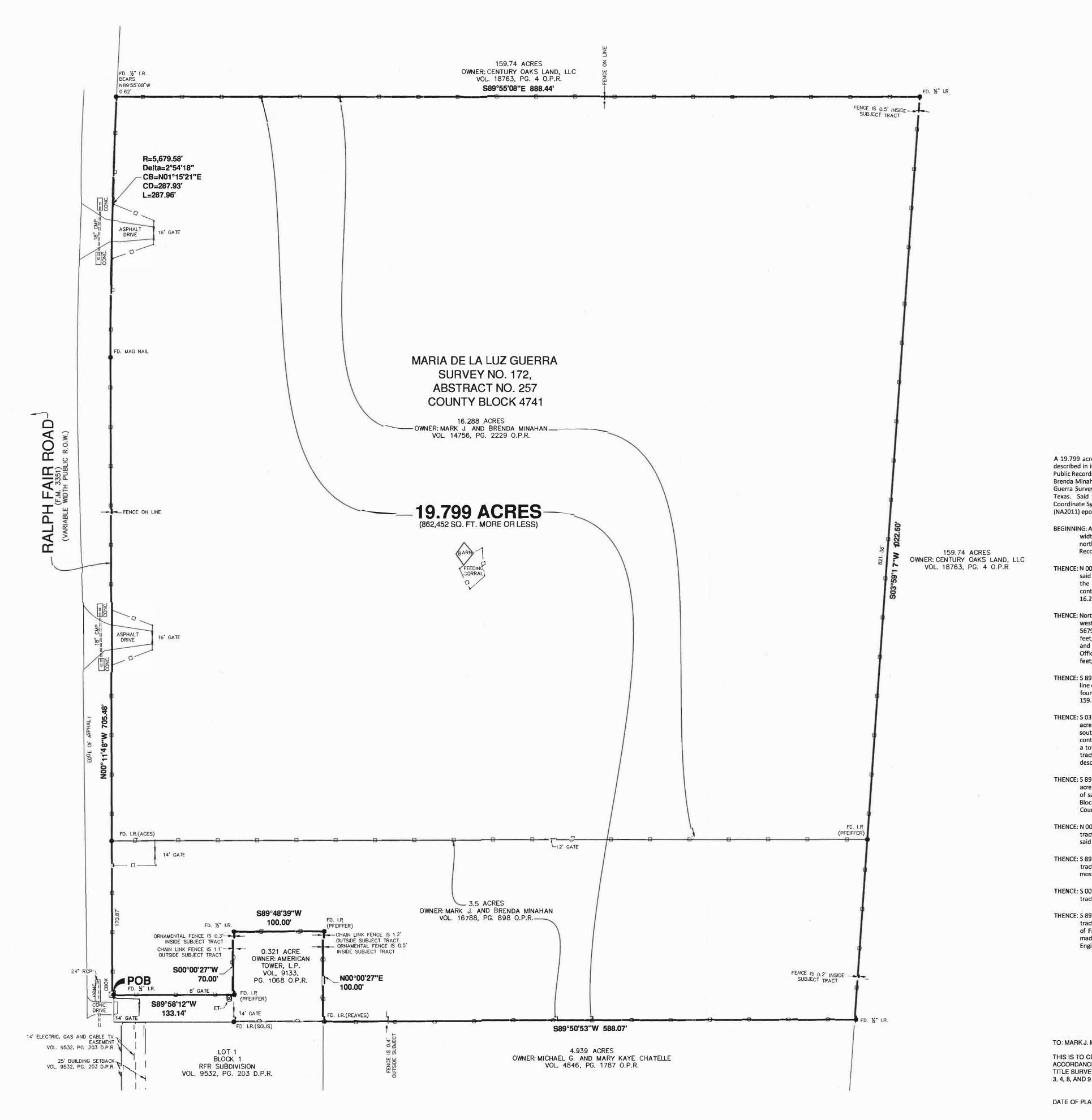
CONC. CONCRETE IRON ROD

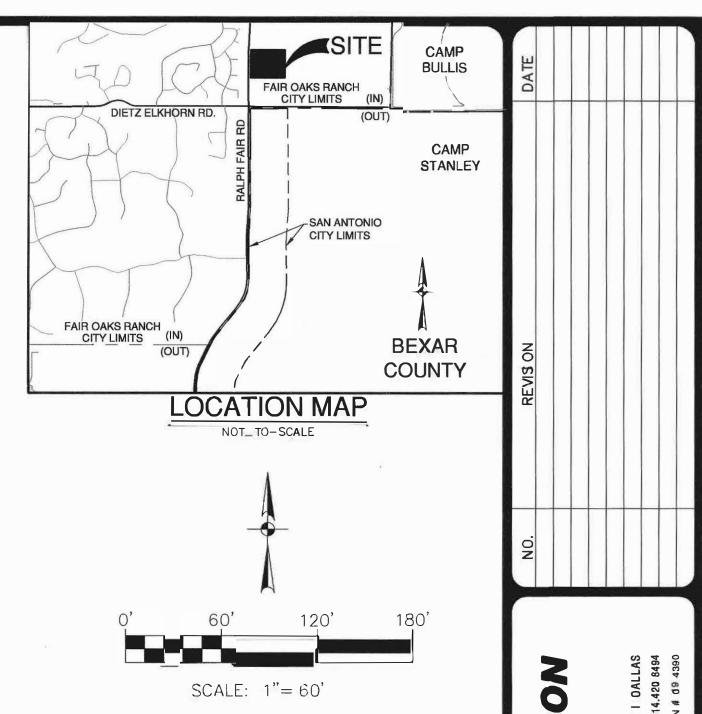
THIS SURVEY WAS PREPARED IN CONJUNCTION WITH, BUT NOT SOLELY RELYING ON, THE TITLE COMMITMENT LISTED BELOW.

TITLE COMMITMENT: G.F. # SCT-48-4300112105188-DB CHICAGO TITLE INSURANCE COMPANY DATE ISSUED: MAY 27, 2021

EFFECTIVE DATE: MAY 21, 2021 ONLY THOSE MATTERS IDENTIFIED IN THE TITLE COMMITMENT AND THOSE THAT THE SURVEYOR WAS AWARE OF AT THE TIME OF THIS SURVEY ARE SHOWN.

THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW: VOLUME 9133, PAGE 1073, REAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.(APPLIES)





# METES AND BOUNDS DESCRIPTION **FOR**

A 19.799 acre, or 862,452 square feet more or less, tract of land comprised of all of the 3.5 acre tract described in instrument to Mark J. and Brenda Minahan recorded in Volume 16788, Page 898 in the Official Public Records of Bexar County, Texas, and all of the 16.288 acre tract described in instrument to Mark J. and Brenda Minahan recorded in Volume 14756, Page 2229 in said Official Public Records, in the Maria De La Luz Guerra Survey No. 172, Abstract No. 257, County Block 4741, in the City of Fair Oaks Ranch, Bexar County, Texas. Said 19.799 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

BEGINNING: At a found ½" iron rod on the east right-of-way line of Ralph Fair Road (F.M. 3351), a variable width public right-of-way, at the southwest corner of said 3.5 acre tract and the most westerly northwest corner of the 0.321 acre tract described in Volume 9133, Page 1068 in said Official Public

THENCE: N 00°11'48" W, along and with the east right of-way line of said Ralph Fair Road and a west line of said 3.5 acre tract, at a distance of 170.87 feet passing a found iron rod with cap marked "ACES", at the northwest corner of said 3.5 acre tract and the southwest corner of said 16.288 acre tract, continuing along and with the east right-of\_way line of said Ralph Fair Road and the west line of said 16.288 acre tract, a total distance of 705.48 feet to a found mag nail;

THENCE: Northeasterly, continuing along and with the east right-of way line of said Ralph Fair Road and the west line of said 16.288 acre tract, along a tangent curve to the right, said curve having a radius of 5679.58 feet, a central angle of 02°54'18", a chord bearing and distance of N 01°15'21" E, 287.93 feet, for an arc length of 287.96 feet to a point, at the northwest corner of said 16.288 acre tract and the southwest corner of the 159.74 acre tract described in Volume 18763, Page 4 in said Official Public Records, from which a found ½" iron rod bears N 89°55'08" W, a distance of 0.62

THENCE: S 89°55'08" E, departing the east right-of way line of said Ralph Fair Road, along and with the north line of said 16.288 acre tract and a south line of said 159.74 acre tract, a distance of 888.44 feet to a found ½" iron rod, at the northeast corner of said 16.288 acre tract and an angle point of said 159.74 acre tract;

THENCE: S 03°59'17" W, along and with the east line of said 16.288 acre tract and a west line of said 159.74 acre tract, at a distance of 821.38 feet passing a found iron rod with cap marked "Pfeiffer", at the southeast corner of said 16.288 acre tract and the northeast corner of said 3.5 acre tract, continuing along and with an east line of said 3.5 acre tract and a west line of said 159.74 acre tract, a total distance of 1022.60 feet to a found ½" iron rod, at the southeast corner of said 3.5 acre tract, an angle point of said 159.74 acre tract and the northeast corner of the 4.939 acre tract described in Volume 4846, Page 1787 in said Official Public Records;

THENCE: S 89°50′53" W, along and with a south line of said 3.5 acre tract and the north line of said 4.939 acre tract, a distance of 588.07 feet to a found iron rod with cap marked "Reaves", at an angle point of said 3.5 acre tract, the northwest corner of said 4.939 acre tract, the northeast corner of Lot 1, Block 1, RFR Subdivision recorded in Volume 9532, Page 203 in the Deed and Plat Records of Bexar County, Texas, and the southeast corner of said 0.321 acre tract;

THENCE: N 00°00'27" E, along and with a west line of said 3.5 acre tract and the east line of said 0.321 acre tract, a distance of 100.00 feet to a found iron rod with cap marked "Pfeiffer", at an angle point of said 3.5 acre tract and the northeast corner of said 0.321 acre tract;

THENCE: S 89°48'39" W, along and with a south line of said 3.5 acre tract and a north line of said 0.321 acre tract, a distance of 100.00 feet to a found ½" iron rod, at an angle point of said 3.5 acre tract and most northerly northwest corner of said 0.321 acre tract;

THENCE: S 00°00'27" W, along and with an east line of said 3.5 acre tract and a west line of said 0.321 acre tract, a distance of 70.00 feet to a found iron rod with cap marked "Pfeiffer";

THENCE: S 89°58'12" W, along and with a south line of said 3.5 acre tract and a north line of said 0.321 acre tract, a distance of 133.14 feet to the POINT OF BEGINNING and containing 19.799 acres in the City of Fair Oaks Ranch, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 9110\_21 by Pape-Dawson Engineers, Inc.

TO: MARK J. MINAHAN, BRENDA MINAHAN AND CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, AND 9 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 25, 2021.

DATE OF PLAT OR MAP: AUGUST 23, 2021

DCASANOVA@PAPE DAWSON.COM

DAVID A. CASANOVA REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4251

JOB NO. 9110-21 MAY 2021 CHECKED DAC DRAWN DO CIYL JOB NO. REFERENCE: 9244-17

SHEET

ARN'

PROJECT NAME: MINAHAN TRACT

Item #9.

THE LANGUAGE SET FORTH BELOW *MUST* BE INCORPORATED INTO A COVER LETTER ATTACHED TO ALL TITLE INSURANCE COMMITMENTS.

## Required Language for a Title Insurance Commitment Cover Letter

The attached title insurance commitment contains information which has been obtained or derived from records and information owned by Title Data, Inc. or one (1) of its subsidiaries (collectively "Title Data"). Title Data owns and maintains land title plants for various Texas counties. Our company's right to access and use Title Data's title plants is governed by the Subscription Agreement(s) we have with Title Data, which restricts who can receive and/or use a title insurance commitment, which is based in whole or in part, upon Title Data's records and information. The information contained in the title plants is protected by federal copyright law and Texas common law on trade secrets and contract.

This Title Insurance Commitment should not be re-distributed without first confirming with the issuing agent what is permissible under the terms of their Subscription Agreement with Title Data.

## **WIRE FRAUD ALERT**

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- ALWAYS VERIFY wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. Obtain the number of relevant parties to the transaction as soon as an escrow account is opened. DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- USE MULTI-FACTOR AUTHENTICATION for email accounts. Your email provider or IT staff may have specific
  instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation: http://www.fbi.gov

Internet Crime Complaint Center: http://www.ic3.gov

Wire Fraud Alert Original Effective Date: 5/11/2017 Current Version Date: 5/11/2017 Page 1

# **COMMITMENT FOR TITLE INSURANCE (T-7)**

Issued By: Commitment Number:



# **Chicago Title Insurance Company**

CTT21749540

THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN SCHEDULE A, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

We (Chicago Title Insurance Company, a Florida corporation) will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule B and Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.

Chicago Title Insurance Company

Issued By:

Chicago Title of Texas, LLC

Make A Sol

Michael J. Nolan, President

Attest:

Maria

**Authorized Signatory** 

Marjorie Nemzura, Secretary

#### CONDITIONS AND STIPULATIONS

- 1. If you have actual knowledge of any matter which may affect the title or mortgage covered by this Commitment that is not shown in Schedule B you must notify us in writing. If you do not notify us in writing, our liability to you is ended or reduced to the extent that your failure to notify us affects our liability. If you do notify us, or we learn of such matter, we may amend Schedule B, but we will not be relieved of liability already incurred.
- 2. Our liability is only to you, and others who are included in the definition of Insured in the Policy to be issued. Our liability is only for actual loss incurred in your reliance on this Commitment to comply with its requirements, or to acquire the interest in the land. Our liability is limited to the amount shown in Schedule A of this Commitment and will be subject to the following terms of the Policy: Insuring Provisions, Conditions and Stipulations, and Exclusions.

#### **SCHEDULE A**

Effective Date: January 22, 2023 at 8:00 AM GF No.: CTH-IL-CTT21749540KI Commitment No.: CTT21749540-Commitment for Title Insurance (T-7) Issued: January 29, 2023 at 8:00 AM

- 1. The policy or policies to be issued are:
  - (a) OWNER'S POLICY OF TITLE INSURANCE (Form T-1) (Not applicable for improved one-to-four family residential real estate)

Policy Amount: Proposed Insured:

(b) TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE
-- ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)

**Policy Amount:** 

Proposed Insured: Ralph Fair Road Capital LLC a Texas Limited Liability Company

(c) LOAN POLICY OF TITLE INSURANCE (Form T-2)

Policy Amount: Proposed Insured: Proposed Borrower:

(d) TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)

Policy Amount: Proposed Insured: Proposed Borrower:

(e) LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)

Policy Amount: Proposed Insured: Proposed Borrower:

(f) OTHER

Policy Amount: Proposed Insured:

2. The interest in the land covered by this Commitment is:

Fee Simple

3. Record title to the land on the Effective Date appears to be vested in:

Mark J. Minahan and Brenda Minahan

Commitment No.: CTT21749540

### **SCHEDULE A**

(continued)

#### 4. Legal description of land:

#### Tract 1:

BEING 16.288 Acres out of the M. De La Luz Guerra Survey Number 172, Abstract Number 257, C.B. 4741, in Bexar County, Texas, and being part of a 20.139 acre tract of land recorded in Volume 5787, Page 1967 in the Bexar County Official Public Records, and being more particularly described by metes and bounds as follows:

BEGINNING At a found 1/2" iron rod with "Pfeiffer Cap" for the southwest corner of this tract and the northwest corner of a 3.5 acre tract as recorded in Volume 12843, Page 2112 of the Public Records of Bexar County, Texas, said point being in the east right-of-way of FM 3351 (Ralph Fair Road);

THENCE North 00° 00' 07" West a distance of 534.59 feet with said right-of-way to a found 1/2" iron rod with "ACES" Cap for a point of curvature;

THENCE curving to the right with a central angle of 2° 54' 14", a radius of 5679.58, a curve length of 287.86 and a chord bearing and distance of N 01° 18' 06" East a distance of 287.83 feet at a found 1/2" iron rod with for a point of tangency, the northwest corner of this tract, the southwest corner of a 159.74 acre tract as recorded in Volume 9675, Page 2082 of the Public Records of Bexar County, Texas, and the east line of said FM 3351.

THENCE departing said right-of-way South 89° 42' 11" East a distance of 888.51 feet with the south line of said 159.74 acre tract to a found 1/2 " iron rod for the northeast corner of this tract;

THENCE South 04° 07' 46" West a distance of 820.52 feet with the line of said 159.74 acre tract to a found 1/2" iron rod with "Pfeiffer Cap" for the southeast corner of this tract and the northeast corner of the aforementioned 3.5 acre tract:

THENCE North 89° 57' 17" West a distance of 835.92 feet with the North line of said 3.5 acre tract to the POINT OF BEGINNING and containing 16.288 acres, more or less, in Bexar County, Texas.

#### Tract 2:

FIELD NOTES FOR 3.5 ACRES OF LAND, MORE OR LESS, OUT OF THE M. DE LA LUZ GUERRA SURVEY NUMBER 172, ABSTRACT NUMBER 257, COUNTY BLOCK 4741 IN BEXAR COUNTY, TEXAS, (LOCATIONS AND CONFIGURATIONS OF ANY ORIGINAL PATENTS, ETC. ON OR ADJOINING THIS TRACT ARE APPROXIMATE, SAID PATENTS, ETC. WERE NOT RESEARCHED OR LOCATED ON THE GROUND. PATENT PROBLEMS AND/OR CONFLICTS MAY EXIST.) AND BEING PART OF A 20.139 ACRE TRACT OF LAND CONVEYED TO MARIA E. GARZA RECORDED IN VOLUME 5787, PAGE 1967 IN THE BEXAR COUNTY OFFICIAL PUBLIC RECORDS; SAID 3.5 ACRES OF LAND, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL IRON PINS CITED ARE 1/2" DIAMETER.

REFERENCE IS MADE TO A 12" X 18" PLAT OF 3.5 ACRES DATED DECEMBER 27, 2004 AND APRIL 20, 2005 ACCOMPANYING THESE FIELD NOTES.

BEARING BASE USED: GEODETIC NORTH DERIVED FROM G.P.S. OBSERVATIONS.

BEGINNING AT A FOUND IRON PIN BY FENCE CORNER ON THE WEST LINE OF A 159.74 ACRE TRACT OF LAND CONVEYED TO THE CORLEY FAMILY, L.L.C. DESCRIBED IN EXHIBIT "A" IN DEED RECORDED IN VOLUME 9675, PAGE 2082 - BEXAR COUNTY OFFICIAL PUBLIC RECORDS FOR THE NORTHEAST CORNER OF THE ADJOINING 4.939 ACRE TRACT OF LAND CONVEYED TO MICHAEL G. CHATELLE, ET UX RECORDED IN VOLUME 4846, PAGE 1787 - BEXAR COUNTY

Commitment No.: CTT21749540

### **SCHEDULE A**

(continued)

OFFICIAL PUBLIC RECORDS, THE SOUTHEAST CORNER OF THE ABOVE REFERENCED GARZA 20.139 ACRE TRACT AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE ALONG THE SOUTHERLY LINE OF THE ABOVE REFERENCED GARZA 20.139 ACRE TRACT, NORTH 89° 57' 17" WEST, 587.81 FEET TO A FOUND IRON PIN BY FENCE CORNER FOR THE SOUTHEAST CORNER OF THE ADJOINING 0.321 ACRE TRACT OF LAND CONVEYED TO AMERICAN TOWER, LP. RECORDED IN VOLUME 9133, PAGE 1068 BEXAR COUNTY OFFICIAL PUBLIC RECORDS.

THENCE ALONG THE EAST, NORTH AND WEST LINES OF THE ABOVE REFERENCED AMERICAN TOWER 0.321 ACRE TRACT, NORTH 00° 81' 45" EAST, 100.00 FEET TO A FOUND IRON PIN FOR THE NORTHEAST CORNER OF SAID AMERICAN TOWER 0.321 ACRE TRACT, NORTH 89° 57' 17" WEST, 100.00 FEET TO A SET IRON PIN WITH CAP FOR THE NORTH NORTHWEST CORNER OF SAID AMERICAN TOWER 0.321 ACRE TRACT, SOUTH 00° 08' 45" WEST, 70.00 FEET TO A SET IRON PIN WITH CAP, AND NORTH 89° 57' 17" WEST, 133.24 FEET TO A SET IRON PIN WITH CAP ON THE EAST LINE OF RALPH FAIR ROAD FOR THE WEST NORTHWEST CORNER OF SAID AMERICAN TOWER, 0.321 ACRE TRACT AND SOUTHWEST CORNER OF THIS TRACT.

THENCE ALONG THE EAST LINE OF RALPH FAIR ROAD, NORTH 00° 01' 35" WEST, 171.01 FEET TO A SET IRON PIN WITH CAP FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE CROSSING THROUGH THE ABOVE REFERENCED GARZA 20.139 ACRE TRACT, SOUTH 89° 57' 17" EAST, 835.78 FEET TO A SET IRON PIN WITH CAP ON THE EAST LINE OF SAID GARZA 20.139 ACRE TRACT AND THE WEST LINE OF THE ABOVE REFERENCED ADJOINING CORLEY FAMILY 159.74 ACRE TRACT FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE ALONG THE EAST LINE OF THE ABOVE REFERENCED GARZA 20.139 ACRE TRACT AND THE WEST LINE OF SAID CORLEY FAMILY 159.74 ACRE TRACT, SOUTH 04° 11' 24" WEST, 201.54 FEET TO THE PLACE OF BEGINNING.

Note: The Company is prohibited from insuring the area or quantity of the Land. Any statement in the legal description contained in Schedule A as to area or quantity of land is not a representation that such area or quantity is correct but is for informal identification purposes and does not override Item 2 of Schedule B hereof.

#### **END OF SCHEDULE A**

# SCHEDULE B EXCEPTIONS FROM COVERAGE

Commitment No.: CTT21749540 GF No.: CTH-IL-CTT21749540KI

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney's fees, and expenses resulting from:

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):

Volume 9133, Page 1073, Real Property Records, Bexar County, Texas.

Omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

- 2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
- 3. Homestead or community property or survivorship rights, if any of any spouse of any insured.

(Applies to the Owner Policy only.)

- 4. Any title or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities.
  - a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
  - b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
  - c. to filled-in lands, or artificial islands, or
  - d. to statutory water rights, including riparian rights, or
  - e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.

(Applies to the Owner Policy only.)

- 5. Standby fees, taxes and assessments by any taxing authority for the year 2021 and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax years. (If Texas Short Form Residential Mortgagee Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year 2021 and subsequent years.")
- 6. The terms and conditions of the documents creating your interest in the land.
- 7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Mortgagee Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.)

# SCHEDULE B EXCEPTIONS FROM COVERAGE

(continued)

- 8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage.
  - (Applies to Mortgagee Policy (T-2) only.)
- 9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Mortgagee Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Mortgagee Policy of Title Insurance (T-2R) only. Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Mortgagee Policy of Title Insurance (T-2R).
- 10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):
  - a. Rights of parties in possession.
  - b. The following exception will appear in any policy issued (other than the T-1R Residential Owner Policy of Title Insurance and the T-2R Short-Form Residential Mortgagee Policy) if the Company is not provided a survey of the Land, acceptable to the Company, for review at or prior to closing:

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.

Note: Upon receipt of a survey acceptable to the Title Company, this exception will be deleted. The Company reserves the right to except additional items and/or make additional requirements after reviewing said survey.

- c. Those liens created at closing, if any, pursuant to lender instructions.
- d. Visible or apparent easement(s) and/or rights of way on, over, under or across the Land.
- e. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated March 15, 1929, recorded March 28, 1929 at Volume 1097, Page 281, Deed Records, Bexar County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).
- f. If any portion of the proposed loan and/or the Owner's Title Policy coverage amount includes funds for immediately contemplated improvements, the following exceptions will appear in Schedule B of any policy issued as indicated:

Owner and Loan Policy(ies): Any and all liens arising by reason of unpaid bills or claims for work performed or materials furnished in connection with improvements placed, or to be placed, upon the subject land. However, the Company does insure the insured against loss, if any, sustained by the Insured under this policy if such liens have been filed with the County Clerk of County, Texas, prior to the date hereof.

Owner Policy(ies) Only: Liability hereunder at the date hereof is limited to \$ 0.00. Liability shall increase as contemplated improvements are made, so that any loss payable hereunder shall be limited to said sum plus the amount actually expended by the insured in improvements at the time the loss occurs. Any expenditures made for improvements, subsequent to the date of this policy, will be deemed made as of the date of this policy. In no event shall the liability of the Company hereunder exceed the face amount of this policy. Nothing contained in this paragraph shall be construed as limiting any exception or any printed provision of this policy.

# SCHEDULE B EXCEPTIONS FROM COVERAGE

(continued)

Loan Policy(ies) Only: Pending disbursement of the full proceeds of the loan secured by the lien instrument set forth under Schedule A hereof, this policy insures only to the extent of the amount actually disbursed, but increase as each disbursement is made in good faith and without knowledge of any defect in, or objections to, the title up to the face amount of the policy. Nothing contained in this paragraph shall be construed as limiting any exception under Schedule B, or any printed provision of this policy.

#### **SCHEDULE C**

Commitment No.: CTT21749540 GF No.: CTH-IL-CTT21749540KI

Your Policy will not cover loss, costs, attorney's fees, and expenses resulting from the following requirements that will appear as Exceptions in Schedule B of the Policy, unless you dispose of these matters to our satisfaction, before the date the Policy is issued:

- Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.
- 2. Satisfactory evidence must be provided that:
  - a. no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A.
  - b. all standby fees, taxes, assessments and charges against the property have been paid,
  - c. all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, sub-contractors, laborers and suppliers have been fully paid, and that no mechanic's, laborer's or materialmen's liens have attached to the property,
  - d. there is legal right of access to and from the land,
  - e. (on a Mortgagee Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.
- 3. You must pay the seller or borrower the agreed amount for your property or interest.
- 4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.
- 5. As to any document creating your title or interest that will be executed or recorded electronically, or notarized pursuant to an online notarization, the following requirements apply:
  - Confirmation prior to closing that the County Clerk of Bexar County, Texas has approved and authorized electronic recording of electronically signed and notarized instruments in the form and format that is being used.
  - Electronic recordation of the instruments to be insured in the Official Public Records of Bexar County, Texas.
  - Execution of the instruments to be insured pursuant to the requirements of the Texas Uniform Electronic Transactions Act, Chapter 322 of the Business and Commerce Code.
  - Acknowledgement of the instruments to be insured by a notary properly commissioned as an online notary public by the Texas Secretary of State with the ability to perform electronic and online notarial acts under 1 TAC Chapter 87.
- 6. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.
- 7. The Company must be furnished with a marital affidavit from each record owner from the date of his/her acquisition of subject property to the present time. The spouse of each record owner must join in any conveyance of subject property.
- 8. The following note is for informational purposes only:

#### **SCHEDULE C**

(continued)

The following deed(s) affecting said land were recorded within twenty-four (24) months of the date of this report:

None found of record.

9. The last Deed found of record affecting the Land was recorded July 28, 2014, at Volume 16788, Page 898, Real Property Records, Bexar County, Texas, wherein Mark J. Minahan and Brenda Minahan acquired 3.5 acres of the subject property.

Other Deed found of record affecting the Land was recorded December 3, 2010, at Volume 14756, Page 2229, Real Property Records, Bexar County, Texas, wherein Mark J. Minahan and Brenda Minahan acquired 16.288 acres of the subject property.

10. Note -Important Notice

You have the right to have your funds deposited in an interest-bearing account.

If you choose to establish an interest-bearing account for your deposit, notify your escrow officer immediately. Thereafter you will be provided with a Notice of Election form which you should complete in writing by completing and returning the form, along with your taxpayer identification information, not later than five (5) days before the scheduled closing. If you choose to establish an interest-bearing account for your deposit, an additional charge of \$50.00 will be required. This charge may exceed the amount of interest to be earned on the deposit, depending on the amount, applicable interest rate, and the duration of the deposit.

As an example, the amount of interest you can earn on a deposit of \$1000.00 for a thirty-day period at an interest rate of 4% is \$3.33. Interest earned is dependent on the amount of deposit, time of deposit and the applicable interest rate.

If you do not choose to establish an interest-bearing account for your deposit, your funds will be deposited with other escrow funds in your escrow agent's general escrow account with an authorized financial institution and may be transferred to another general escrow account or accounts. By reason of the banking relationship between our Company and the financial institution, the Company may receive an array of bank services, accommodations or other benefits. The escrow funds will not be affected by such services, accommodations or other benefits.

Failure to notify your escrow officer and complete the additional required investment authorization form shall constitute waiver of any intention of establishing an interest-bearing account for your deposit(s).

- 11. As to any document creating your title or interest that will be executed or recorded electronically, or notarized pursuant to an online notarization, the following requirements apply:
  - Confirmation prior to closing that the County Clerk of Bexar County, Texas has approved and authorized electronic recording of electronically signed and notarized instruments in the form and format that is being used.
  - Electronic recordation of the instruments to be insured in the Official Public Records of Bexar County, Texas.
  - Execution of the instruments to be insured pursuant to the requirements of the Texas Uniform Electronic Transactions Act, Chapter 322 of the Business and Commerce Code.
  - Acknowledgement of the instruments to be insured by a notary properly commissioned as an online notary public by the Texas Secretary of State with the ability to perform electronic and online notarial acts under 1 TAC Chapter

# **SCHEDULE C**

(continued)

87.

#### **SCHEDULE D**

Commitment No.: CTT21749540 GF No.: CTH-IL-CTT21749540KI

Pursuant to the requirements of Rule P-21, Basic Manual of Rules, Rates and Forms for the writing of Title Insurance in the State of Texas, the following disclosures are made:

1. The following individuals are officers and/or directors of Chicago Title Insurance Company, a Florida corporation:

Shareholders: Fidelity National Title Group, Inc. which is owned 100% by FNTG Holdings, LLC which is owned 100% by Fidelity National Financial, Inc.

Directors: Raymond Randall Quirk, Anthony John Park, Marjorie Nemzura, Michael J. Nolan, Edson N. Burton, Jr.

Officers: Raymond Randall Quirk (President), Anthony John Park (Executive Vice President), Marjorie Nemzura (Secretary), Daniel Kennedy Murphy (Treasurer)

The following disclosures are made by the Title Insurance Agent issuing this Commitment:

#### Chicago Title of Texas, LLC

- (a) A listing of each shareholder, owner, partner, or other person having, owning or controlling one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium.
  - Owners: FNTS Holdings, LLC owns 100% of Alamo Title Holding Company, which owns 100% of Chicago Title of Texas, LLC
- (b) A listing of each shareholder, owner, partner, or other person having, owning or controlling 10 percent (10%) or more of an entity that has, owns or controls one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium.
  - Owners: FNTG Holdings, LLC owns 100% of FNTS Holdings, LLC
- (c) If the Agent is a corporation: (i) the name of each director of the Title Insurance Agent, and (ii) the names of the President, the Executive or Senior Vice-President, the Secretary and the Treasurer of the Title Insurance Agent.
  - Officers: Raymond Randall Quirk (President), Brian K. Baize (President), Gayle Brand (President), Jennifer Clarke (President), Michael J. DeBault (President), John Tannous (President), Anthony John Park (Executive Vice President and Chief Financial Officer), Joseph William Grealish (Executive Vice President), John Ernst (Executive Vice President), Todd Rasco (Executive Vice President), Jeffrey Colby (Senior Vice President), Winford Dubose (Vice President), Brewer Gregory (Vice President), Marjorie Nemzura (Vice President and Secretary)
- (d) The name of any person who is not a full-time employee of the Title Insurance Agent and who receives any portion of the title insurance premium for services performed on behalf of the Title Insurance Agent in connection with the issuance of a title insurance form; and, the amount of premium that any such person shall receive. NONE.
- (e) For purposes of this paragraph 2, "having, owning or controlling" includes the right to receipt of a percentage of net income, gross income, or cash flow of the Agent or entity in the percentage stated in subparagraphs (a) or (b).
- 3. You are entitled to receive advance disclosure of settlement charges in connection with the proposed transaction to which this commitment relates. Upon your request, such disclosure will be made to you. Additionally, the name of any person, firm or corporation receiving a portion of the premium from the settlement of this transaction will be disclosed on the closing or settlement statement.

You are further advised that the estimated title premium\* is:

Owner's Policy		\$
Endorsement Charges		\$
	Total	\$

## **SCHEDULE D**

(continued)

Of this total amount: 15% will be paid to the policy issuing Title Insurance Company; 85% will be retained by the issuing Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

Percent/Amount To Whom For Services

\*The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance.

## TEXAS TITLE INSURANCE INFORMATION

Title insurance insures you against loss resulting from certain risks to your title.

The commitment for Title Insurance is the title insurance company's promise to issue the title insurance policy. The commitment is a legal document. You should review it carefully to completely understand it before your closing date.

El seguro de título le asegura en relación a perdidas resultantes de ciertos riesgos que pueden afectar el título de su propriedad.

El Compromiso para Seguro de Título es la promesa de la compañía aseguradora de títulos de emitir la póliza de seguro de título. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y endenterlo complemente antes de la fecha para finalizar su transacción.

Your Commitment for Title insurance is a legal contract between you and us. The Commitment is not an opinion or report of your title. It is a contract to issue you a policy subject to the Commitment's terms and requirements.

Before issuing a Commitment for Title Insurance (the Commitment) or a Title Insurance Policy (the Policy), the Title Insurance Company (the Company) determines whether the title is insurable. This determination has already been made. Part of that determination involves the Company's decision to insure the title except for certain risks that will not be covered by the Policy. Some of these risks are listed in Schedule B of the attached Commitment as Exceptions. Other risks are stated in the Policy as Exclusions. These risks will not be covered by the Policy. The Policy is not an abstract of title nor does a Company have an obligation to determine the ownership of any mineral interest.

--MINERALS AND MINERAL RIGHTS may not be covered by the Policy. The Company may be unwilling to insure title unless there is an exclusion or an exception as to Minerals and Mineral Rights in the Policy. Optional endorsements insuring certain risks involving minerals, and the use of improvements (excluding lawns, shrubbery and trees) and permanent buildings may be available for purchase. If the title insurer issues the title policy with an exclusion or exception to the minerals and mineral rights, neither this Policy, nor the optional endorsements, insure that the purchaser has title to the mineral rights related to the surface estate.

Another part of the determination involves whether the promise to insure is conditioned upon certain requirements being met. Schedule C of the Commitment lists these requirements that must be satisfied or the Company will refuse to cover them. You may want to discuss any matters shown in Schedules B and C of the Commitment with an attorney. These matters will affect your title and your use of the land.

When your Policy is issued, the coverage will be limited by the Policy's Exceptions, Exclusions and Conditions, defined below.

- ---EXCEPTIONS are title risks that a Policy generally covers but does not cover in a particular instance. Exceptions are shown on Schedule B or discussed in Schedule C of the Commitment. They can also be added if you do not comply with the Conditions section of the Commitment. When the Policy is issued, all Exceptions will be on Schedule B of the Policy.
- ---EXCLUSIONS are title risks that a Policy generally does not cover. Exclusions are contained in the Policy but not shown or discussed in the Commitment.
- **---CONDITIONS** are additional provisions that qualify or limit your coverage. Conditions include your responsibilities and those of the Company. They are contained in the Policy but not shown or discussed in the Commitment. The Policy Conditions are not the same as the Commitment Conditions.

GF#: CTH-IL-CTT21749540ฝั่

Commitment Number: CTT21749540

## TEXAS TITLE INSURANCE INFORMATION

(Continued)

You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at 1-800-442-7067 or by calling the title insurance agent that issued the Commitment. The Texas Department of Insurance may revise the policy form from time to time.

You can also get a brochure that explains the policy from the Texas Department of Insurance by calling 1-800-252-3439.

Before the Policy is issued, you may request changes in the policy. Some of the changes to consider are:

—Request amendment of the "area and boundary" exception (Schedule B, paragraph 2). To get this amendment, you must furnish a survey and comply with other requirements of the Company. On the Owner's Policy, you must pay an additional premium for the amendment. If the survey is acceptable to the Company and if the Company's other requirements are met, your Policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements. The Company may then decide not to insure against specific boundary or survey problems by making special exceptions in the Policy. Whether or not you request amendment of the "area and boundary" exception, you should determine whether you want to purchase and review a survey if a survey is not being provided to you.

—Allow the Company to add an exception to "rights of parties in possession." If you refuse this exception, the Company or the title insurance agent may inspect the property. The Company may except to and not insure you against the rights of specific persons, such as renters, adverse owners or easement holders who occupy the land. The Company may charge you for the inspection. If you want to make your own inspection, you must sign a Waiver of Inspection form and allow the Company to add this exception to your Policy.

The entire premium for a Policy must be paid when the Policy is issued. You will not owe any additional premiums unless you want to increase your coverage at a later date and the Company agrees to add an Increased Value Endorsement.

## **DELETION OF ARBITRATION PROVISION**

(Not applicable to the Texas Residential Owner's Policy)

ARBITRATION is a common form of alternative dispute resolution. It can be a quicker and cheaper means to settle a dispute with your Title Insurance Company. However, if you agree to arbitrate, you give up your right to take the Title Insurance Company to court and your rights to discovery of evidence may be limited in the arbitration process. In addition, you cannot usually appeal an arbitrator's award.

Your policy contains an arbitration provision (shown below). It allows you or the Company to require arbitration if the amount of insurance is \$2,000,000 or less. If you want to retain your right to sue the Company in case of a dispute over a claim, you must request deletion of the arbitration provision before the policy is issued. You can do this by signing this form and returning it to the Company at or before the closing of your real estate transaction or by writing to the Company.

The arbitration provision in the Policy is as follows:

"Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured, unless the Insured is an individual person (as distinguished from an Entity). All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction."

shall be binding upon the parties. any court of competent jurisdiction.	•	award rendered by t	he Arbitrator(s) may	be entered in
Signature		Date		

# FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective August 1, 2021

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

## **Collection of Personal Information**

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

## **Collection of Browsing Information**

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

## **Other Online Specifics**

<u>Cookies</u>. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

<u>Web Beacons</u>. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

<u>Do Not Track</u>. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.



Effective Date: 5/1/2018

<u>Links to Other Sites</u>. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

#### **Use of Personal Information**

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

## When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

### **Security of Your Information**

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

#### **Choices With Your Information**

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

<u>For California Residents</u>: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<a href="https://fnf.com/pages/californiaprivacy.aspx">https://fnf.com/pages/californiaprivacy.aspx</a>) or call (888) 413-1748.



Effective Date: 5/1/2018

<u>For Nevada Residents</u>: You may be placed on our internal Do Not Call List by calling (888)714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

<u>For Oregon Residents</u>: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

<u>For Vermont Residents</u>: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

#### Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do <u>not</u> collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

#### **International Users**

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

#### **FNF Website Services for Mortgage Loans**

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

#### **Your Consent To This Privacy Notice; Notice Changes**

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

## Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, visit FNF's Opt Out Page or contact us by phone at (888) 714-2710 or by mail to:

Fidelity National Financial, Inc. 601 Riverside Avenue, Jacksonville, Florida 32204 Attn: Chief Privacy Officer



## **Bexar CAD**

# Property Search > 1049681 MINAHAN MARK J & **BRENDA for Year 2022**

Tax Year: 2022

## **Property**

Type:

**Account** 

Property ID: 1049681

04741-000-0046

Zoning:

Real

002 Property Use Code:

Property Use Description: Rural

**Protest** 

**Protest Status:** 

Geographic ID:

Informal Date:

Formal Date:

Location

Address:

RALPH FAIR RD **BOERNE, TX 78015**  Mapsco:

414A8

Legal Description: CB 4741 P-4B & P-4E ABS 257

OCL

60075

Neighborhood:

IH10/RALPH FAIR (BO)

Map ID:

Agent Code:

21022

Neighborhood CD:

21022

**Owner** 

Name:

Mailing Address:

MINAHAN MARK J & BRENDA

**PO BOX 417** 

BOERNE, TX 78006-0417

% Ownership:

2743210

100.0000000000%

Exemptions:

Owner ID:

## **Values**

\$0 (+) Improvement Homesite Value: \$0

(+) Improvement Non-Homesite Value: +

(+) Land Homesite Value: \$0 (+) Land Non-Homesite Value: Ag / Timber Use Value \$0

(+) Agricultural Market Valuation: \$1,250,000 \$1,310 +

(+) Timber Market Valuation: + \$0 \$0

(=) Market Value: \$1,250,000

(-) Ag or Timber Use Value Reduction: \$1,248,690

(=) Appraised Value: = \$1,310

(-) HS Cap: \$0

(=) Assessed Value: \$1.310

#### **Taxing Jurisdiction**

Owner: MINAHAN MARK J & BRENDA

% Ownership: 100.000000000%

Total Value: \$1,250,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$1,310	\$1,310	\$0.31
08	SA RIVER AUTH	0.018360	\$1,310	\$1,310	\$0.24
09	ALAMO COM COLLEGE	0.149150	\$1,310	\$1,310	\$1.95
10	UNIV HEALTH SYSTEM	0.276235	\$1,310	\$1,310	\$3.62
11	BEXAR COUNTY	0.276331	\$1,310	\$1,310	\$3.62
45	FAIR OAKS RANCH	0.329100	\$1,310	\$1,310	\$4.31
61	BOERNE ISD	1.178600	\$1,310	\$1,310	\$15.44
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$1,310	\$1,310	\$0.00
	Total Tax Rate:	2.251444			
				Taxes w/Current Exemptions:	\$29.49
				Taxes w/o Exemptions:	\$29.49

### Improvement / Building

No improvements exist for this property.

#### Land

#	Туре	Description	Acres	Sqft	Eff Front	<b>Eff Depth</b>	<b>Market Value</b>	Prod. Value
1	RNP	Range Native Pasture	16.2880	709505.28	0.00	0.00	\$1,028,910	\$1,080
2	RNP	Range Native Pasture	3.5000	152460.00	0.00	0.00	\$221,090	\$230

#### **Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$1,250,000	1,310	1,310	\$0	\$1,310
2021	\$0	\$1,034,360	1,310	1,310	\$0	\$1,310
2020	\$0	\$1,095,000	1,310	1,310	\$0	\$1,310
2019	\$0	\$1,051,500	1,310	1,310	\$0	\$1,310

## **Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Туре	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/24/2010	WD	Warranty Deed	GARZA MARIA E	MINAHAN MARK J & BRENDA	14756	2229	20100217039

2023 data current as of Jan 31 2023 1:08AM.
2022 and prior year data current as of Jan 6 2023 6:47AM
For property information, contact (210) 242-2432 or (210) 224-8511 or email.



## ALBERT URESTI, MPA, PCAC

Bexar County Tax Assessor-Collector

#### **2022 REAL PROPERTY**

01/31/2023

04741-000-0046 (ACCOUNT NUMBER)

NON-QUAL VALUE

OWNER: MINAHAN MARK J & BRENDA PO BOX 417 BOERNE, TX 78006-0417

APPRAISED VALUE

LEGAL DESCRIPTION: CB 4741 P-4B & P-4E ABS 257

HOMESTEAD VALUE

LOCATION: RALPH FAIR RD ACREAGE: 19.7880

**CAP VALUE** 

 LAND IMPROVEMENT

 1,310
 0
 0
 0

 AGRI. MKT VALUE
 PROD VALUE

 1,250,000
 1,310
 1,250,000

TAXING UNIT		EXEMPTIONS	3		TAXABLE VALUE	TAX RATE	TAX AMOUNT
ROAD AND FLOOD	0	0	0	0	1,310	0.023668	0.31
ALAMO COMM COLLEGE	0	0	0	0	1,310	0.149150	1.95
HOSPITAL DISTRICT	0	0	0	0	1,310	0.276235	3.62
BEXAR COUNTY	0	0	0	0	1,310	0.276331	3.62
SA RIVER AUTHORITY	0	0	0	0	1,310	0.018360	0.24
FAIR OAKS RANCH	0	0	0	0	1,310	0.329100	4.31
					TAX	ES FOR 2022:	\$14.05

IF YOU BELIEVE THIS STATEMENT WAS MAILED TO YOU IN ERROR, PLEASE CALL OUR OFFICE AT (210) 335-2251.
TAXES MAY BE PAID BY E-CHECK OR CREDIT CARD VIA THE INTERNET AT WWW.BEXAR.ORG/TAX OR BY PHONE AT 1-888-852-3572.

DETACH HERE AND RETURN WITH PAYMENT

5.1.112

Para obtener informacion, por favor llame (210) 335-2251. Please call (210) 335-2251 for information.

ASSESSMENT RATIO FOR ALL UNITS IS 100%. SEE BACK OF STATEMENT OR NEWSLETTER FOR IMPORTANT TAX INFORMATION.

2022 Payment Amount Due: 01/31/2023

If paid in JAN 2023 14.05
If paid in FEB 2023 15.03
If paid in MAR 2023 15.33

DELINQUENT AFTER FEBRUARY 1, 2023 AMOUNT PAID:

04741-000-0046 MINAHAN MARK J & BRENDA PO BOX 417 BOERNE, TX 78006-0417

MAKE CHECK PAYABLE TO:

ALBERT URESTI, MPA, PCAC BEXAR COUNTY TAX ASSESSOR-COLLECTOR P O BOX 2903 SAN ANTONIO, TX 78299-2903

.II LTE



## Thank You for Your Payment

## **Approved**

1/31/2023 6:26 PM Central Standard Time



Customer Name Mark J Minahan

**Effective Date** 

1/31/2023

Approved 21279404

Property Tax ACT	\$14.05
Subtotal:	\$14.05
Transaction Fee:	\$0.30









UNIT		NO. OF			TOTAL		REQ'D
TYPE	DESCRIPTION	BLDGS	UNITS		UNITS	# BRs	PARKING
Α	Two Story 2-BR Duplex	3		2	6	12	5
В	Two-Story 2-BR Quadplex	10		4	40	80	60
D	Two Story 1-BR Duplex	16		2	32	32	48
	One-Story 1-BR	102		1	102	102	153
2	One-Story 2-BR	27		1	27	54	41
		158			207	280	310

Item #9.

PARKING	PROVIDED
GARAGE SPACES	296
SURFACE (RESIDENT)	85
SURFACE (VISITOR)	52
***	433

UNIT TYPES	NO. OF BLDGS	UNITS PER BLDG	TOTAL	NET UNIT AREA		GROSS UNIT AREA		TOTAL GROSS AREA	
ONE-STORY, ONE BEDROOM UNITS	102	1	102	963	SF	1,360	SF	138,720	SF
ONE-STORY, TWO BEDROOM UNITS	27	1	27	1,312	SF	1,709	SF	46,143	SF
TWO STORY, DUPLEX (D) ONE BEDROOM UNITS	16	2	32	946	SF	1,249	SF	39,968	SF
TWO-STORY, TWO BEDROOM QUADPLEX (B) UNITS	10	4	40	1,009	SF	1,114	SF	44,560	SF
TWO-STORY, TWO BEDROOM DUPLEX (A) UNITS	3	2	6	1,009	SF	1,167	SF	7,002	SF
TOTALS			207	1,048	SF	1,320	SF	273,240	SF
AMENITY CENTER						5,480	SF		

A (7)    PARK   PARK			10' SETBACK		
R (6)			PARK	DETENTION 1 (8,300 SF)	)8 700 CE)
PARK (4) DOG PARK	RALPH FAIR ROAD  20' SETBACK  RALPH FAIR ROAD  RALPH FAIR ROAD	THE COMMUNITY PLAZA  (6)  (6)  (7)  (6)  (7)  (8)  (1)  (1)  (2)  (1)  (2)  (2)  (3)  (4)  (5)  (6)  (7)  (7)  (8)  (9)  (1)  (1)  (2)  (1)  (2)  (2)  (3)  (4)  (5)  (5)  (6)  (7)  (7)  (8)  (9)  (1)  (1)  (2)  (2)  (3)  (4)  (5)  (5)  (6)  (7)  (7)  (8)  (8)  (9)  (1)  (1)  (2)  (2)  (3)  (4)  (5)  (6)  (7)  (7)  (8)  (8)  (9)  (9)  (1)  (1)  (2)  (1)  (2)  (2)  (3)  (4)  (5)  (6)  (7)  (7)  (8)  (9)  (9)  (9)  (1)  (1)  (1)  (2)  (2)  (3)  (4)  (5)  (6)  (7)  (7)  (8)  (9)  (9)  (9)  (9)  (9)  (9)  (9	(2) (2) (4) PARK (4) PARK (4) PARK (4)	1 D D D D D D D D D D D D D D D D D D D	TRASH  2  1  2  1  2  1  2  1  1  2  1  1  1
			PARK (4	<u></u>	DOG PARK

SCALE: 1" = 100'-0"

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02/14/23

PARKING TABULATIONS

UNIT	<u> 10 100 000 000 000 000000</u>	NO. OF			TOTAL	2722	REQ'D
TYPE	DESCRIPTION	BLDGS	UNITS		UNITS	# BRs	PARKING
Α	Two Story 2-BR Duplex	3	2	2	6	12	9
В	Two-Story 2-BR Quadplex	10		4	40	80	60
D	Two Story 1-BR Duplex	16		2	32	32	48
1	One-Story 1-BR	102		1	102	102	153
2	One-Story 2-BR	27		1	27	54	41

Item #9.

310

280

207

PARKING	PROVIDED
GARAGE SPACES	296
SURFACE (RESIDENT)	85
SURFACE (VISITOR)	52
***	433

UNIT TYPES	NO. OF BLDGS	UNITS PER BLDG	TOTAL	NET UNIT AREA		GROSS UNIT AREA		GROSS AREA	
ONE-STORY, ONE BEDROOM UNITS	102	1	102	963	SF	1,360	SF	138,720	SF
ONE-STORY, TWO BEDROOM UNITS	27	1	27	1,312	SF	1,709	SF	46,143	S
TWO STORY, DUPLEX (D) ONE BEDROOM UNITS	16	2	32	946	SF	1,249	SF	39,968	S
TWO-STORY, TWO BEDROOM QUADPLEX (B) UNITS	10	4	40	1,009	SF	1,114	SF	44,560	S
TWO-STORY, TWO BEDROOM DUPLEX (A) UNITS	3	2	6	1,009	SF	1,167	SF	7,002	S
TOTALS			207	1,048	SF	1,320	SF	273,240	51
AMENITY CENTER						5,480	SF		

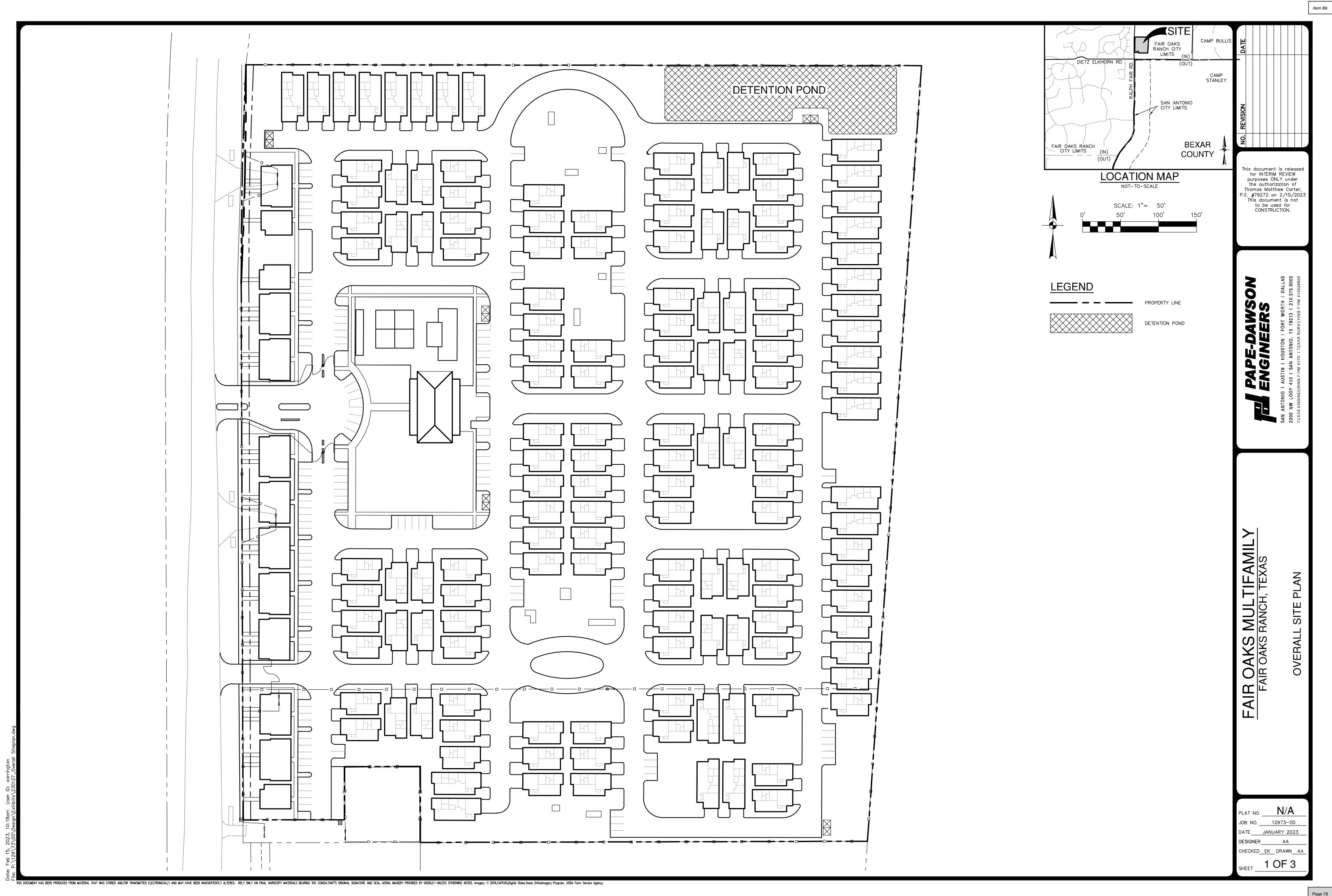


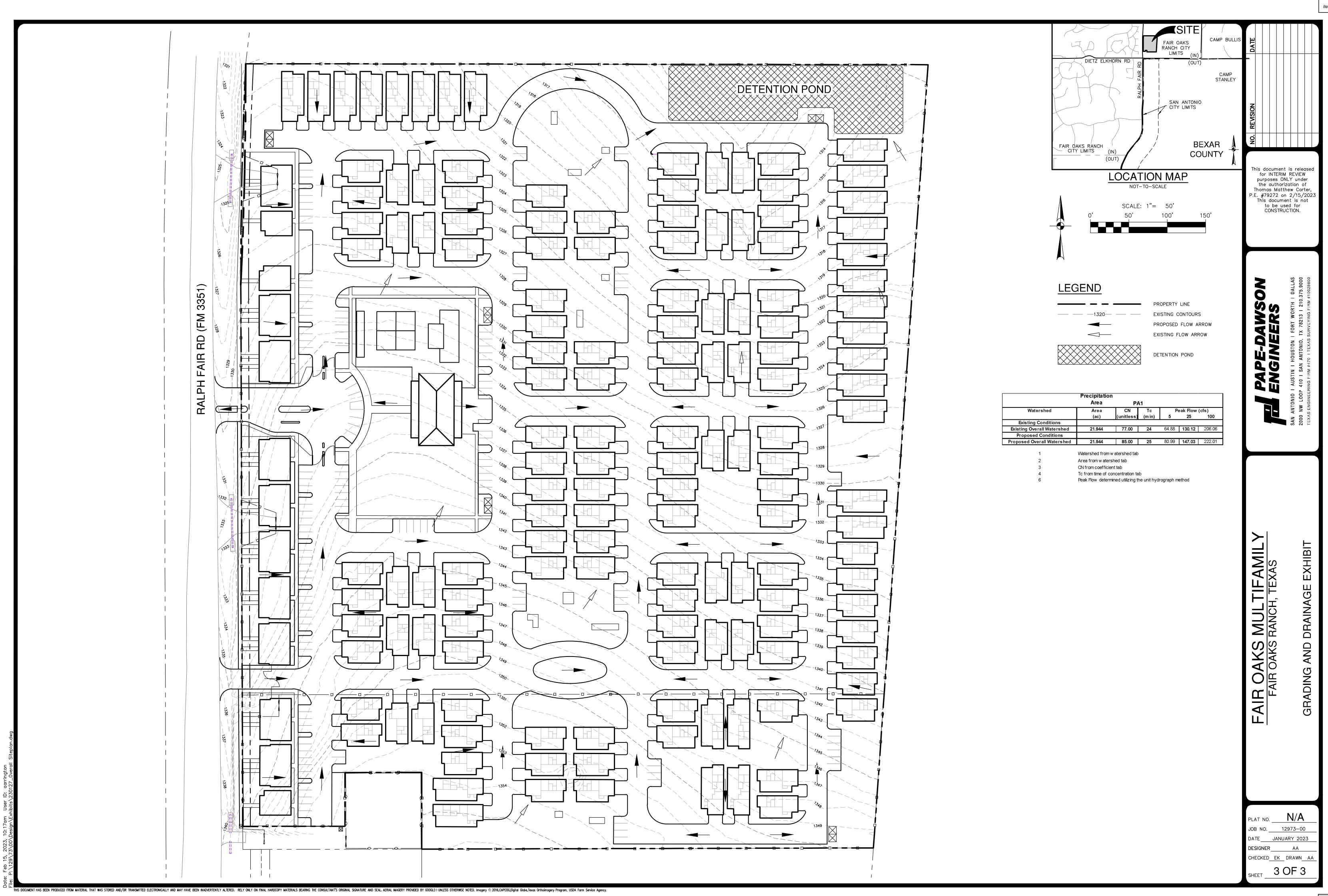
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SCALE : 1" = 100'-0"

02/14/23

**BOTANICA FAIR OAKS** 





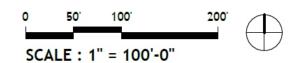
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02/14/23



Public Works ■ 7286 Dietz Elkhorn ■ Fair Oaks Ranch TX, 78015 ■ (210) 698-0900

February 8, 2023 / February 15, 2023

RE: Concept Plan Review - Botanica Fair Oaks Multi-unit Residential Community North-east of the intersection of Dietz Elkhorn and Ralph Fair Rd. Road

Mr. Bursey,

The Concept Plan submittal for the proposed Fair Oaks Botanica Residential Community was received by the City on February 1, 2023 and deemed to be a complete submittal.

As per UDC. Sec 3.8 (3), a Concept Plan is required for this development since it will require off-site road, drainage, or utility connections or improvements that will have a substantial impact or effect on other properties or developments. The Concept Plan will be reviewed by the Planning and Zoning Commission and the Commission will forward its recommendation to the City Council, which is responsible for final action on Concept Plans.

Based on the review, the following items are outstanding or need to be addressed. Please note that these comments cannot be considered as Site Plan approval. A detailed Site Plan review will be conducted at the time of building permit submittal.

#### CLARIFICATIONS:

1. Utility conflicts: Clarify the location of easements in setbacks. It appears that landscaping that is shown in the setbacks may be over proposed easements and utilities. Adding a table showing the required and proposed setbacks will be beneficial. Ralph Fair Secondary Frontage 10' min. setback – 20' max. setback. Side- 5' (min.), Rear -10'(min.).

Easements/Setbacks are shown on revised site plan.

North	East	West (Ralph Fair Rd)	South
10 feet*	10 feet*	20 feet	10 feet*

<sup>\*</sup>Assuming a stricter Residential to Commercial interface.

2. Provide more details about the restrictive covenants indicated on the survey. A copy of the one Restrictive Covenant is included.

#### MAINTENANCE:

3. Clarify who will be maintaining the landscaped area in the yards and other common open space and amenities.

The Community will be managed by an institutional-grade property management company, e.g. Asset Living.

Botanica Fair Oaks Page 1 of 8

#### CALCULATIONS:

- 1. Landscaping:
  - a. Clarify if the parking lot landscaping is included in the 34.4% landscaped area. The total site Landscaped area is 296,315 gsf, or 34.4% of the total site area. Of that total landscaped area, approx. 11,700 gsf (18.1%) is within the "front parking zone".
  - b. Show calculations to confirm that the following parking lot landscaping meets the UDC requirements:
    - i. Front: The landscaped area within the parking lot will be at least ten percent (10%) of that portion of the parking lot and circulation area that is located between the front facade building line and the primary right-of-way property line. The landscaped areas within these parking lots will contain at least one shade tree per twelve (12) parking spaces We do not have parking "between the front façade building line and primary right-of-way" (Ralph Fair Road). Parking is internal and out of sight from public right-of-way.

However, the current front parking arrangement shows one new tree well for every 6 parking spaces which is double the requirement above.

ii. Side: At least three percent (3%) of the parking lot and circulation area located between the side facade building line and the side property line where there is no right-of-way will be landscaped. The landscaped areas within parking lots will contain one shade tree per thirty (30) parking spaces.

Plans submitted will comply.

There is only one parking area on the south side of the parcel which has approx. 7,500 gsf of parking and circulation area. The current plan also shows landscaped areas of approx. 2,400 gsf on the east, south and west of the parking area adjacent to the south property line.

#### DEVELOPMENT DETAILS

4. UDC Section 7.5 (6) requires the community green or plaza to be developed to create a neighborhood focus.

UDC Section 7.5 refers to Water Conservation Education – We assume you mean Section 6.9 (10) which refers to community green or plaza.

Explain how this intent is met. Show the amenities proposed in the community plaza. Is this just an open space? How will this be the community focus as envisioned by the UDC? The **central** "neighborhood focus" surpasses the vision of the UDC as it includes: green open space

- 1. Amenity Club House w/leasing office, lounge & kitchen, community room & fitness center.
- 2. Community Pool
- 3. Pickle Ball Courts

Botanica Fair Oaks Page 2 of 8

4. Green open space plaza/park area with benches for gathering

In addition, there is a dog park and several other pocket parks with heritage and new trees evenly distributed throughout the community.

(A concept plan of the Amenity Center has been included in our submission.) (The community green/plaza will be more fully developed by a landscape architect as part of the permit submittal.)

The Community Plaza will be adjacent to the Amenity Center, a hub of activity within the development. Here residents can have meetings, conferences, art classes, family gatherings, etc. It is important that all of these elements are central and adjacent coming together to provide the "neighborhood focus".

It is important to have this indoor/outdoor space adjacent to the front entry to facilitate visitors and family members access to the group events. Additional parking is available adjacent to the Center if needed.

- 2. Currently the UDC requires information on building form to be submitted with the Concept Plan. We could not find this specific requirement within the UDC or Concept Plan Submittal Checklist, however we have included our previously submitted Concept Package to remind of our intent for a modern hill country design aesthetic. Information of building form, elevation, etc. is helpful to ensure conformance with the character envisioned for a The Mixed-Use Village District (MU). The Mixed Use District has specific requirements on the features listed below and as indicated in prior meetings. Please refer to the UDC for additional details.
  - First floor to floor height: 11'-0" to 11'-9".
  - Facade Composition, including rhythm, material, color, and/or texture: The façade materials include Hill Country limestone and stucco with accents, downspouts, and trim of painted metal to match. See further description below.
  - Building design building entrances, bay windows, display windows, storefronts, arcades, facade relief, panels, balconies, cornices, bases, pilasters, or columns, articulation, transparency. Typical one-story residences have gabled roofs and facades with generous sized windows, front and back to bring light into the interior spaces. This is also true of the A and B two-story buildings along Ralph Fair Road.
  - The central Amenity Center mimics the residences with a symmetrical façade with a high bay, deep roof atrium space that has expanses of glass front and back. We meet the requirements of UDC Table 7.1 on Transparency (see below). Low roofed porches on the front and back temper and scale down the large atrium space with low slope roofs, columns and materials that conform to the Hill Country standards. Typical facades will have a distinct base middle and top configuration, with stucco above stone, mostly. The building types that we indicate on the current site plan have a fenestration of varying types of materials. The unit buildings that face Ralph Fair (Types A and B) are two story with changes in façade fenestration at 20 feet and 8 feet across the façade. This includes stone, stucco, wood-look tile, and dark gray slate. We also have corners and facades of "green wall" next to these materials. On the internal units we have a module of 28 feet on each unit lot which fits in the 20' to 30' module required. There will be façade and material selections within those parameters.

Vertically, interest is maintained by frames around window areas, stairs that

Botanica Fair Oaks Page 3 of 8

are delineated differently and the tripartite banding of materials. Horizontally the building massing of the residences (one and two story) and Amenity Center create a sense of scale and proportion similar to the Hill Country aesthetic examples found in Chapter 7 of the UDC. This type of character has been translated from the town center retail facades shown there into tasteful residential designs of all structures. Building entrances are articulated, trim is expressed and columns used where appropriate.

Table 7.1

Multifamily Buildings: Façade	Primary or Secondary	General Frontage/All other
Frontage Type	Frontage	sides
Ground Floor	25% (min. req.)	None
	29.9% Provided	
Upper Floors	20% (min. req.)	None
	20.2% Provided	

- Roof design: Roof design will be gabled roofs that have deep slopes (9/12) with adjacent porches or garage blocks of lesser slopes (3/13), typical of the Hill Country aesthetic. Residential roofs will have luxury composite shingles, the Amenity Building will be coated standing seam metal roofs. The A and B residential buildings will have metal canopies at both the parking lot and street elevations, and entrances from the public sidewalk. Shaded sidewalks shall be provided alongside at least a quarter of the A and B buildings frontage along the off-street surface parking lot to the east of the buildings. This includes a shaded sidewalk shall consist of a 5-foot clear zone and 5-foot planting zone, planted with trees no more than 30 feet on center. Building entrances along Ralph Fair shall have canopies. The facades along Ralph Fair are a balance of solid and glass with a 27% glass to solid ratio. Roof slopes vary between a 2 ½ to 12 slope and 4/12. No parapets are used-all roofs are sloped (gable or shed).
- Street Cross-sections and Standards, Planting Zone for the placement of street trees and placement of street furniture, etc. See attached diagram for a typical street section showing dimension of the street edge conditions.



**PARKING** 

Botanica Fair Oaks Page 4 of 8

- 5. Address the following regarding parking:
  - i. Will the garages be accessed through driveways?
     Yes, all driveways for single story residential garages will be accessed from the internal 26-foot-wide drive aisles.
  - ii. Where will the visitor parking be located for the units at the rear? Will they have to walk from the visitors parking spaces located behind the quadruplexes located along Ralph Fair Road.

Visitor parking is distributed throughout the project. In general, parking for the A and B unit buildings occur along the rear (east) frontage parking areas and near the Amenity Center. Residential parking averaging just under at 2 per residence occur at the residential garages throughout. All other surface parking around the Amenity/Community Plaza (for visitors there) and near parks are designed for visitors or residents to be close to those adjacent residences or amenities within the parks or Community Plaza. The total number of visitor spaces is 52.

Parking/Loading: In addition, we indicate one small loading space as per UDC Table 6.4 and four handicap spaces (one van accessible) per UDC Table 6.3.

#### **CONFORMANCE TO ADOPTED DOCUMENTS**

- 1. Conformance with the Comprehensive Plan:
  - a. The development does not propose a mix of uses. The site is proposed to be developed for all residential uses duplex, fourplex, and single-family units. A landscaping plan has not been submitted. A landscaping plan will be submitted as required with the permit submittal.

It is not clear how the proposed development will meet the intent of the Comprehensive Plan in terms of mixed uses and hill-country character for this area:

Mixed-Use Village – The Mixed-Use Village District (MU) indicates areas within the City of Fair Oaks Ranch where the City encourages a mixture of uses that create pedestrian scaled development at major transportation nodes. The City encourages development in this area to generally conform to a Hill Country design aesthetic, similar to the materials and massing that can be found in downtown commercial districts in communities such as Boerne, Fredericksburg and Comfort. Sites in the MU district are appropriate for direct access to primarily Arterial, Collector streets and Local Connector Streets.

This has already been established in prior meetings with City staff and Gunda Corp who confirmed that a mixture of different uses is not required. Our previous pre-development submissions and meetings have all contained the same uses as within our Concept Plan and was confirmed to be acceptable.

In addition to the apartment homes and apartment flats, the community will be staffed full time and operated as a commercial (multifamily) business.

In addition, we are providing a "neighborhood focus" specifically for the residents of the community and their visitors which may include:

Botanica Fair Oaks Page 5 of 8

- A 5,000 sf Amenity Center containing:
  - Leasing Offices
  - Clubroom and Multipurpose Areas
  - o Great Room and Kitchen
  - o Full-service Fitness Center
  - Mail room
  - Pool, landscaped Pool Deck, and lounge and outdoor dining seating
- Outdoor Kitchen
- Pickleball Courts
- Pocket Parks throughout the community
- Dog Park
- Community Plaza with benches under the existing (saved) Heritage trees, grassy
  play areas, landscaped edges and showcases, trellises, and a central plaza area for
  events like group resident activities and family gatherings.
- 2. Conformance with the Unified Development Code:
  - a. The UDC requires that the development include a mixture of uses to create pedestrian scaled development that generally conforms to a Hill Country Design aesthetic. It is not clear from the Concept Plan, what features, pedestrian connectivity, design elements, building elevations will be proposed to achieve this.
    - The intent of this community has always been to create a vibrant, pedestrian-friendly community that conforms to a Hill Country aesthetic as recommended by the UDC. Please refer to the Concept Imagery provided with our response.

The design of the buildings and open areas of the development will comply with UDC Section 7.4 General Standards and Guidelines. As such, the development will follow the Design Principles of the section including: a.) Create a pedestrian oriented public and private realm, b.) Design compatibility through the use of variations in building elements, c.) strengthens Fair Oak Ranch's desire for the Hill Country aesthetic, d.) Use of architectural details to create interest, e.) Incorporation open spaces (Community Plaza, Amenity decks, Dog Park, and Heritage tree parks) into the fabric of the development, and f.) Create designs that increase the quality, adaptability and sustainability of Fair Oak Ranch's building stock.

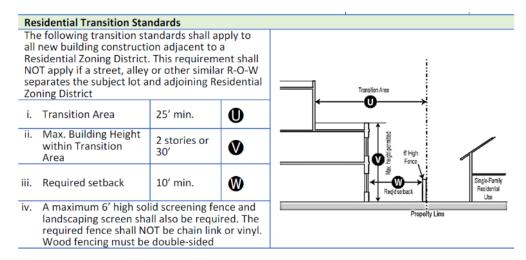
As requested in a prior pre-development meeting, the current site plan includes a series of street facing 2-story buildings (labeled A & B) which have pedestrian entrances facing Ralph Fair Rd. Direct pedestrian access to the public sidewalk on Ralph Fair Rd can occur at each of these buildings if required.

The central pedestrian access is adjacent to the Amenity Center and the Community Plaza.

- b. The UDC requires that all Protected (TC 28 inches or larger) and Heritage (TC 75 inches or larger) trees meet mitigation and replacement conditions outlined in UDC 8.8(7)b other than qualified preservation exemptions. Mitigation shall be at a 1:1 ratio for TC inches to be removed, no trees smaller than TC 8 inches is allowed for mitigation, total tree coverage on the lot (as measured in TC inches) is approximately the same as predevelopment conditions, the Tree Plan shall show a planting diagram where new trees will be planted, a warranty is required for all trees TC 28 inches or larger. The Project will comply with mitigation requirements. We are showing multiple areas where we are saving heritage and smaller trees within resident park areas.
- 3. Conformance with the character of the area and residential transition: Botanica Fair Oaks

It is not clear from the Concept Plan how the placement, buffers, and other considerations have been incorporated to make the development compatible to adjacent property on the north and east that is zoned for one-acre single family uses. Buildings along north, east & south property lines will be single story residential which comply with the Residential Transition Standards of UDC Section 6.8 Mixed-Use Village (MU) residential buffer requirements (e). A 6-foot-high fence and landscaping will be part of the landscape design. Also, many of the parks, detention, and tree-save areas that are part of the overall plan are at these edge conditions. No Transition Area is required as the buildings are single story and do not exceed 30 feet in height.

The setbacks shown on the north and east are minimum setbacks required. The Project will comply w/all setback requirements Additionally, it is not clear if residential transition standards in the UDC are met, as details have not been provided. See description above. Reference Diagram [e] below from the UDC.



Conformance with the availability of utilities:

The City's infrastructure availability and capacity, including roadway adequacy and storm drainage facilities, need to be evaluated to ascertain improvements that may be needed. Water and sewer utilities have already been evaluated. An analysis of offsite utility connections has been performed and the results of those studies are included with this submission response.

#### 4. Conformance with the Transportation Map:

The Concept plan does not address measures proposed to address the impact of the traffic generated by the proposed development on City roads. The site is accessed by Ralph Fair Road. Additionally, Fair Oaks Parkway and Dietz Elkhorn Road will also be impacted.

- Ralph Fair Road is an Arterial Road (proposed) as per the Transportation Map.
   Currently it is a two-lane road with no bike lane or sidewalks. Improvements will
   be needed to adequately support a mixed-use development. Traffic Impact
   Analysis (TIA) will be required to determine the extent of improvements. A TIA
   will be completed by Pape Dawson Engineers.
- Fair Oaks Parkway is a Collector Road. Currently it is a two-lane road. The typical right of way width required is 83'. No significant expansion is contemplated for this road. Improvements will be needed to adequately support a mixed-use

Botanica Fair Oaks Page 7 of 8

- development. Traffic Impact Analysis (TIA) will be required to determine the extent of improvements. A TIA will be completed by Pape Dawson Engineers.
- Dietz Elkhorn Road is a Collector Road. Currently it is a two-lane road. The typical right of way width is 83'. No expansion is recommended for this road; however, improvements will be needed to adequately support a mixed-use development. Traffic Impact Analysis (TIA) will be required to determine the extent of improvements. A TIA will be completed by Pape Dawson Engineers.
- There might need to be additional deceleration lanes and acceleration lanes as well as turning lanes on Ralph Fair Rd. Per the scoping meeting w/COFOR, we are proposing a right-hand deceleration lane for northbound traffic on Ralph Fair Road. Secondary Access will be resident exit and emergency access only.

#### 5. Other Concerns:

- a. Driveway separation, width, and turning radius to meet Fire Code. The development will meet all requirements for driveway separation, width and turn radius to meet Fire Code. The plans show a 26-foot width standards and 25 foot turning radius at all corners to meet fire code.
- b. Width of internal streets that area designed as driveways with 24' width. Will it be sufficient to support the density and vehicular traffic? Typically, local streets are 50' ROW. As confirmed in the pre-development courtesy review dated 12/09/22, the Project will not include any "internal streets". These will be maintained as shared access drive aisles similar to other multifamily projects with internal private drive aisles which are certainly sufficient to support the density of vehicular traffic within this gated community. As per the site section on page 4, internal drive aisles will be 26 feet in width and the building to building dimension will be 50 feet, allowing for 12 feet each side for green strips, paths/sidewalks, and a front yard planting area for trees and landscaping. In this respect, the profile view of building to building will look very similar (but a smaller scale) to the nearby prestigious community, The Dominion.

Staff may have additional comments after reviewing the information provided to address these comments.

Please address the comments listed above by February 15, 2023. If you have any questions, please feel free to contact us.

Sincerely,

Katie Schweitzer, P.E., Manager of Engineering Services

cc: (via email)
Tobin Maples, AICP, City Manager
Carole Vanzant (Assistant City Manager)

Sandy Gorski, Public Works Admin. Assistant

Attached: Redlined Concept Plan

Botanica Fair Oaks Page 8 of 8

# Botanica | Concept Presentation











## Botanica Fair Oaks, A New Standard for Healthy Community Living

Set in the beautiful City of Fair Oaks Ranch, Botanica heralds a new design approach to modern development, cultural and community building.

Botanica residents will live in an exclusive, affordable-luxury, single-story apartment 55+ active adult Build-to-Rent community, with luxury amenities including a fitness center & pickleball courts, a community center & business lounge, outdoor 'secret garden' lounge spaces & outdoor summer kitchen, designer pool & relaxation cabanas, recessed fire pit, EV charging, and high-speed Internet connectivity throughout.

Botanica's ground-breaking health and wellness focused botanical village will combine Fair Oaks Ranch's' aspirational rural residential lifestyle, with beautifully crafted, single story luxury apartments, which include the highest standard of design and finishes as standard.

We partnered with AgroSci, an industry leader in exterior and interior vertical wall manufacture and installation. Their line of Vertical Gardens, Green Walls and Boxwood designs add striking beauty and nature to our property, for the benefit of all residents.

Green open spaces and biophilic green walls and landscaping ensures that residents' health and wellbeing are at the center of Botanica's design. Designed to embody sustainability, longevity and greatly improve one's quality of life. Botanica has been carefully planned. The International WELL Building Institute's 'WELL Building Standard' will be met.

At Botanica, residents will benefit from construction and design philosophies that address standards in air, water, nourishment, light, fitness, and comfort. Our residents will enjoy a built environment that enhances quality of life. Botanica signals the arrival of a new standard in health & wellness living and community building.

Developed by Urbanist, Botanica blends sophisticated urban dynamics, with unique heritage and traditional neighborhood values. The result is a unique living environment, where people and the community at large will thrive.











Inspiration













Architectural Inspiration









Architectural Inspiration



Architectural Inspiration







## It All Starts With A Plant

AgroSci Designs Soil Based Green Wall and Growing Systems that provides a consistently "managed root zone environment" = Simplicity and Sustainability.

## **Resulting In:**

- Long Term Plant Sustainability
- Low Water and Resource Usage
- Low Maintenance



**Versatile** ~ Affordable ~ Sustainable



## **Outdoor**

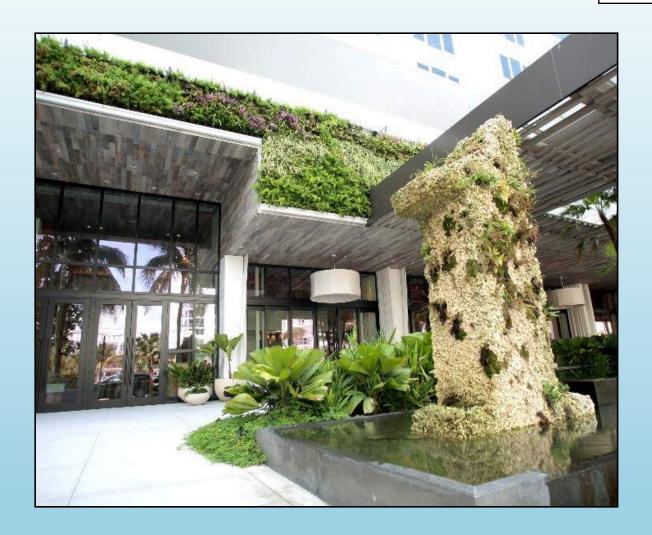
- Stainless steel grid panel structure
- Drip emitter system
- Individually planted pots

## **Indoor:**

- Fully integrated panel system
- Self contained re-circulating watering
- Individually planted pots
- Phytoremediation system
- "Cleans and recycles indoor air"

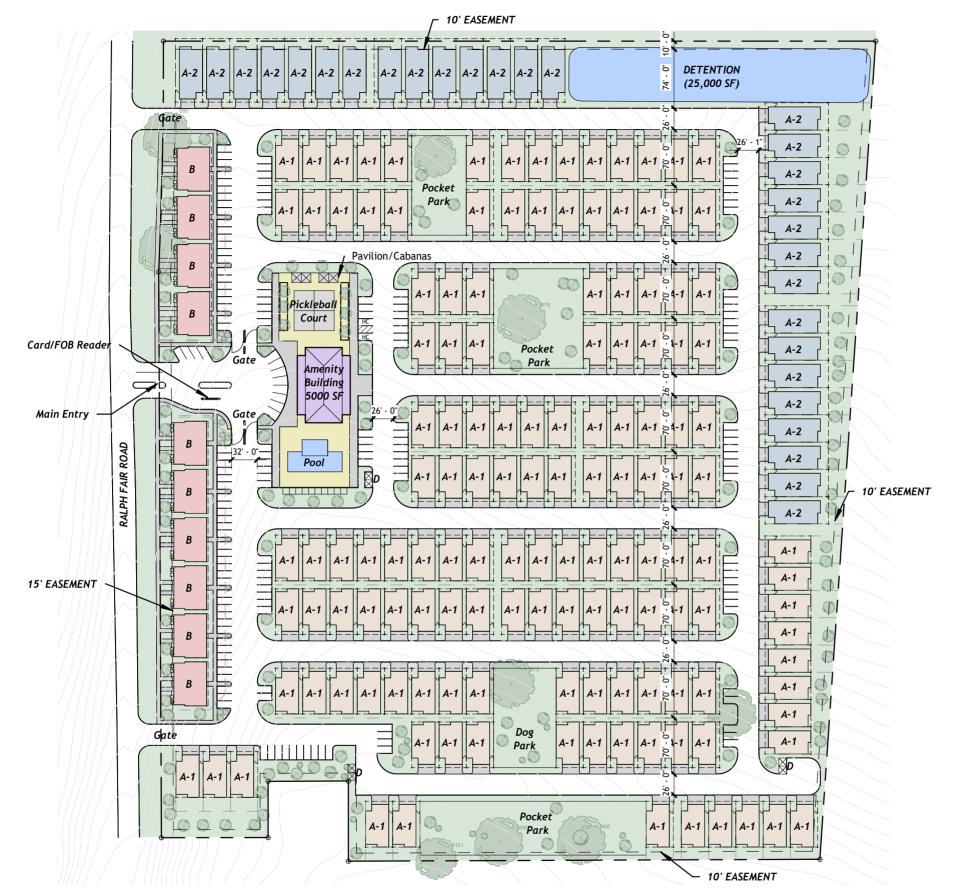
## **Custom:**

- Interior and Exterior Options
- Design Patterns with Base Planters



## **Green Wall Systems**





**LEGEND** 

A-1

A-2

В

## **UNIT COUNT**

QUAD PLEXES: 10 BLOCKS x 4 = 40

ZERO-LOT- LINE: ORIGINAL COUNT = 184

- 21 UNITS = 163

+ 7 UNITS = 170

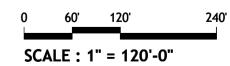
TOTAL UNITS 210 UPA = 10.60

## **AMENITY**

AMENITY BUILDING 5,000 SF

## **PARKING**

UNITS 340 SURFACE 148





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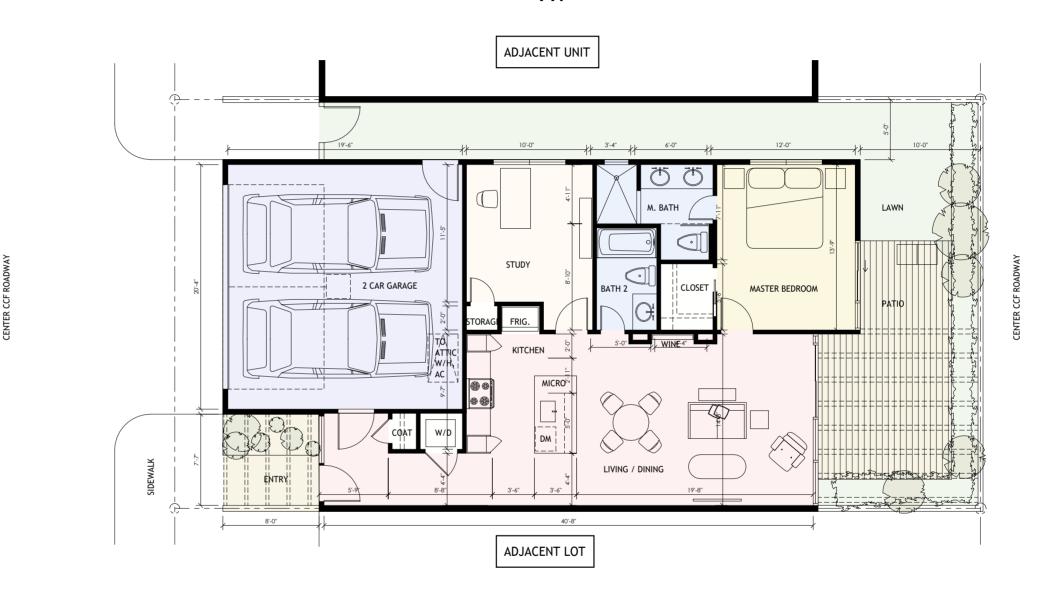


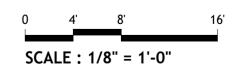


**BOTANICA FAIR OAKS** 

SITE PLAN
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**A1** 





03/04/22

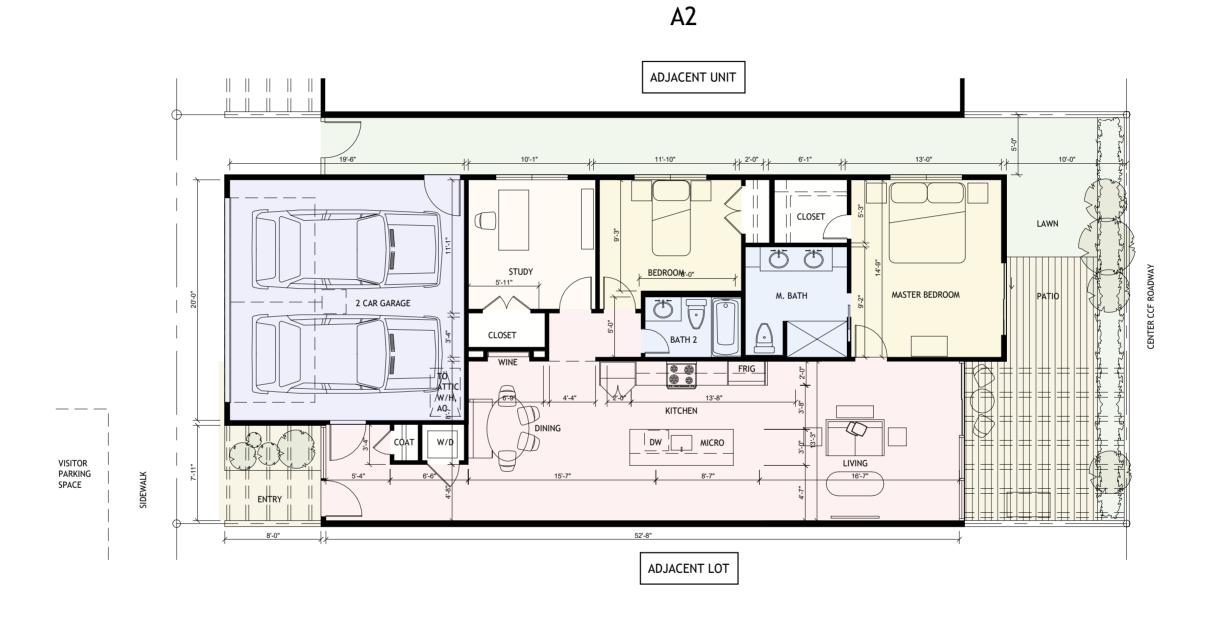
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**BOTANICA FAIR OAKS** 

A-1 FLOOR PLAN



03/04/22

SCALE: 1/8" = 1'-0"

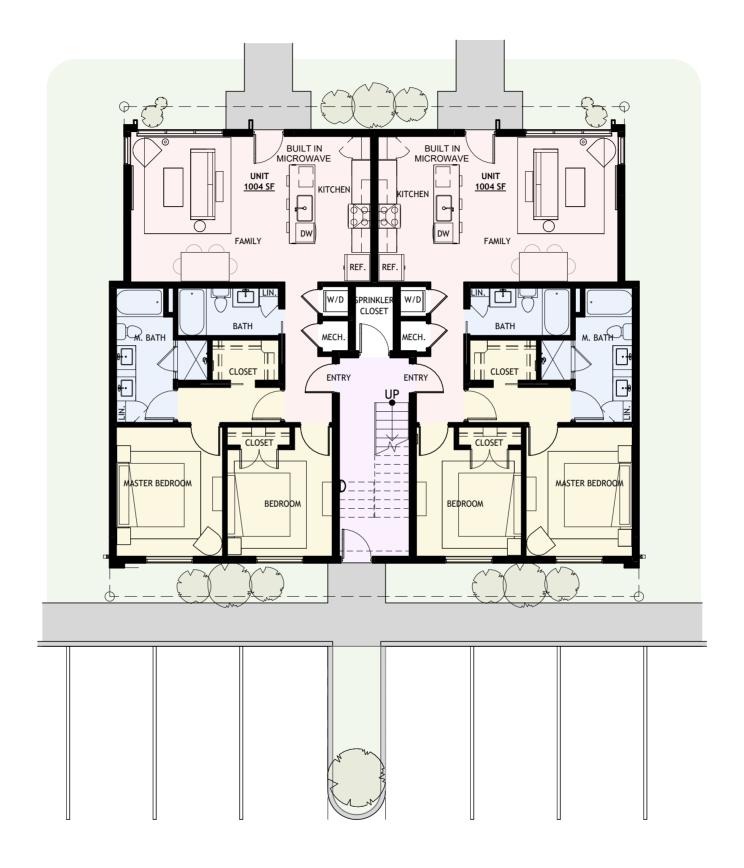
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**BOTANICA FAIR OAKS** 

A-2 FLOOR PLAN



SCALE: 1/8" = 1'-0"

03/07/22

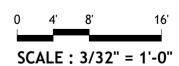
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**BOTANICA FAIR OAKS** 







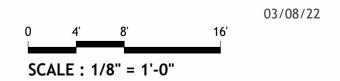
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**BOTANICA FAIR OAKS** 





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**BOTANICA FAIR OAKS** 

AMENITY ELEVATION

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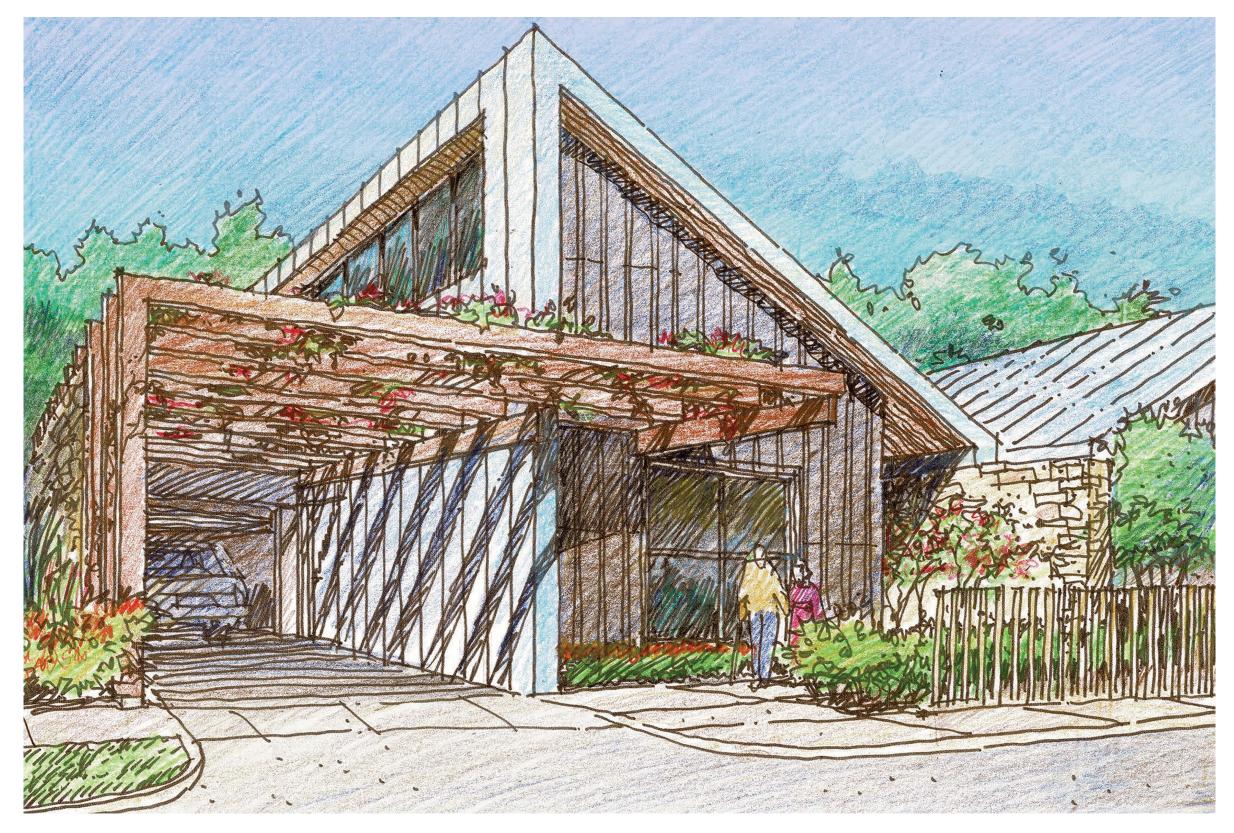


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Concept Sketch





















Amenity Center - Ball Room

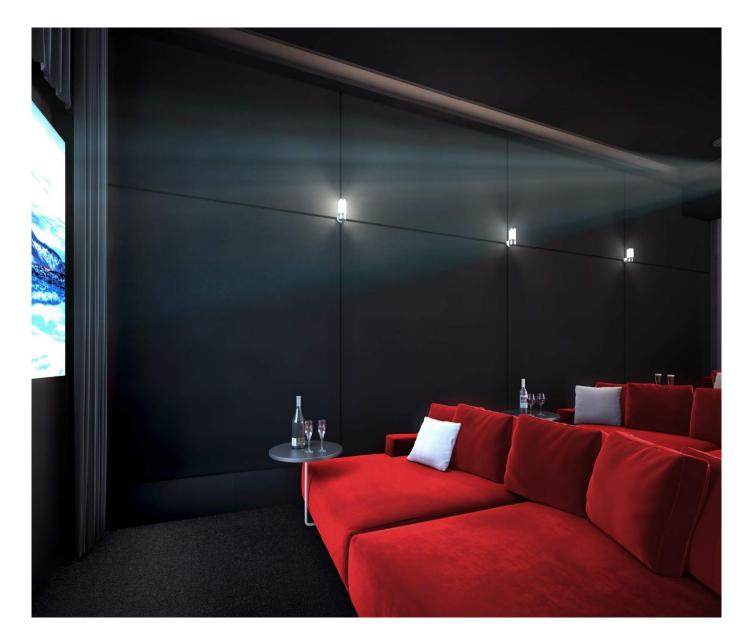


Amenity Center - Craft Room









Amenity Center - Cinema Room



Amenity Center - Board Room









Amenity Center -Aerobic Room



Amenity Center - Weight Room

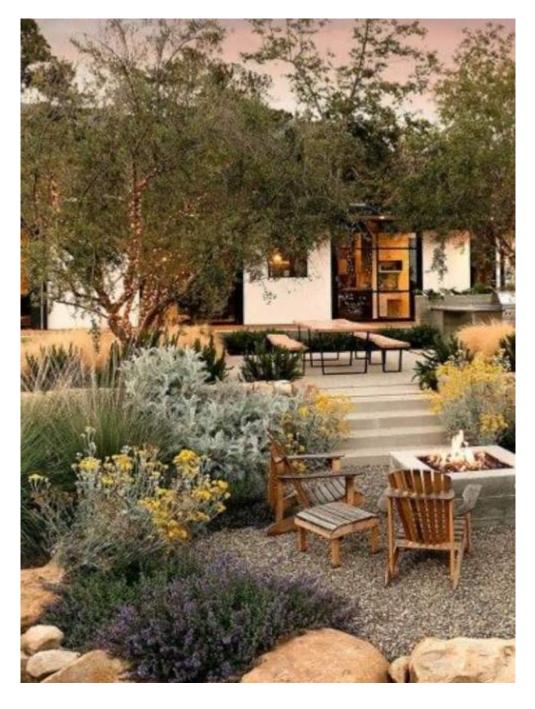








Amenity Center - Outside Seating



Amenity Center - Outside Seating









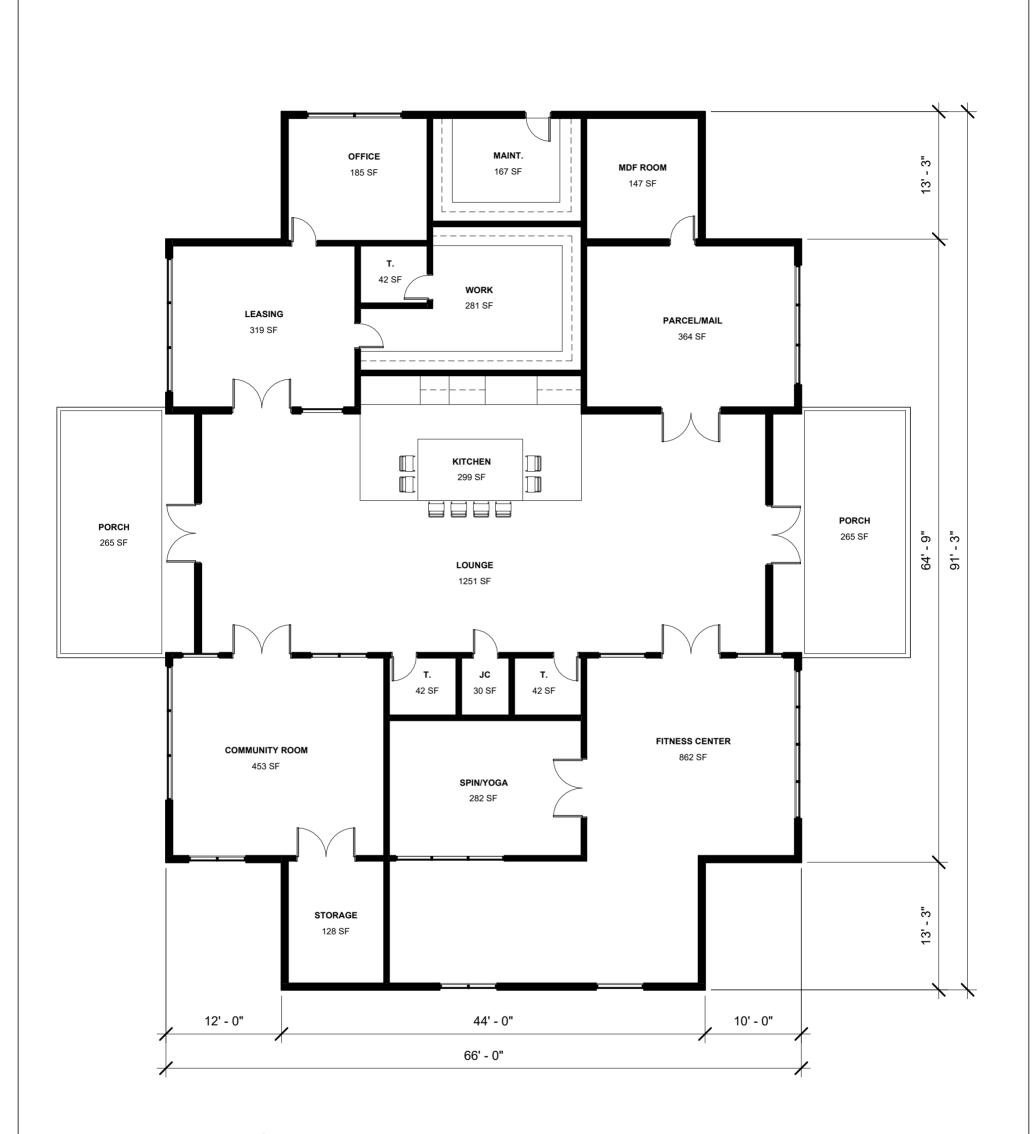


Amenity Center - Lap Pool









1 AMENITY CENTER
1" = 10'-0"

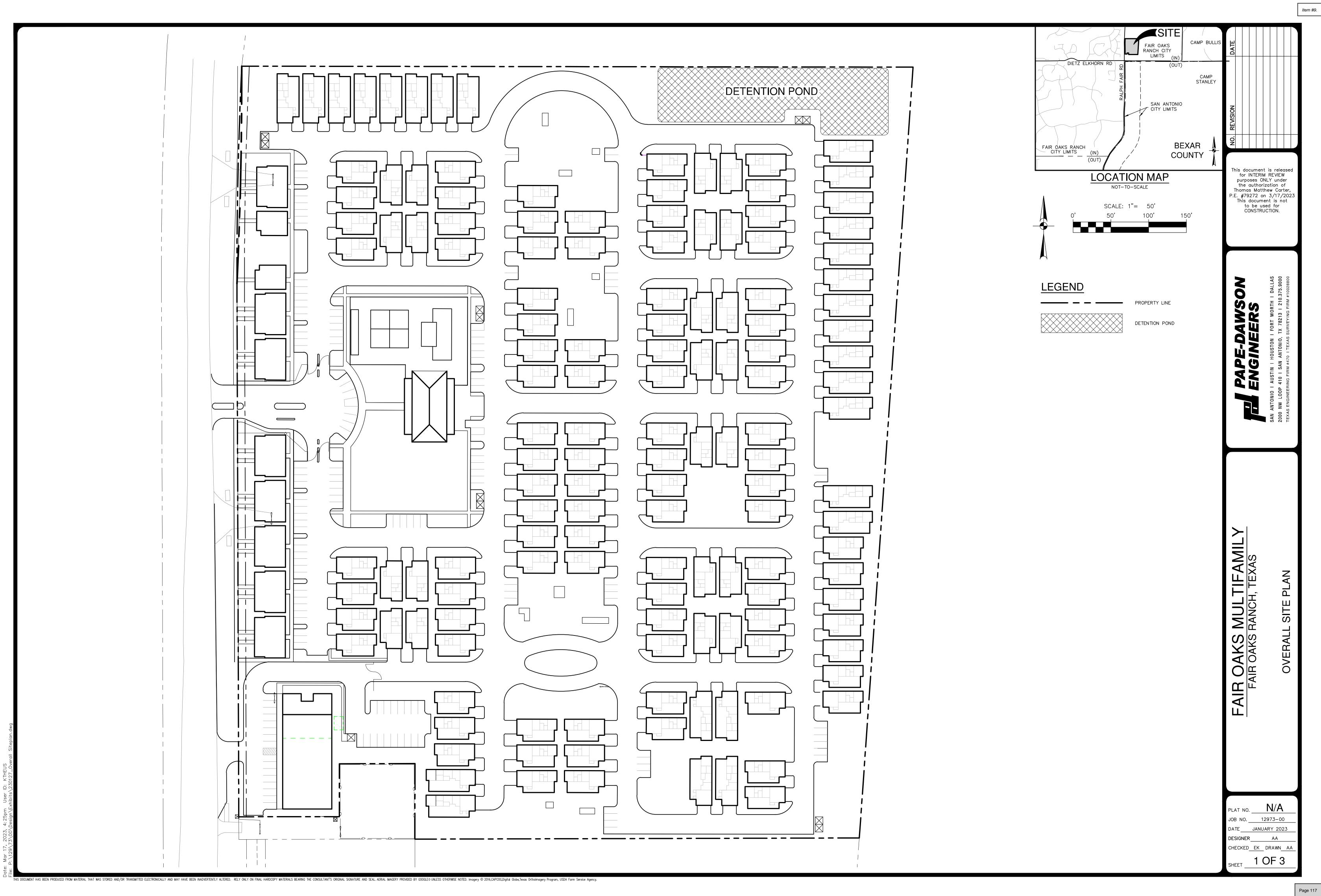


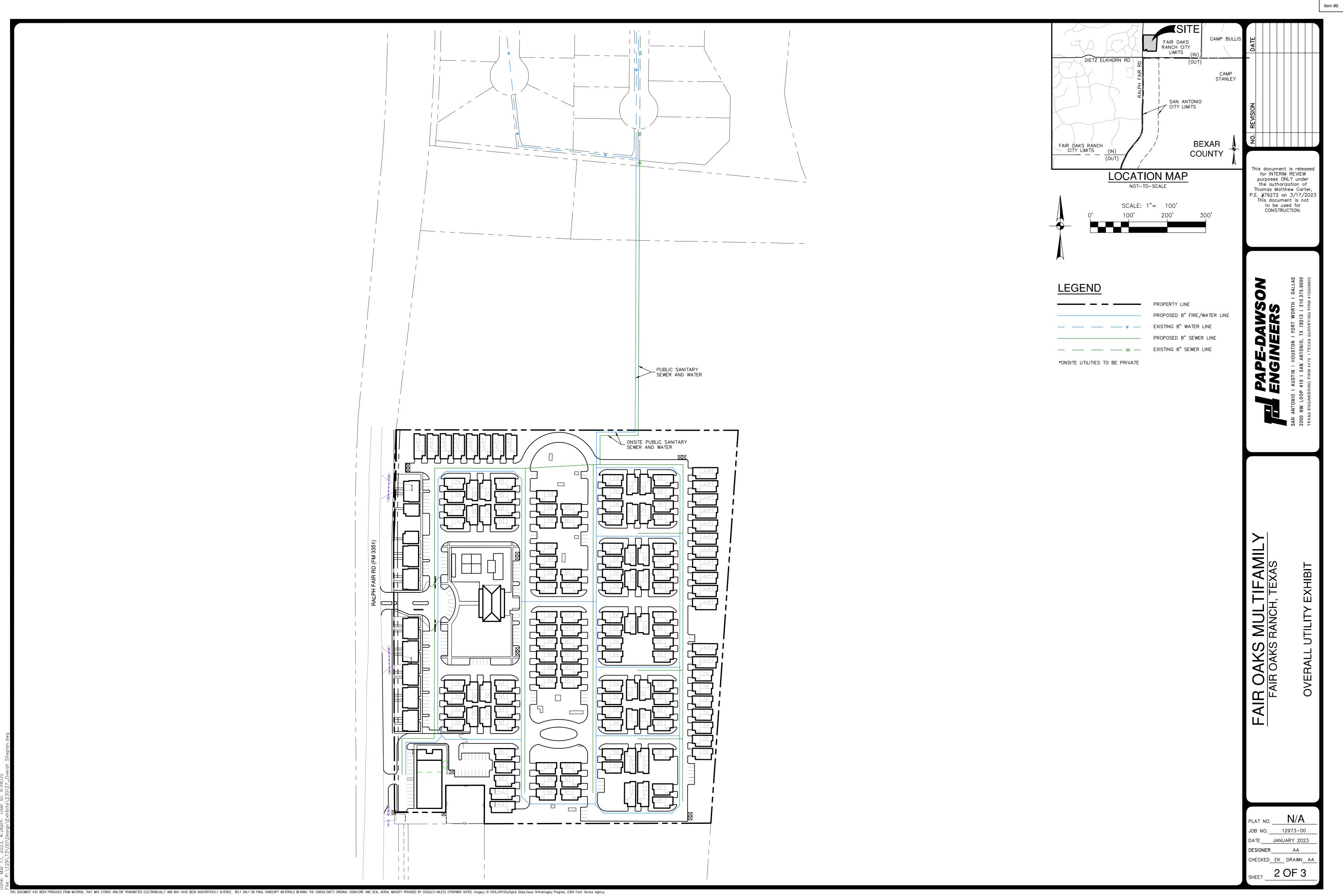


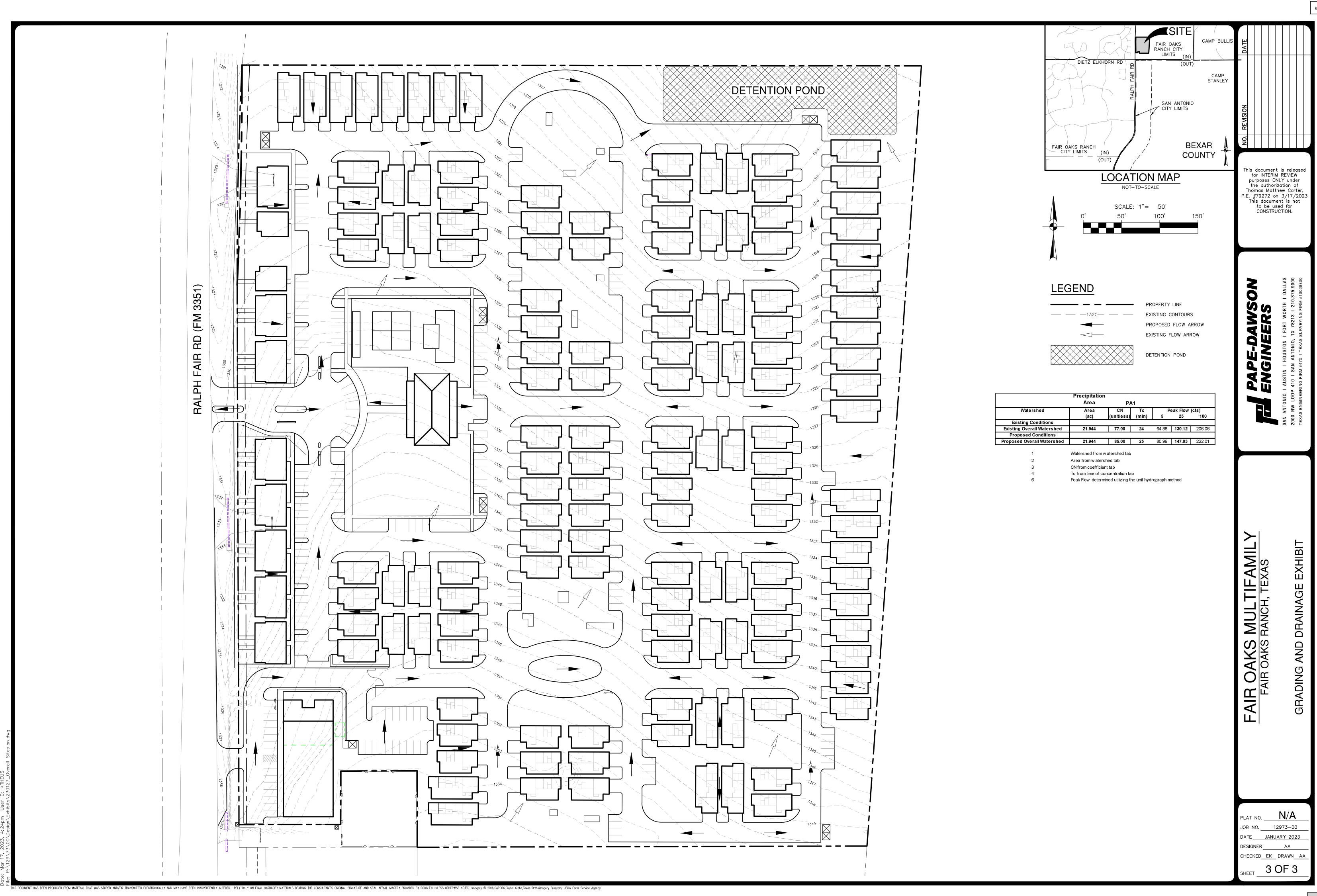


FAIR OAKS

Scale 1" = 10'-0"







RESIDENTIAL UNIT TABULATIONS						
UNIT TYPES	NO. OF BLDGS	UNITS PER BLDG	TOTAL UNITS	NET UNIT AREA	GROSS UNIT AREA	TOTAL GROSS AREA
ONE-STORY, ONE BEDROOM UNITS	100	1	100	963 SF	1,360 SF	136,000 SF
ONE-STORY, TWO BEDROOM UNITS	27	1	27	1,312 SF	1,709 SF	46, 143 SF
TWO-STORY, DUPLEX (D) ONE BEDROOM UNITS	14	2	28	946 SF	1,249 SF	34,972 SF
TWO-STORY, TWO BEDROOM QUADPLEX (B) UNIT	ΓS 8	4	32	1,009 SF	1,114 SF	35,648 SF
TWO-STORY, TWO BEDROOM QUADPLEX (A) UNIT	rs 2	2	4	1,009 SF	1,167 SF	4,668 SF
TOTALS			191			257, 431 SF
AMENITY CENTER					5,480 SF	

PARKING TABULATIONS UNIT NO. OF TOTAL REQ'D DESCRIPTION UNITS TYPE **BLDGS** UNITS BRs PARKING TWO-STORY, 2-BR DUPLEX TWO-STORY, 2-BR QUADPLEX 8 32 48 TWO-STORY, 1-BR DUPLEX ONE-STORY, 1-BR 28 100 42 150 28 100 100 27 151 ONE-STORY, 2-BR TOTALS 191 287

PARKING	PROVIDED
GARAGE SPACES	288
SURFACE (RESIDENT)	72
SURFACE (VISITOR)	48
SURFACE (RETAIL/RESTAURANTS)	34
TOTALS	442



0 50' 100' 200' SCALE: 1" - 100'-0"

SCALE: 1" = 100'-0"

03/17/2



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Item #9.

HERITAGE TREES SIGNIFICANT TREES NON-PROTECTED TREES TOTAL TREES SAVED

SIGNIFICANT TREES: (FAIR, GOOD, POOR, VERY POOR)

16 TREES - 269.5" 370 TREES - 4.996.5" POOR: 81 TREES - 1.245" VERY POOR: 13 TREES - 221.5" 480 TREES - 6.732.5"

TREES IN GOOD/FAIR CONDITION: GOOD: 16 TREES - 269.5" FAIR: 370 TREES - 4.996.5" TOTAL: 386 TREES - 5,266"

TREES TO MAINTAIN IN GOOD/FAIR CONDIOTION GOOD:

5 TREES - 96.5" 76 TREES - 1,101 FAIR: TOTAL: 81 TREES - 1,197.5"

HERITAGE TREES AT FAIR OAKS # | Species | DRH | Condition |

#	Species	DBH	Condition	Status	
886	Live Oak	28	Fair	Maintain	
879	Live Oak	28.5	Fair	Maintain	
881	Live Oak	29	Fair	Maintain	
5149	Live Oak	29	Fair	Maintain	
887	Live Oak	29.5	Fair	Maintain	
878	Live Oak	31	Fair	Maintain	
888	Live Oak	31	Fair	Maintain	
873	Live Oak	31.5	Fair	Maintain	
885	Live Oak	28.5	Good	Maintain	
889	Live Oak	29	Poor	Maintain	
884	Live Oak	30	Poor	Remove	
874	Live Oak	31.5	Poor	Remove	
875	Live Oak	35	Poor	Remove	
876	Live Oak	40	Poor	Remove	
880	Live Oak	34	Very Poor	Remove	ľ

SIGNIFICANT TREES TO MAINTAIN: 81 OF 386 (21%) <u>CALCULATION</u>: 5,266" -1,197.5" = 4068.5"

FXISTING TRFF - MAINTAIN

FXISTING TRFF - RFMOVE

MAINTAIN: 9 (100%)

FAIR OR GOOD CONDITION(9)

FAIR OR GOOD CONDITION(5)
MAINTAIN: 1 (20%)

FAIR OR GOOD CONDITION(1)

28" TREE

28" TREE

28" TREE

MAINTAIN: 0 (0%)

### TREE ANALYSIS **AND OVERLAY PLAN**

240" SCALE: 1" = 120'-0"

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GATE

03/17/23

**BOTANICA FAIR OAKS** 

SITEPI AN

Page 121

Johnson Design Group

ROAD

FAIR

품

RAL

20'



SETBAC Ō

DETENTION 2

(8,700 SF)

DOG

PARK

PARK

DETENTION 1

FD

D

PARK

(8,300 SF)

RARK

PARK (4)

10' SETBACK

10' SETBACK

PARK

<u>- <del>[(4</del>)</u>

PARK

FENCE

PICKLE

POOL

AMENIT CENTER

COMMUNITY

BALL

GATE-

PATIO

REST.

(16)

В

Wellness by Design

- City of Fair Oaks Ranch
- c. A Special Use Permit (S) is allowed **only if approved by City Council** in accordance the standards found in Section 3.7.
- d. Not Permitted (NP)
- (2) For uses not listed, the City Manager shall use the descriptions found in Appendix B: Definitions to determine how an unlisted use should be treated. The City Manager shall produce an administrative policy for addressing unlisted uses, consistent with all other provisions of this UDC, either allowing for administrative decisions by the City Manager or requiring legislative action by the City Council, or a combination of both the above, depending on the circumstance.

Table 4.2: Use Table

Zoning District	Mixed Use Village	Neighborhood Commercial	Community Facilities	Logistics	Existing Residential	Neighborhood Residential	Rural Residential	Open Space <sup>1</sup>
Retail Sales or Service with no drive through facility	P	P	NP	NP	NP	NP	NP	NP
Retail Sales or Service with drive through facility (includes retail with associated fuel sales)	P/C	NP	NP	NP	NP	NP	NP	NP
Bars	S	S	NP	NP	NP	NP	NP	NP
Food Service Uses such as full- service restaurants, cafeterias, bakeries catering and snack bars with no drive through facilities	P	Р	NP	Р	NP	NP	NP	NP
Art, antique, museum, furniture or galleries (retail, repair or artisanal fabrication)	Р	Р	NP	Р	NP	NP	NP	NP
Entertainment, theater, cinema, or music venue	P/C	NP	NP	P/C	NP	NP	NP	NP
Sexually Oriented Business	NP	NP	NP	Р	NP	NP	NP	NP
Commercial/ Office with no drive through facility	Р	Р	NP	NP	NP	NP	NP	NP

Zoning District	Mixed Use Village	Neighborhood Commercial	Community Facilities	Logistics	Existing Residential	Neighborhood Residential	Rural Residential	Open Space <sup>1</sup>
Commercial/ Office with drive through facility	Р	NP	NP	NP	NP	NP	NP	NP
Pet and animal sales or service	Р	NP	NP	Р	NP	NP	NP	NP
Fitness, recreational sports, gym, athletic club, dance or yoga studio	Р	Р	P	Р	NP	NP	NP	NP
Parks, greens, plazas, squares, and playgrounds	Р	Р	P	Р	Р	P	P	Р
Business associations and professional membership organizations	Р	Р	Р	Р	NP	NP	NP	NP
Childcare, day care, and preschools	P/C	P/C	P/C	NP	NP	NP	NP	NP
Family home child care	P/C	P/C	P/C	NP	S	S	S	NP
Schools, libraries, and community/civic facilities	Р	NP	Р	NP	NP	NP	NP	NP
Religious Institutions	NP	NP	Р	Р	NP	NP	NP	NP
Universities and Colleges and Technical, trade, and specialty schools	Р	NP	Р	Р	NP	NP	NP	NP
Hospitals and nursing establishments	Р	NP	Р	NP	NP	NP	NP	NP
Social, fraternal and philanthropic organizations	Р	Р	Р	Р	NP	NP	NP	NP
Transitional Housing	S	S	S	S	S	S	S	NP
Community or Group Homes	P/C	P/C	P/C	P/C	P/C	P/C	P/C	NP
Public administration uses (including local, state, and federal government uses, public safety, health and human services)	Р	Р	Р	Р	NP	NP	NP	NP

Zoning District	Mixed Use Village	Neighborhood Commercial	Community Facilities	Logistics	Existing Residential	Neighborhood Residential	Rural Residential	Open Space <sup>1</sup>
Funeral homes	P/C	NP	NP	NP	NP	NP	NP	NP
Single Family Residential	Р	NP	Р	NP	Р	Р	Р	NP
Accessory Building Residential Unit (Garage Apt.)	Р	Р	Р	Р	Р	Р	Р	NP
Single-family Residential Attached/ Townhomes/ Patio Home/ Duplex/ Multi Unit Home (3-4 Units)	Р	Р	Р	Р	P/C	NP	NP	NP
Multi-family Residential	Р	NP	NP	NP	NP	NP	NP	NP
Home Occupations	Р	Р	Р	Р	Р	Р	Р	NP
Manufactured Housing	NP	NP	NP	P/C	NP	NP	NP	NP
Auto and Vehicle Related Sales and Service Establishment	NP	NP	NP	P/C	NP	NP	NP	NP
Brewery, Distillery, or Winery	NP	NP	NP	Р	NP	NP	NP	NP
Brewpub (restaurant with auxiliary: Brewery, Distillery, or Winery)	Р	NP	NP	Р	NP	NP	NP	NP
Commercial food, textile and product manufacturing	NP	NP	NP	NP	NP	NP	NP	NP
Heavy manufacturing that may produce hazardous waste	NP	NP	NP	NP	NP	NP	NP	NP
Miscellaneous light manufacturing (Manufacturing processes that do not create hazardous waste)	NP	NP	NP	Р	NP	NP	NP	NP
Warehouse and Self-Storage	NP	NP	NP	P/C	NP	NP	NP	NP
Climate Controlled Self-Storage	P/C	NP	NP	P/C	NP	NP	NP	NP
Transportation services (air, rail, road, truck and freight)	NP	NP	NP	Р	NP	NP	NP	NP

Unified Development Code

**CHAPTER 4** 

City of Fair Oaks Ranch

Zoning District	Mixed Use Village	Neighborhood Commercial	Community Facilities	Logistics	Existing Residential	Neighborhood Residential	Rural Residential	Open Space <sup>1</sup>
Telecommunications and broadcasting (radio, TV, cable, wireless communications, telephone, etc.)	S	S	S	S	S	S	S	NP
Utility Facilities (electric, natural gas, alternative)	P/C	P/C	P/C	P/C	P/C	P/C	P/C	NP
Hotel (45 or fewer rooms)	Р	NP	NP	NP	NP	NP	NP	NP
Hotels (more than 45 rooms)	Р	NP	NP	NP	NP	NP	NP	NP
Bed and Breakfast (5 or fewer guest rooms)	Р	P/C	Р	P/C	P/C	P/C	P/C	NP
Parking, structured	Р	NP	NP	NP	NP	NP	NP	NP
Veterinary Services	Р	NP	NP	Р	NP	NP	NP	NP
Commercial Stables/Boarding	NP	NP	S	S	S	S	S	NP

<sup>&</sup>lt;sup>1</sup> Open Spaces are reserved for active or passive recreation, and for the preservation of land in its natural state. Building on, or modification of, land in Open Space districts is generally prohibited except where incidental to a larger purpose of preserving and enhancing Open Space areas; or, where necessary for public health and safety purposes. The only exception is the category in Table 4.2 described as "Parks, greens, plazas, squares, and playgrounds." These uses are allowed in Open Space districts, provided that vertical construction is kept to a minimum and, in the opinion of the City Manager, the primary purpose of the land use is not to provide for activity intended for other districts nor to otherwise circumvent this provision and the intent of this zoning UDC and the Comprehensive Plan of Fair Oaks Ranch.

### **Section 4.10 Conditional Uses**

#### (1) Retail Sales or Service with Drive Through Facility

Retail Service with drive through facility will be governed by design guidelines promulgated by the City or by a design UDC. Until such guidelines are adopted, an applicant will develop plans consistent with the comprehensive plan and submit them to the City for approval by the City Manager (or designee), with appeal to the Zoning Board of Adjustment.



### **CITY COUNCIL CONSIDERATION ITEM**

CITY OF FAIR OAKS RANCH, TEXAS May 4, 2023

AGENDA TOPIC: Consideration and possible action regarding requirements or expenditures

associated with the Local Disaster

DATE: May 4, 2023

DEPARTMENT: Administration

PRESENTED BY: Gregory C. Maxton, Mayor

Scott M. Huizenga, Interim City Manager

### INTRODUCTION/BACKGROUND:

This is a standing agenda item to discuss or consider items related to the current Local Disaster.

### **POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:**

Routinely presenting this agenda item will allow for timely decisions by City Council. This benefits residents by expediting the removal of the debris, potentially lowering overall costs, minimizing health and safety issues, and reviewing the approved local disaster declaration as needed.

### **LONG-TERM FINANCIAL & BUDGETARY IMPACT:**

TBD

### **LEGAL ANALYSIS:**

N/A

### **RECOMMENDATION/PROPOSED MOTION:**

As determined:



### CITY COUNCIL WORKSHOP ITEM CITY OF FAIR OAKS RANCH, TEXAS May 4, 2023

AGENDA TOPIC: Five-Year Financial Plan

DATE: May 4, 2023

DEPARTMENT: Finance

PRESENTED BY: Scott M. Huizenga, Interim City Manager

### **INTRODUCTION/BACKGROUND:**

Long-term financial planning is essential to the stability and sustainability of every City. The City currently has several long-range plans that inform the budget and policy processes including a Comprehensive Plan, a Master Transportation Plan, the Strategic Action Plan, and the Capital Improvements Plan. One piece missing from the planning cycles has been a long-term financial plan that *links* long-term policies and plans directly to the annual budget.

Staff presented the *draft* Five-Year Financial Plan at the March 2, 2023, Council Meeting as a workshop item. The plan, as presented, includes a baseline scenario with two alternates. Based on Council feedback this workshop will discuss the baseline assumptions of the operating budget in the plan. The intent following this workshop is to propose a formal Five-Year Financial Plan for Council consideration at a subsequent City Council meeting. The Five-Year Financial Plan would then form the basis for the annual FY 2023-24 Budget discussions as well as the long-term financial direction for the City.

The primary operating budget assumptions in the Baseline Scenario include the following.

#### Revenue

- 3.5% increase in Property Tax revenue (voter-approval rate) each year based on total taxable 3.0% increase in Sales Tax revenue each year
- 3.0% increase in Sales Tax revenue each year
- 1.5% increase for all other lines

### **Expenditures**

- 2.5% increase in wages for employee merit
- 2.0% Cost of Living Adjustment (COLA) each year
- 5.0% increase in health insurance costs
- 5% increase in software subscriptions
- 5% increase in facility and engineering contracts
- 5% increase in fuel for PD and Maintenance
- 2% increase in all other costs

- No change in Street Maintenance of \$1 million per year
- No new employees throughout the forecast period
- No new capital or strategic projects (not already in approved CIPs)
- No new equipment purchases except life-cycle replacements in the Equipment Replacement Fund

### **POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:**

Priority 1.2 of the Strategic Action Plan is to develop a Five-Year Forecast. The Five-Year Financial Plan provides residents, the City Council, and staff with the analysis and direction to make informed decisions regarding long-term financial policies for operations and capital improvements. The plan provides the link between the strategic plan and the annual budget.

However, the Five-Year Financial Plan is not a *forecast*. It is not meant to predict exactly what will happen in the future. Rather, it is intended to provide outcomes *given certain sets of assumptions*. The financial plan should be considered a living document. It is intended to be enhanced consistently with updated assumptions based on policy direction and new information.

#### LONG-TERM FINANCIAL & BUDGETARY IMPACT:

The Five-Year Financial Plan *operationalizes* the Strategic Plan through every pillar, priority, and project as adopted by the City Council.

### **LEGAL ANALYSIS:**

None required.

### **RECOMMENDATION/PROPOSED MOTION:**

This review of the Five-Year Financial Plan is a workshop item with no Council action required. The City Council will have the opportunity at the meeting and throughout the budget cycle to provide input on scenarios, assumptions, and outputs on the plan that will directly impact the FY 2023-24 Annual Budget and beyond.











## Five-Year Financial Plan

Scott M. Huizenga, Interim City Manager May 4, 2023

## Planning and Budget Cycle or "The Circle of Life"





- March 2023 "Beta" version
- Scenarios, not projections
  - New revenues or expenditures
  - Labor projections
  - Capital improvements
  - Debt Service
  - Reserves
- On-demand analysis, e.g. impact of new programs
- Sets the stage for Strategic
   Plan and Annual Budget



# FIVE-YEAR FINANCIAL PLAN SCENARIOS



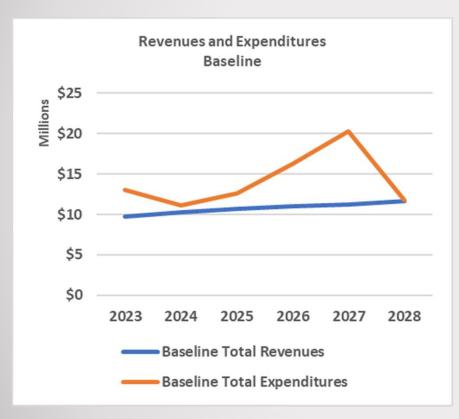
Baseline Scenario "Known knowns" e.g. wages and benefits, current debt service, inflationary growth, projected revenue growth

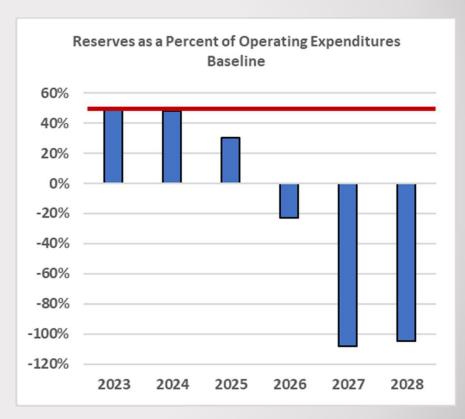
PAYGO Scenario "Fixes" the Baseline – Modifies the CIP/SAP project schedule to allow for Pay As You Go Funding

Bond Scenario "Fixes" the Baseline – Incorporates a bond program to fund identified CIP projects with original timelines

## OF STANCH STANCH

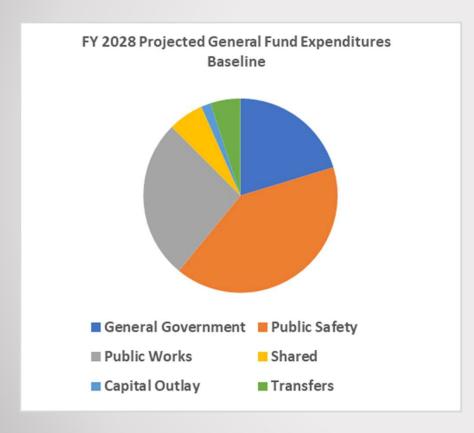
## Baseline Scenario Dashboard

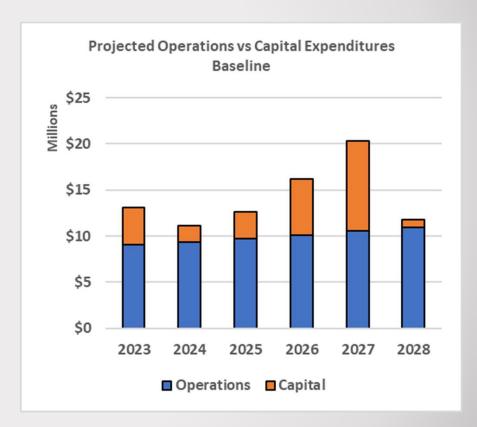






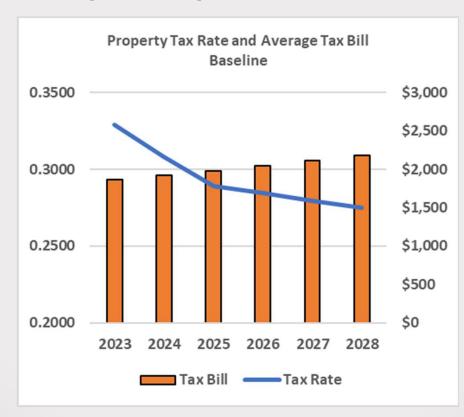
## Portfolio of Services







## Property Tax Rates





## Baseline Assumptions

### Revenues

- 3.5% increase in Property Tax revenue
- 3.0% increase in Sales Tax revenue each year
- 1.5% increase for all other revenue

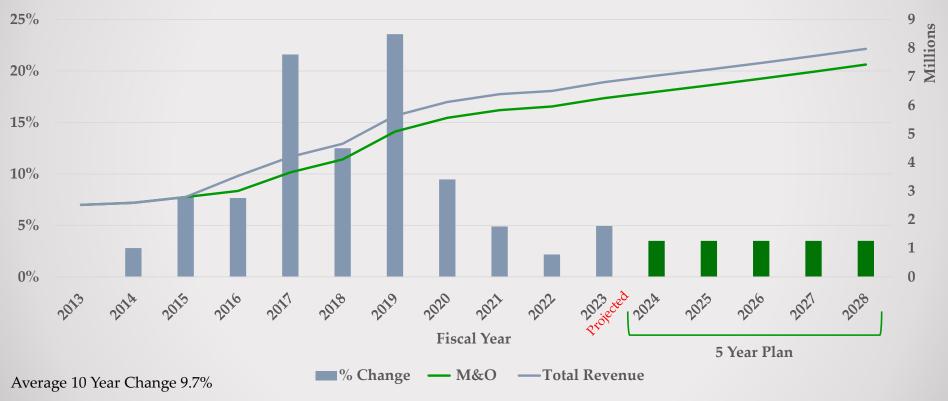
### **Expenditures**

- 2.5% increase in wages for employee merit
- 2% Cost of Living Adjustment (COLA) each year
- 5% increase in health insurance, facility and engineering contracts, software
- 2% all other expenditures
- No other significant changes

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## Property Tax

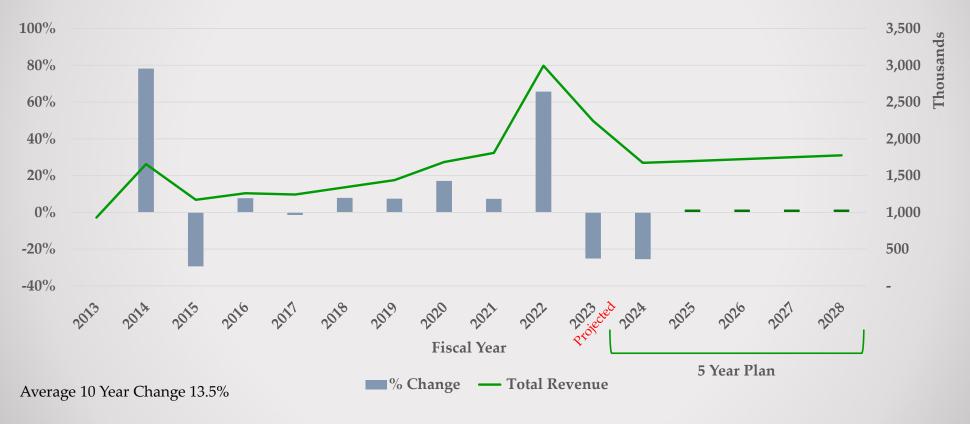




### Sales Tax 40% 2,500 35% 2,000 30% 25% 1,500 20% 1,000 15% 10% 500 5% 0% 2018 2019 2021 **Fiscal Year** 5 Year Plan **—**% Change — Total Revenue Average 10 Year Change 16.4%

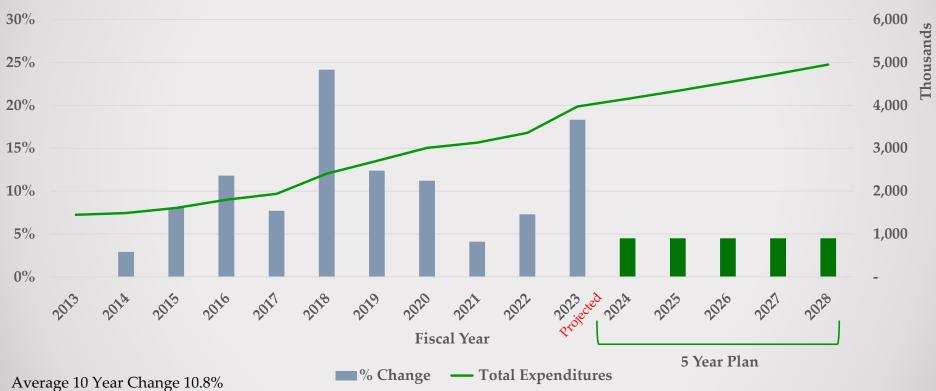
### All Other Revenue





## Employee Wages





## Employment Cost Index



12-month period ending March 2023

### **Employment Cost Index**

	Private Industry	State & Local	Civilian <sup>1</sup>	Texas <sup>2</sup>
Salaries and Wages	5.1%	4.7%	5.0%	4.2%
Benefit Costs	4.3%	5.0%	4.5%	
Compensation Costs	4.8%	4.9%	4.8%	4.3%

<sup>&</sup>lt;sup>1</sup> Civilian – Includes Private Industry & State and Local Government

The salaries and wages data from the Employment Cost Index (ECI), published by the U.S. Department of Labor, Bureau of Labor Statistics (www.bls.gov), for all private industry workers, state and local government workers, and the region to which Texas is assigned, are important

<sup>&</sup>lt;sup>2</sup> Texas is within the West South Central Region for BLS reporting of ECI

### Health Insurance 30% 800 25% 700 20% 600 15% 500 10% 400 5% 300 0% 200 **-5**% 100 -10% -15% **Fiscal Year** 5 Year Plan **—** % Change — Total Expenditures Average 10 Year Change 11.3%

● 14



## Health Insurance Costs

Plan Year	% Change From Prior Year	
2014-15	+3.0%	No Plan Change
2015-16	0%	No Plan Change
2016-17	+2.0%	No Plan Change
2017-18	+2.0%	No Plan Change
2018-19	+3.0%	No Plan Change
2019-20	+5.0%	No Plan Change
2020-21	-13.4%	Changed Vendor
2021-22	+23.9%	Large PY Loss Ratio
2022-23	0%	No Plan Change

## All Other Expenditures





## Capital Improvements Plan



		2023 Projected	2024	2025	2026	2027	2028	6 Year Total
	RELIABLE AND SUSTAINABLE INFRASTRUCTURE							
3.3.2	Drainage 7840 Silver Spur Trail (Drainage CIP # 17)	30,000	-	-	-	-	-	30,000
3.3.3	Drainage 29010 Tivoli Way (Drainage CIP #34)	1,200,000	-	-	-	-	-	1,200,000
3.3.5	Drainage 8410 Noble Lark Dr. (CIP# 36)	-	-	-	-	223,066	-	223,066
3.3.6	Drainage 29314 Sumpter Drive (CIP# 32)	-	-	-	61,829	159,333	-	221,162
3.3.7	Drainage 7967 Turf Paradise Lane (Drainage CIP #37)	94,000	232,757	-	-	-	-	326,757
3.3.8	Drainage 7900 Fair Oaks Parkway (Drainage CIP #30)	10,000	-	-	-	-	-	10,000
3.3.9	Drainage 7820 Rolling Acres Trail (Drainage CIP #5)	250,000	-	-	-	-	-	250,000
3.3.10	Drainage Rockinghorse Lane (Drainage CIP #61)	29,609	-	-	-	-	-	29,609
3.3.11	Drainage Ammann Road Low Water Cross (CIP# 1)		55,275	55,275	506,892	506,892	-	1,124,334
3.3.12	Drainage 8426 Triple Crown (CIP# 41)		56,450	145,473	-	-	-	201,923
3.3.13	Drainage 7420 Rolling Acres Trail (CIP#6)	-	-	103,869	103,869	275,914	275,914	759,566
3.3.14	Drainage 8472 Rolling Acres Trail (CIP#2)	-	-	-	61,829	159,333	-	221,162
3.3.15	Drainage 31988 Scarteen (CIP# 44)	-	-	23,993	61,829	-	-	85,822
3.3.16	Drainage 7644 Pimlico Lane (CIP# 46)	-	-	23,993	61,829	-	-	85,822
3.3.17	Drainage 8040 Rolling Acres Trail (CIP#4)	-	-	-	61,829	159,333	-	221,162
3.3.18	Drainage 7740 Pimlico Lane (CIP# 42)	-	-	-	24,732	63,733	-	88,465
3.3.19	Drainage 32030 Scarteen (CIP# 53)	-	-	-	61,829	159,333	-	221,162
3.3.20	Drainage 8312 Triple Crown (CIP #43)	-	-	-	61,829	159,333	-	221,162
3.3.22	Drainage 28907 Chartwell Lane (CIP #35)	-	-	-	61,829	159,333	-	221,162
3.3.23	Drainage 8622 Delta Dawn (CIP# 15)	-	-	-	61,829	159,333	-	221,162
3.3.24	Drainage 8037 Rock Oak Circle (CIP# 58)	-	-	-	24,732	63,733	-	88,465

**1**7

## Capital Improvements Plan



	_	2023 Projected	2024	2025	2026	2027	2028	6 Year Total
	RELIABLE AND SUSTAINABLE INFRASTRUCTURE							
3.4.7	Modify Chartwell and Dietz Intersection	98,126						98,126
3.4.8	Bond Development Program	147,969						147,969
3.4.10	Dietz Elkhorn Roadway reconstruction	245,915	241,416	1,609,436	1,609,436	-		3,706,203
3.4.11	Ammann Rd Roadway reconstruction	-	365,286	360,786	2,405,239	2,405,239		5,536,550
3.4.12	Rolling Acres Roadway reconstruction	-	-	-	325,510	4,665,635		4,991,145
3.4.13	Post Oak Tr Roadway reconstruction, TX Dot Grant	875,000	-	-	-	-		875,000
3.4.14	Connect sidewalk between Elkhorn Ridge subdivision	41,282	-	-	-	-		41,282
3.4.15	Battle Intense Reconstructing sidewalk curb.	54,500	-	-	-	-		54,500
3.5.4	City Hall Renovation-Construction	661,819						661,819
3.5.5	Develop plan for a civic center building and campus	412,815						412,815
	PUBLIC HEALTH, SAFETY, AND WELFARE							
4.2.1	Develop a standards of cover and utilization study	54,932						54,932
	OPERATIONAL EXCELLENCE							
5.2.2	Develop and implement a communications strategy	42,139						
5.3.3	Develop and implement digitization program for city record	22,967						
5.3.3b	3rd Party Scanning of City Records	40,000						40,000
5.3.11	Evaluate and implement PIA software programs	30,000						30,000
5.3.12	Implement Fuel Station for City Fleet Vehicles	65,000						65,000
5.5.31	IT Penetration Testing		40,000					40,000
	Yearly Total Needed to Fund Projects	4,406,073	991,184	2,322,825	5,556,871	9,319,543	275,914	22,807,304

**18** 









## Questions?

**1**9









## FIVE-YEAR • FINANCIAL PLAN

FY 2024-2028







#### FIVE-YEAR FINANCIAL PLAN

Long term planning is essential to the stability and sustainability of every city. The City of Fair Oaks Ranch has had a Strategic Plan for several years now but has not had a tool to weigh the impact of various assumptions beyond the immediate annual budgeting process. Developing a five-year financial plan is a

key piece of the planning process. The plan projects revenues, expenditures and other factors that will have impacts on our financial health given specified assumptions. This five-year financial plan will help staff address the long-term objectives and priorities set forth by the City Council and provide a guide for future decision making. This planning model looks at future trends, assesses areas of potential trouble, and helps the City develop tools to achieve our goals and vision while maintaining our fiscal health.

The Baseline Scenario estimates future revenues and expenditure trends using assumptions with high probability and likelihood. The basis for this model is the FY 2022-23 Adopted Budget less one-time revenues and expenditures.



Figure 1: Planning and Budgeting Cycle

#### **Scenarios**

This model can generate alternative scenarios by taking the baseline and adding a variety of "what if" assumptions such as amending the capital improvements plan (CIP), incorporating debt for high-priority projects, adding new programs, and adjusting for inflation, salary and benefits changes, and more. The more reasonable or likely the assumption, the more useful the scenario will be for future planning.

This planning model is not a static document. It will be updated regularly, and the assumptions will shift with the economic and programmatic trends that impact our revenues and expenditures. The model is not meant to predict exactly what will happen in the future. However, it is intended to provide an outcome given a certain set of assumptions. It is one tool of many that can guide the Council when making policy decisions for the future of the City.

#### **BASELINE SCENARIO**

The planning model begins with a Baseline Scenario, which uses assumptions that we can ascertain with reasonable certainty using conservative assumptions. The Baseline Scenario uses the Adopted FY 2022-23 Budget with the following assumptions going forward:

#### **Expenditures**

- No new employees throughout the forecast period
- Wage increases for all employees grow with a 2.0% cost of living adjustment and 2.5% merit increases per year

- Employer insurance premiums increase 5.0% per year
- All software subscriptions increase 5.0% per year
- All facility and engineering contracts increase 5.0% per year
- All other operational costs increase 2.0% per year
- No new capital or strategic projects not already approved in the CIP or strategic plan (SAP)
- No new equipment purchases except life-cycle replacements in the Equipment Replacement Fund

#### Revenue

- Property Taxes increase by the voter-approval rate, maximum rate of 3.5% per year
- Sales Tax revenue increases 3.0% per year
- Other revenue sources increase 1.5% per year

#### SCENARIO 1

Includes assumptions in the baseline scenario plus the following:

Modifying the CIP/SAP project schedule to allow for Pay-As-You-Go (PAYGO) Funding without
depleting the operating reserve to zero. This involves pushing the timeline for approved projects
out to future years beyond the original scope of the CIP.

#### SCENARIO 2

Includes assumptions in the baseline scenario plus the following:

• Incorporating an \$18 million bond program disbursed in three tranches, with 20-year terms at 3.5% interest.

	BASELINE	SCENARIO 1	SCENARIO 2
Property tax increase 3.5%/yr.	Х	Х	Х
Sales tax increase 3.0%/yr.	Χ	Х	X,
Salary increases 2.0% COLA+2.5% Merit/yr.	Х	Х	Х
Health Insurance Premium increase 5.0%/yr.	Х	Х	Х
Operational Costs increase 2.0%/yr.	Χ	X	X
Contract Services increase 5.0%/yr.	Χ	X	X
No new capital purchases	Χ	X	X
No new FTEs	Χ	X	X
Capital Projects in approved CIPs funded with cash	Χ	Х	
Capital Projects in approved CIPs proceed on original timeline	Х		х
Capital Schedule Adjusted by pushing projects to future years		Х	
GO Bond to fund approved CIP Projects			Х

#### **Baseline Scenario**

#### **Assumptions**

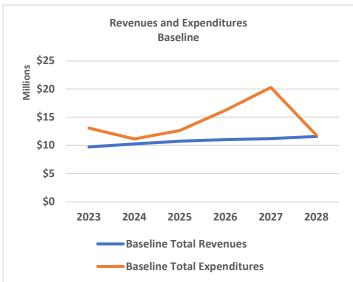
#### Revenue

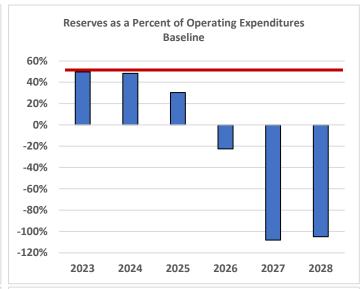
- 3.5% increase in Property Tax revenue (voter-approval rate) each year based on total taxable valuation percentage increases of 10%/10%/5%/5%/5%
- 3.0% increase in Sales Tax revenue each year
- 1.5% increase for all other lines

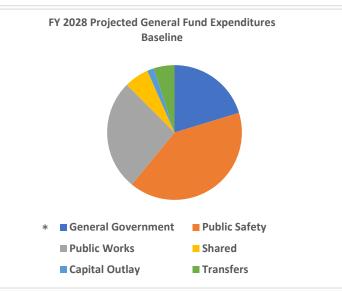
#### **Expenditures**

- 2.5% increase in wages for employee merit
- 2% Cost of Living Adjustment (COLA) each year
- 5% increase in health insurance costs
- 5% increase in software subscriptions
- 5% increase in facility and engineering contracts
- 5% increase in fuel for PD and Maintenance
- 2% increase in all other costs
- No change in Street Maintenance of \$1 million per year
- No change in Drainage budget of \$50,000 per year
- Assumes Unified Development Code (UDC) process completed FY2023
- 5% increase each year in IT workstation replacement budget starting with \$20K
- No new employees throughout the forecast period
- No new capital or strategic projects (not already in approved CIPs)
- No new equipment purchases except life-cycle replacements in the Equipment Replacement Fund

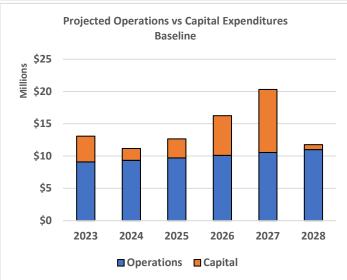
#### **Baseline Scenario Dashboard**

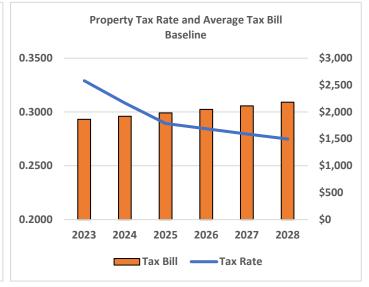












<sup>\*</sup>General Government: Admin, City Sec, HR, Finance, IT and Municipal Court Shared: IT shared services and Non-Departmental shared Trans

Court Public Works: Maintenance, Building Codes and Engineering
Transfers include General Fund transfers to the Strategic Projects and ERF Funds

#### FY 2024-28 Financial Plan Baseline Scenario by Program

	2023	2023	2024	2025	2026	2027	2028
	Budgeted	Projected					
GENERAL FUND - BASELINE		,					
Beginning Fund Balance	8,780,175	8,780,175	5,711,423	4,798,679	2,890,468	(2,334,518)	(11,431,727)
Revenue							
PROPERTY TAX	6,204,433	6,308,239	6,656,302	6,888,156	7,128,108	7,376,442	7,633,450
MIXED BEVERAGE	25,000	25,000	25,250	25,503	25,758	26,015	26,275
SALES TAX	1,733,683	1,733,683	1,785,693	1,839,264	1,894,442	1,951,275	2,009,814
BANK/INVESTMENT INTEREST	72,000	521,000	73,080	74,176	75,289	76,418	77,564
FRANCHISE FEES	692,050	729,050	702,431	712,967	723,662	734,517	745,534
PERMITS	309,075	259,075	313,711	318,417	323,193	328,041	332,962
ANIMAL CONTROL	1,135	1,135	1,152	1,169	1,187	1,205	1,223
FINES & FORFEITURES	176,300	176,465	178,945	181,629	184,353	187,118	189,925
FEES & SERVICES	277,903	277,903	282,072	286,303	290,597	294,956	299,380
MISCELLANEOUS	110,505	232,755	108,509	110,136	111,788	113,465	115,167
SCHOOL CROSSING GUARD	10,665	10,665	10,825	10,987	11,152	11,319	11,489
LEOSE PROCEEDS	1,850	1,576	1,850	1,850	1,850	1,850	1,850
POLICE SEIZED PROCEEDS	-	54,677	-	-	-	-	-
Transfer In							
CAPITAL REPLACEMENT	125,000	298,280	108,925	295,975	244,145	105,475	165,138
Total Revenue	9,739,599	10,629,504	10,248,744	10,746,532	11,015,524	11,208,097	11,609,772
Expenditures by Program							
General Government							
PERSONNEL	1,476,669	1,474,115	1,543,295	1,613,010	1,685,897	1,762,101	1,841,772
SUPPLIES & OPERATIONS	74,429	17,155	32,520	33,044	33,577	34,119	34,671
PROFESSIONAL SERVICES	437,221	408,891	444,704	459,822	475,606	492,086	509,296
Public Safety							
PERSONNEL	2,816,482	2,863,499	2,942,014	3,073,187	3,210,259	3,353,497	3,503,183
SUPPLIES & OPERATIONS	113,100	100,570	111,942	116,099	120,435	124,958	129,677
PROFESSIONAL SERVICES	772,944	792,248	862,647	916,137	986,415	1,062,261	1,144,118
Public Works							
PERSONNEL	1,296,015	1,230,337	1,354,354	1,415,347	1,479,116	1,545,787	1,615,493
SUPPLIES & OPERATIONS	1,196,095	1,231,066	1,190,042	1,193,205	1,196,449	1,199,778	1,203,193
PROFESSIONAL SERVICES	321,427	341,427	256,836	268,252	280,212	292,742	305,870
Shared Services							
PERSONNEL	145,194	-	151,728	158,555	165,690	173,147	180,938
SUPPLIES & OPERATIONS	4,150	510,191	4,222	4,295	4,370	4,447	4,525
PROFESSIONAL SERVICES	423,667	453,840	432,673	450,046	468,202	487,179	507,017
Total Operating Expenditures	9,077,393	9,423,339	9,326,977	9,701,002	10,106,230	10,532,102	10,979,753
- state operating emperiores	-,,555	-,0,000	-,0,0	-,. 32,002	,,	,,	,_,

		2023 Budgeted	2023 Projected	2024	2025	2026	2027	2028
GENERAL FUN	ND - BASELINE							
Capital Outla	/							
	GENERAL GOVERNMENT	15,000	14,552	20,000	21,000	36,105	23,153	24,310
	PUBLIC SAFETY	149,950	355,018	120,000	120,000	120,000	120,000	125,000
	PUBLIC WORKS	32,000	107,857	25,000	179,408	110,796	-	39,970
	SHARED SERVICES	-	-	-	-	-	-	-
Transfers Out								
	TRANSFER TO CAP IMP FUND	3,442,995	3,442,995	1,359,003	2,322,825	5,556,871	9,319,543	275,914
	TRANSFER TO VEH/EQUIP FUND	354,495	354,495	310,508	310,508	310,508	310,508	310,508
	Total Expenditures	13,071,833	13,698,256	11,161,488	12,654,743	16,240,510	20,305,305	11,755,455
	Excess (deficiency) of revenues	(3,332,234)	(3,068,752)	(912,744)	(1,908,211)	(5,224,986)	(9,097,209)	(145,683)
	over (under) expenditures							
Ending Fund B	Balance	5,447,941	5,711,423	4,798,679	2,890,468	(2,334,518)	(11,431,727)	(11,577,410)
Restricted Re	serves	97,606	97,606	97,606	97,606	97,606	97,606	97,606
Legal Reserve		50,000	50,000	50,000	50,000	50,000	50,000	50,000
Unallocated F	Reserve Balance	795,014	1,058,496	145,752	-	-	-	-
Operating Re	serve Balance	4,505,321	4,505,321	4,505,321	2,742,862	(2,482,124)	(11,579,333)	(11,725,016)
Percent of Op	perating Expenditures	49.6%	47.8%	48.3%	28.3%	-24.6%	-109.9%	-106.8%

#### FY 2024-28 Financial Plan Baseline Scenario by Category

		2023	2023	2024	2025	2026	2027	2028
		Budgeted	Projected					
GENERAL FU	JND - BASELINE							
Beginning Fu	und Balance	8,780,175	8,780,175	5,711,423	4,798,679	2,890,468	(2,334,518)	(11,431,727)
Revenue								
	PROPERTY TAX	6,204,433	6,308,239	6,656,302	6,888,156	7,128,108	7,376,442	7,633,450
	MIXED BEVERAGE	25,000	25,000	25,250	25,503	25,758	26,015	26,275
	SALES TAX	1,733,683	1,733,683	1,785,693	1,839,264	1,894,442	1,951,275	2,009,814
	BANK/INVESTMENT INTEREST	72,000	521,000	73,080	74,176	75,289	76,418	77,564
	FRANCHISE FEES	692,050	729,050	702,431	712,967	723,662	734,517	745,534
	PERMITS	309,075	259,075	313,711	318,417	323,193	328,041	332,962
	ANIMAL CONTROL	1,135	1,135	1,152	1,169	1,187	1,205	1,223
	FINES & FORFEITURES	176,300	176,465	178,945	181,629	184,353	187,118	189,925
	FEES & SERVICES	277,903	277,903	282,072	286,303	290,597	294,956	299,380
	MISCELLANEOUS	110,505	232,755	108,509	110,136	111,788	113,465	115,167
	SCHOOL CROSSING GUARD	10,665	10,665	10,825	10,987	11,152	11,319	11,489
	LEOSE PROCEEDS	1,850	1,576	1,850	1,850	1,850	1,850	1,850
	POLICE SEIZED PROCEEDS	-	54,677	-	-	-	-	-
Transfer	In							
	CAPITAL REPLACEMENT	125,000	298,280	108,925	295,975	244,145	105,475	165,138
	- Total Revenue	9,739,599	10,629,504	10,248,744	10,746,532	11,015,524	11,208,097	11,609,772
Expenditure	s by Category							
Personnel	o by category							
	SALARIES	4,160,870	3,973,976	4,348,109	4,543,774	4,748,244	4,961,915	5,185,201
	SALARIES OVERTIME	4,160,870 41,296	3,973,976 77,280	4,348,109 43,084	4,543,774 45,010	4,748,244 47,023	4,961,915 49,126	5,185,201 51,324
	OVERTIME	41,296	77,280	43,084	45,010	47,023	49,126	51,324
	OVERTIME PAYROLL TAXES	41,296 311,818	77,280 308,265	43,084 325,689	45,010 340,182	47,023 355,324	49,126 371,145	51,324 387,676
	OVERTIME PAYROLL TAXES WORKERS' COMP INSURANCE	41,296 311,818 108,212	77,280 308,265 108,385	43,084 325,689 109,835	45,010 340,182 111,483	47,023 355,324 113,155	49,126 371,145 114,852	51,324 387,676 116,575
	OVERTIME PAYROLL TAXES WORKERS' COMP INSURANCE RETIREMENT	41,296 311,818 108,212 477,609	77,280 308,265 108,385 481,608	43,084 325,689 109,835 499,101	45,010 340,182 111,483 521,561	47,023 355,324 113,155 545,031	49,126 371,145 114,852 569,558	51,324 387,676 116,575 595,188
	OVERTIME  PAYROLL TAXES  WORKERS' COMP INSURANCE  RETIREMENT  HEALTH INSURANCE	41,296 311,818 108,212 477,609 600,355	77,280 308,265 108,385 481,608 586,238	43,084 325,689 109,835 499,101 630,373	45,010 340,182 111,483 521,561 661,891	47,023 355,324 113,155 545,031 694,986	49,126 371,145 114,852 569,558 729,735	51,324 387,676 116,575 595,188 766,222
Supplies, Ma	OVERTIME  PAYROLL TAXES  WORKERS' COMP INSURANCE  RETIREMENT  HEALTH INSURANCE  UNIFORM ALLOWANCE	41,296 311,818 108,212 477,609 600,355 27,000	77,280 308,265 108,385 481,608 586,238 25,000	43,084 325,689 109,835 499,101 630,373 28,000	45,010 340,182 111,483 521,561 661,891 29,000	47,023 355,324 113,155 545,031 694,986 30,000	49,126 371,145 114,852 569,558 729,735 31,000	51,324 387,676 116,575 595,188 766,222 32,000
Supplies, Ma	OVERTIME  PAYROLL TAXES  WORKERS' COMP INSURANCE  RETIREMENT  HEALTH INSURANCE  UNIFORM ALLOWANCE  CAR ALLOWANCE	41,296 311,818 108,212 477,609 600,355 27,000	77,280 308,265 108,385 481,608 586,238 25,000	43,084 325,689 109,835 499,101 630,373 28,000	45,010 340,182 111,483 521,561 661,891 29,000	47,023 355,324 113,155 545,031 694,986 30,000	49,126 371,145 114,852 569,558 729,735 31,000	51,324 387,676 116,575 595,188 766,222 32,000
Supplies, Ma	OVERTIME  PAYROLL TAXES  WORKERS' COMP INSURANCE  RETIREMENT  HEALTH INSURANCE  UNIFORM ALLOWANCE  CAR ALLOWANCE  aintenance and Operations	41,296 311,818 108,212 477,609 600,355 27,000 7,200	77,280 308,265 108,385 481,608 586,238 25,000 7,200	43,084 325,689 109,835 499,101 630,373 28,000 7,200	45,010 340,182 111,483 521,561 661,891 29,000 7,200	47,023 355,324 113,155 545,031 694,986 30,000 7,200	49,126 371,145 114,852 569,558 729,735 31,000 7,200	51,324 387,676 116,575 595,188 766,222 32,000 7,200
Supplies, Ma	OVERTIME  PAYROLL TAXES  WORKERS' COMP INSURANCE  RETIREMENT  HEALTH INSURANCE  UNIFORM ALLOWANCE  CAR ALLOWANCE  aintenance and Operations  SUPPLIES & CONSUMABLES	41,296 311,818 108,212 477,609 600,355 27,000 7,200	77,280 308,265 108,385 481,608 586,238 25,000 7,200	43,084 325,689 109,835 499,101 630,373 28,000 7,200	45,010 340,182 111,483 521,561 661,891 29,000 7,200	47,023 355,324 113,155 545,031 694,986 30,000 7,200	49,126 371,145 114,852 569,558 729,735 31,000 7,200	51,324 387,676 116,575 595,188 766,222 32,000 7,200
Supplies, Ma	OVERTIME  PAYROLL TAXES  WORKERS' COMP INSURANCE  RETIREMENT  HEALTH INSURANCE  UNIFORM ALLOWANCE  CAR ALLOWANCE  aintenance and Operations  SUPPLIES & CONSUMABLES  MINOR EQUIPMENT & FURNITURE	41,296 311,818 108,212 477,609 600,355 27,000 7,200 30,340 49,770	77,280 308,265 108,385 481,608 586,238 25,000 7,200 30,340 34,490	43,084 325,689 109,835 499,101 630,373 28,000 7,200 30,947 44,225	45,010 340,182 111,483 521,561 661,891 29,000 7,200 31,566 45,110	47,023 355,324 113,155 545,031 694,986 30,000 7,200 32,197 46,012	49,126 371,145 114,852 569,558 729,735 31,000 7,200 32,841 46,932	51,324 387,676 116,575 595,188 766,222 32,000 7,200 33,498 47,871
Supplies, Ma	OVERTIME  PAYROLL TAXES  WORKERS' COMP INSURANCE  RETIREMENT  HEALTH INSURANCE  UNIFORM ALLOWANCE  CAR ALLOWANCE  aintenance and Operations  SUPPLIES & CONSUMABLES  MINOR EQUIPMENT & FURNITURE  FUEL	41,296 311,818 108,212 477,609 600,355 27,000 7,200 30,340 49,770 56,600	77,280 308,265 108,385 481,608 586,238 25,000 7,200 30,340 34,490 64,800	43,084 325,689 109,835 499,101 630,373 28,000 7,200 30,947 44,225 59,273	45,010 340,182 111,483 521,561 661,891 29,000 7,200 31,566 45,110 62,077	47,023 355,324 113,155 545,031 694,986 30,000 7,200 32,197 46,012 65,018	49,126 371,145 114,852 569,558 729,735 31,000 7,200 32,841 46,932 68,102	51,324 387,676 116,575 595,188 766,222 32,000 7,200 33,498 47,871 71,338
Supplies, Ma	OVERTIME  PAYROLL TAXES  WORKERS' COMP INSURANCE  RETIREMENT  HEALTH INSURANCE  UNIFORM ALLOWANCE  CAR ALLOWANCE  aintenance and Operations  SUPPLIES & CONSUMABLES  MINOR EQUIPMENT & FURNITURE  FUEL  UNIFORMS	41,296 311,818 108,212 477,609 600,355 27,000 7,200 30,340 49,770 56,600 33,160	77,280 308,265 108,385 481,608 586,238 25,000 7,200 30,340 34,490 64,800 30,110	43,084 325,689 109,835 499,101 630,373 28,000 7,200 30,947 44,225 59,273 28,300	45,010 340,182 111,483 521,561 661,891 29,000 7,200 31,566 45,110 62,077 28,839	47,023 355,324 113,155 545,031 694,986 30,000 7,200 32,197 46,012 65,018 29,389	49,126 371,145 114,852 569,558 729,735 31,000 7,200 32,841 46,932 68,102 29,950	51,324 387,676 116,575 595,188 766,222 32,000 7,200 33,498 47,871 71,338 30,522
Supplies, Ma	OVERTIME  PAYROLL TAXES  WORKERS' COMP INSURANCE  RETIREMENT  HEALTH INSURANCE  UNIFORM ALLOWANCE  CAR ALLOWANCE  CAR ALLOWANCE  CARINE AND OPERATIONS  SUPPLIES & CONSUMABLES  MINOR EQUIPMENT & FURNITURE  FUEL  UNIFORMS  MISCELLANEOUS	41,296 311,818 108,212 477,609 600,355 27,000 7,200 30,340 49,770 56,600 33,160 550	77,280 308,265 108,385 481,608 586,238 25,000 7,200 30,340 34,490 64,800 30,110	43,084 325,689 109,835 499,101 630,373 28,000 7,200 30,947 44,225 59,273 28,300 550	45,010 340,182 111,483 521,561 661,891 29,000 7,200 31,566 45,110 62,077 28,839 550	47,023 355,324 113,155 545,031 694,986 30,000 7,200 32,197 46,012 65,018 29,389 550	49,126 371,145 114,852 569,558 729,735 31,000 7,200 32,841 46,932 68,102 29,950 550	51,324 387,676 116,575 595,188 766,222 32,000 7,200 33,498 47,871 71,338 30,522 550
Supplies, Ma	OVERTIME  PAYROLL TAXES  WORKERS' COMP INSURANCE  RETIREMENT  HEALTH INSURANCE  UNIFORM ALLOWANCE  CAR ALLOWANCE  aintenance and Operations  SUPPLIES & CONSUMABLES  MINOR EQUIPMENT & FURNITURE  FUEL  UNIFORMS  MISCELLANEOUS  COMMITTEES	41,296 311,818 108,212 477,609 600,355 27,000 7,200 30,340 49,770 56,600 33,160 550 2,500	77,280 308,265 108,385 481,608 586,238 25,000 7,200 30,340 34,490 64,800 30,110 - 2,500	43,084 325,689 109,835 499,101 630,373 28,000 7,200 30,947 44,225 59,273 28,300 550 2,538	45,010 340,182 111,483 521,561 661,891 29,000 7,200 31,566 45,110 62,077 28,839 550 2,576	47,023 355,324 113,155 545,031 694,986 30,000 7,200 32,197 46,012 65,018 29,389 550 2,614	49,126 371,145 114,852 569,558 729,735 31,000 7,200 32,841 46,932 68,102 29,950 550 2,653	51,324 387,676 116,575 595,188 766,222 32,000 7,200 33,498 47,871 71,338 30,522 550 2,693

BUILDING MAINTENANCE/REPORTS   17,260   23,250   16,595   16,697   17,661			2023	2023	2024	2025	2026	2027	2028
BUILDING MAINTENANCE/REPAIRS   17,200   23,250   16,595   16,597   17,265   17,611   17,966   14,000   14,000   10,000	GENERAL FLIND - BA	\SELINE	Budgeted	Projected					
Part			17.250	23.250	16.595	16.927	17.265	17.611	17.963
PRIADE		•	·	·	·	·	•	•	•
Professional Services   1,277,449   1,293,449   1,299,604   1,375,457   1,469,224   1,697,004   1,671,004   1,671,004   1,6	STREE	ET MAINTENANCE	1,038,000	1,086,771	1,038,760	1,039,535	1,040,326	1,041,132	1,041,955
Professional Services	DRAIN	NAGE WORK	50,000	25,000	50,000	50,000	50,000	50,000	50,000
PROFESSIONAL SERVICES   1,277,449   1,293,449   1,299,604   1,375,457   1,469,224   1,569,740   1,677,508     DUES/SUSSCAPPTIONS   16,850   17,035   17,131   17,418   17,710   18,008   18,312     TRAINING/SEMIRAS & TRAVEL   112,551   84,241   114,672   116,615   119,012   211,252   213,337     MEETINGS & RELATED TRAVEL   22,823   14,975   23,043   23,268   23,408   23,732   23,707     PUBLIC RELATIONS & EVENTS   55,244   55,237   56,244   57,253   58,293   59,334   60,436     EMPLOYEE APPRECIATION   14,710   14,710   14,938   15,171   15,408   15,651   15,898     ELECTIONS   7,000   10,580   14,000   14,000   14,000   14,000   14,000     RECORDING / REPORTING   10,000   3,000   10,000   10,000   10,000   10,000   10,000     EMPLOYMENT COSTS   2,975   2,975   3,033   3,095   3,165   3,127   3,220   3,285     INVESTIGATIONS   9,500   9,500   3,690   3,684   10,8148   10,283,11   10,488,77     LEOSE TRAINING   2,500   1,850   1,850   1,850   1,850   1,850   1,850     FACILITY CONTRACTS & SERVICES   85,985   74,485   83,334   87,501   91,876   96,470   101,293     TECH/INTERNET/SOFTWARE MAINT   197,440   240,607   207,312   217,678   228,561   239,990   251,898     POSTAGE   5,625   4,625   5,738   58,524   60,022   61,122   62,447     ELECTIKITY   40,000   40,000   40,800   41,616   42,448   43,297   44,163     PHONE/CABLE/ALARMS   37,057   37,057   37,798   38,554   60,022   61,122   62,447     ELECTIKITY   19,000   40,000   40,800   40,800   40,600   40,800   40,	EMER	RGENCY RESPONSE	-	506,591	-	-	-	-	-
DUES/SUBSCRIPTIONS	Professional Service	es							
TRAINING/SEMINARS & TRAVEL   112,551   84,241   114,662   116,815   119,012   121,252   123,537     MEETINGS & RELATED TRAVEL   22,823   14,975   23,043   33,368   23,498   23,732   23,370     PUBLIC RELATIONS & EVENTS   55,234   56,237   56,234   57,253   58,293   59,354   60,456     EMPLOYEE APPRECIATION   14,710   14,710   14,938   15,171   15,408   15,651   15,898     ELECTIONS   7,000   16,580   14,000   14,000   14,000   14,000   14,000     RECORDING / REFORTING   10,000   30,000   10,000   10,000   10,000   10,000   10,000     EMPLOYMENT COSTS   2,975   3,035   3,035   3,157   3,20   3,285     INVESTIGATIONS   2,950   9,500   9,690   9,884   10,081,48   10,283,11   10,488,77     LEOSE TRAINING   2,500   1,850   1,850   1,850   1,850   1,850   1,850   1,850    Shared Services   FACILITY CONTRACTS & SERVICES   86,985   74,485   83,334   87,501   91,876   96,470   101,293     TECH/INTERNET/SOFTWARE MAINT   197,440   240,607   207,312   217,678   228,561   239,990   251,989     POSTAGE   5,625   6,765   5,769   5,891   8,845   60,022   61,222   65,474     ELECTRICITY   40,000   40,000   40,800   41,616   42,448   43,297   44,163     PHONE/CABLE/ALARMS   37,057   37,057   37,798   38,554   39,325   40,112   40,914     PHONE/CABLE/ALARMS   37,057   37,057   37,798   38,554   39,325   40,112   40,914     Transfers Out   70	PROF	ESSIONAL SERVICES	1,277,449	1,293,449	1,299,604	1,375,457	1,469,224	1,569,740	1,677,508
MEFTINGS & RELATED TRAVEL   22,823   14,975   23,043   23,268   23,498   23,732   23,736   PUBLIC RELATIONS & EVENTS   55,234   56,297   56,234   57,253   58,293   59,354   60,436   EMPLOYEE APPRECIATION   14,710   14,710   14,938   151,171   15,408   15,581   15,898   ELECTIONS   7,000   16,580   14,000   14,850   1,	DUES	/SUBSCRIPTIONS	16,850	17,035	17,131	17,418	17,710	18,008	18,312
PUBLIC RELATIONS & EVENTS   55,234   56,237   56,234   57,253   58,239   59,354   60,436   EMPLOYEE APPRECIATION   14,710   14,720   14,938   15,171   15,408   15,651   15,898   ELECTIONS   7,000   16,000   10,000   10,000   10,000   10,000   10,000   RECORDING / REPORTING   10,000   8,000   10,000   10,000   10,000   10,000   10,000   EMPLOYMENT COSTS   2,975   2,975   3,035   3,095   3,157   3,220   3,285   INVESTIGATIONS   9,500   9,500   9,500   1,890   1,890   1,891   10,8148   10,283,11   10,488,77   ELEGS ETAINING   2,500   1,895   1,895   1,895   1,895   1,895   1,895   FACILITY CONTRACTS & SERVICES   86,985   74,485   83,334   87,501   91,676   96,470   101,293   TECH/INTERNET/SOFTWARE MAINT   197,440   240,607   207,312   217,678   228,561   239,990   251,989   POSTAGE   56,555   4,625   5,738   5,855   5,596   6,689   6,120   GENERAL LIABILITY INSURANCE   56,560   57,066   57,691   58,845   60,022   61,222   62,447   ELECTRICITY   40,000   40,000   40,800   41,616   42,448   43,297   44,163   PHONE/CABLE/ALARMS   37,057   37,057   37,798   38,555   39,325   40,112   40,914   PUBLICAL REPORTING EXPENDITURES & EQUIP   93,635   3442,995   3,342,995   3,359,933   31,508   31,508   31,508    **Tansfers Out**  **Transfers Out**  TRANSFER TO CAP IMP FUND 02   3,442,995   3,442,995   3,559,003   2,322,825   5,566,871   9,319,543   275,914   TRANSFER TO CAP IMP FUND 02   3,442,995   3,442,995   3,159,003   2,322,825   5,566,871   9,319,543   275,914   TRANSFER TO CAP IMP FUND 02   3,442,995   3,442,995   3,159,003   3,10,508   310,508   310,508   310,508   310,508    **Transfers Out**  **Transfer Out**  **Transfer Out**  **Transfer To CAP IMP FUND 02   3,442,995   3,442,995   3,459,995	TRAIN	NING/SEMINARS & TRAVEL	112,551	84,241	114,662	116,815	119,012	121,252	123,537
EMPLOYEE APPRECIATION   14,710   14,710   14,938   15,171   15,408   15,651   15,808   14,000   14,	MEET	INGS & RELATED TRAVEL	22,823	14,975	23,043	23,268	23,498	23,732	23,970
	PUBLI	IC RELATIONS & EVENTS	55,234	56,297	56,234	57,253	58,293	59,354	60,436
RECORDING / REPORTING   10,000   8,000   10,00	EMPL	OYEE APPRECIATION	14,710	14,710	14,938	15,171	15,408	15,651	15,898
EMPLOYMENT COSTS   2,975   3,035   3,095   3,157   3,220   3,285   10,488,77   10,488,77   10,488,77   10,585   1,850   1,85	ELECT	TIONS	7,000	16,580	14,000	14,000	14,000	14,000	14,000
INVESTIGATIONS	RECO	RDING / REPORTING	10,000	8,000	10,000	10,000	10,000	10,000	10,000
LEOSE TRAINING   2,500   1,850   1,8	EMPL	OYMENT COSTS	2,975	2,975	3,035	3,095	3,157	3,220	3,285
FACILITY CONTRACTS & SERVICES   86,985   74,485   83,334   87,501   91,876   96,470   101,293   121,0176   101,293   121,0178   101,293   101,29	INVES	STIGATIONS	9,500	9,500	9,690	9,884	10,081.48	10,283.11	10,488.77
FACILITY CONTRACTS & SERVICES   86,985   74,485   83,334   87,501   91,876   96,470   101,293     TECH/INTERNET/SOFTWARE MAINT   197,440   240,607   207,312   217,678   228,561   239,990   251,989     POSTAGE   5,625   4,625   5,738   5,852   5,969   6,089   6,210     GENERAL LIABILITY INSURANCE   56,560   57,066   57,691   58,845   60,022   61,222   62,447     ELECTRICITY   40,000   40,000   40,800   41,616   42,448   43,297   44,163     PHONE/CABLE/ALARMS   37,057   37,057   37,798   38,554   39,325   40,112   40,914     Total Operating Expenditures   9,077,393   9,423,339   9,326,977   9,701,002   10,106,230   10,532,102   10,979,753      Capital Outlay   FURNITURE, FIXTURES & EQUIP   196,950   477,427   165,000   320,408   266,901   143,153   189,280     TRANSFER TO CAP IMP FUND 02   3,442,995   3,442,995   1,359,003   2,322,825   5,556,871   9,319,543   275,914     TRANSFER TO VEH/EQUIP FUND 31   354,495   354,495   310,508   310,508   310,508   310,508   310,508      Excess (deficiency) of revenues   3,332,234   3,698,255   11,161,488   12,654,743   16,240,510   20,305,305   11,755,455      Excess (deficiency) of revenues   5,447,941   5,711,423   4,798,679   2,890,468   (2,334,518   (11,431,727   (11,577,410)      Restricted Reserves   97,606   97,606   97,606   97,606   97,606   97,606   97,606      Legal Reserve   50,000   50,000   50,000   50,000   50,000   50,000      Unallocated Reserve Balance   4,505,321   4,505,321   4,505,321   2,742,862   (2,482,124   (11,579,333   (11,725,016)      Contact	LEOSE	E TRAINING	2,500	1,850	1,850	1,850	1,850	1,850	1,850
TECH/INTERNET/SOFTWARE MAINT   197,440   240,607   207,312   217,678   228,561   239,900   251,988   POSTAGE   5,625   4,625   5,738   5,852   5,969   6,089   6,210   6,084   6,210   6,084   6,210   6,084   6,210   6,084   6,210   6,084   6,210   6,084   6,210   6,084   6,210   6,084   6,210   6,084   6,210   6,084   6,210	Shared Services								
POSTAGE   5.625   4.625   5.738   5.852   5.969   6.089   6.210     GENERAL LIABILITY INSURANCE   56.560   57.066   57.691   58.845   60.022   61.222   62.447     ELECTRICITY   40.000   40.000   40.800   41.616   42.448   43.297   44.163     PHONE/CABLE/ALARMS   37.057   37.057   37.798   38.554   39.325   40.112   40.914     Total Operating Expenditures   9,077,393   9,423,339   9,326,977   9,701,002   10,106.230   10,532,102   10,979,753      FURNITURE, FIXTURES & EQUIP   196,950   477,427   165,000   320,408   266,901   143,153   189,280     FURNISHER TO CAP IMP FUND 02   3,442,995   3,442,995   310,508   310,508   310,508   310,508   310,508   310,508     FURNISHER TO VEH/EQUIP FUND 31   354,495   354,495   310,508   310,508   310,508   310,508   310,508   310,508      FURNISHER TO VEH/EQUIP FUND 31   354,495   36,885.54   11,161,488   12,654,743   16,240,510   20,305,305   11,755,455      Excess (deficiency) of revenues   0,332,234   0,3068,752   0,912,744   0,908,211   0,524,986   0,907,209   0,145,683      FURNISHER TO VEH/EQUIP FUND 31   5,711,423   4,798,679   2,890,468   (2,334,518   0,1431,727   0,1577,410      Restricted Reserves   97,606   97,606   97,606   97,606   97,606   97,606   97,606      Legal Reserve Balance   795,014   1,058,496   145,752   7.			·	74,485	·	·	•	•	•
Sericited Reserves   Sericit	·	•	·	·	·	·	•	•	
Restricted Reserves   97,606   97,606   97,606   P0,000			·	·	·	·	•	•	•
PHONE/CABLE/ALARMS   37,057   37,057   37,798   38,554   39,325   40,112   40,914			•	·	·	·	•	•	•
Total Operating Expenditures   9,077,393   9,423,339   9,326,977   9,701,002   10,106,230   10,532,102   10,979,753			·	·	·	·	•	•	•
Capital Outlay  FURNITURE, FIXTURES & EQUIP  196,950  477,427  165,000  320,408  266,901  143,153  189,280  17ansfers Out  TRANSFER TO CAP IMP FUND 02  3,442,995  3,442,995  354,495  310,508	PHON	NE/CABLE/ALARMS	37,057	37,057	37,798	38,554	39,325	40,112	40,914
FURNITURE, FIXTURES & EQUIP 196,950 477,427 165,000 320,408 266,901 143,153 189,280  Transfers Out  TRANSFER TO CAP IMP FUND 02 3,442,995 3,442,995 1,359,003 2,322,825 5,556,871 9,319,543 275,914 1,755,455 1,754,100 1,755,455 1,755,100 1,755,455 1,755,100 1,755,455 1,755,100		Total Operating Expenditures	9,077,393	9,423,339	9,326,977	9,701,002	10,106,230	10,532,102	10,979,753
TRANSFER TO CAP IMP FUND 02 3,442,995 3,442,995 1,359,003 2,322,825 5,556,871 9,319,543 275,914 7RANSFER TO VEH/EQUIP FUND 31 354,495 354,495 310,508	Capital Outlay								
TRANSFER TO CAP IMP FUND 02 TRANSFER TO VEH/EQUIP FUND 31         3,442,995 354,495         1,359,003 310,508         2,322,825 310,508         5,556,871 310,508         9,319,543 310,508         275,914 310,508           Total Expenditures         13,071,833         13,698,256         11,161,488         12,654,743         16,240,510         20,305,305         11,755,455           Excess (deficiency) of revenues over (under) expenditures         (3,332,234)         (3,068,752)         (912,744)         (1,908,211)         (5,224,986)         (9,097,209)         (145,683)           Ending Fund Balance         5,447,941         5,711,423         4,798,679         2,890,468         (2,334,518)         (11,431,727)         (11,577,410)           Restricted Reserves Legal Reserve         97,606 <td>FURN</td> <td>ITURE, FIXTURES &amp; EQUIP</td> <td>196,950</td> <td>477,427</td> <td>165,000</td> <td>320,408</td> <td>266,901</td> <td>143,153</td> <td>189,280</td>	FURN	ITURE, FIXTURES & EQUIP	196,950	477,427	165,000	320,408	266,901	143,153	189,280
TRANSFER TO VEH/EQUIP FUND 31   354,495   354,495   310,508   31	Transfers Out								
Total Expenditures   13,071,833   13,698,256   11,161,488   12,654,743   16,240,510   20,305,305   11,755,455	TRAN	SFER TO CAP IMP FUND 02	3,442,995	3,442,995	1,359,003	2,322,825	5,556,871	9,319,543	275,914
Excess (deficiency) of revenues over (under) expenditures  Ending Fund Balance  5,447,941  5,711,423  4,798,679  2,890,468  (2,334,518)  (11,431,727)  (11,577,410)  Restricted Reserves  197,606  10,000  10,	TRAN	SFER TO VEH/EQUIP FUND 31	354,495	354,495	310,508	310,508	310,508	310,508	310,508
over (under) expenditures           Ending Fund Balance         5,447,941         5,711,423         4,798,679         2,890,468         (2,334,518)         (11,431,727)         (11,577,410)           Restricted Reserves         97,606         97,		Total Expenditures	13,071,833	13,698,256	11,161,488	12,654,743	16,240,510	20,305,305	11,755,455
over (under) expenditures           Ending Fund Balance         5,447,941         5,711,423         4,798,679         2,890,468         (2,334,518)         (11,431,727)         (11,577,410)           Restricted Reserves         97,606         97,	Exces	s (deficiency) of revenues	(3,332,234)	(3,068,752)	(912,744)	(1,908,211)	(5,224,986)	(9,097,209)	(145,683)
Restricted Reserves         97,606	over (	(under) expenditures		, , ,	, ,	, , ,	, ,	, , ,	, , ,
Legal Reserve         50,000			5,447,941	5,711,423	4,798,679	2,890,468	(2,334,518)	(11,431,727)	(11,577,410)
Legal Reserve         50,000	Restricted Reserves		97.606	97,606	97,606	97,606	97,606	97,606	97,606
Unallocated Reserve Balance         795,014         1,058,496         145,752         -         -         -         -         -         -           Operating Reserve Balance         4,505,321         4,505,321         4,505,321         2,742,862         (2,482,124)         (11,579,333)         (11,725,016)			·				•	•	
Operating Reserve Balance         4,505,321         4,505,321         4,505,321         2,742,862         (2,482,124)         (11,579,333)         (11,725,016)		e Balance	•	·	•	-	-	-	-
	Operating Reserve E	Balance				2,742,862	(2,482,124)	(11,579,333)	(11,725,016)
	_		49.6%	47.8%	48.3%	28.3%	-24.6%	-109.9%	-106.8%

#### FY 2024-28 Strategic Plan - Baseline Scenario

		2023	2024	2025	2026	2027	2028
	RELIABLE AND SUSTAINABLE INFRASTRUCTURE						
3.3.2	Drainage 7840 Silver Spur Trail (Drainage CIP # 17)	601,000	-	-	-	-	-
3.3.3	Drainage 29010 Tivoli Way (Drainage CIP #34)	456,000	-	-	-	-	-
3.3.5	Drainage 8410 Noble Lark Dr. (CIP# 36)	-	-	-	-	223,066	-
3.3.6	Drainage 29314 Sumpter Drive (CIP# 32)	-	-	-	61,829	159,333	-
3.3.7	Drainage 7967 Turf Paradise Lane (Drainage CIP #37)	85,031	232,757	-	-	-	-
3.3.9	Drainage 7820 Rolling Acres Trail (Drainage CIP #5)	606,000	-	-	-	-	-
3.3.11	Drainage Ammann Road Low Water Cross (CIP# 1)		55,275	55,275	506,892	506,892	-
3.3.12	Drainage 8426 Triple Crown (CIP# 41)		56,450	145,473	-	-	-
3.3.13	Drainage 7420 Rolling Acres Trail (CIP#6)	-	-	103,869	103,869	275,914	275,914
3.3.14	Drainage 8472 Rolling Acres Trail (CIP# 2)	-	-	-	61,829	159,333	-
3.3.15	Drainage 31988 Scarteen (CIP# 44)	-	-	23,993	61,829	-	-
3.3.16	Drainage 7644 Pimlico Lane (CIP# 46)	-	-	23,993	61,829	-	-
3.3.17	Drainage 8040 Rolling Acres Trail (CIP# 4)	-	-	-	61,829	159,333	-
3.3.18	Drainage 7740 Pimlico Lane (CIP# 42)	-	-	-	24,732	63,733	-
3.3.19	Drainage 32030 Scarteen (CIP# 53)	-	-	-	61,829	159,333	-
3.3.20	Drainage 8312 Triple Crown (CIP #43)	-	-	-	61,829	159,333	-
3.3.22	Drainage 28907 Chartwell Lane (CIP #35)	-	-	-	61,829	159,333	-
3.3.23	Drainage 8622 Delta Dawn (CIP# 15)	-	-	-	61,829	159,333	-
3.3.24	Drainage 8037 Rock Oak Circle (CIP# 58)	-	-	-	24,732	63,733	-
3.4.10	Dietz Elkhorn Roadway reconstruction	245,915	241,416	1,609,436	1,609,436	-	
3.4.11	Ammann Rd Roadway reconstruction	-	365,286	360,786	2,405,239	2,405,239	
3.4.12	Rolling Acres Roadway reconstruction	-	-	-	325,510	4,665,635	
3.4.13	Post Oak Tr Roadway reconstruction, TxDoT Grant	875,000	-	-	-	-	
3.4.14	Connect sidewalk between Elkhorn Ridge subdivision	41,282	367,819	-	-	-	
3.4.15	Battle Intense Reconstructing sidewalk curb.	54,500	-	-	-	-	
3.5.5	Develop plan for a civic center building and campus	412,815					
	PUBLIC HEALTH, SAFETY, AND WELFARE						
4.2.1	Develop a standards of cover and utilization study	18,000					
	OPERATIONAL EXCELLENCE						
5.3.3b	3rd Party Scanning of City Records	40,000					
5.3.12	Implement Fuel Station for City Fleet Vehicles	50,000					
5.5.31	IT Penetration Testing	-,	40,000				
	Total Needed to Fund Projects	3,485,543	1,359,003	2,322,825	5,556,871	9,319,543	275,914

	FY 2024-28 Estimated Tax Rates Baseline Scenario												
	Current FY 22-23		FY 23-24		FY 24-25		FY 25-26		FY 26-27		<u>FY 27-28</u>		
Tax Rate/\$100 Valuation													
General Fund (M&O)	0.3023		0.2844		0.2676		0.2638		0.2600		0.2563		
Debt Service Fund (I&S)	0.0268		0.0238		0.0216		0.0206		0.0195		0.0186		
Total Tax Rate	0.3291		0.3083		0.2893		0.2844		0.2795		0.2750		
Total Taxable Valuation	2,109,584,004		2,320,542,404		2,552,596,645		2,680,226,477		2,814,237,801		2,954,949,691		
M&O Tax Rate/\$100 Valuation	0.3023		0.2844		0.2676		0.2638		0.2600		0.2563		
Total M&O Levy	6,377,272		6,600,477		6,831,494		7,070,596		7,318,067		7,574,199		
% Increase in M&O Levy			3.50%		3.50%		3.50%		3.50%		3.50%		
Total Taxable Valuation	2,109,584,004		2,320,542,404		2,552,596,645		2,680,226,477		2,814,237,801		2,954,949,691		
I&S Tax rate/\$100 Valuation	0.0268		0.0238		0.0216		0.0206		0.0195		0.0186		
Total I&S Levy	565,959		553,163		552,475		550,950		548,575		550,888		
Total Levy (100%)	6,943,232	\$	7,153,639	\$	7,383,969	\$	7,621,546	\$	7,866,642	\$	8,125,087		
Yr. over Yr. increase (decrease)		\$	210,408	\$	230,329	\$	237,577	\$	245,096	\$	258,445		
Ave Home Taxable Value	566,488		623,137		685,450		719,723		755,709		793,495		
Average Tax Bill	1,864	\$	1,921	\$	1,983	\$	2,047	\$	2,112	\$	2,182		

#### Scenario 1: Pay as You Go

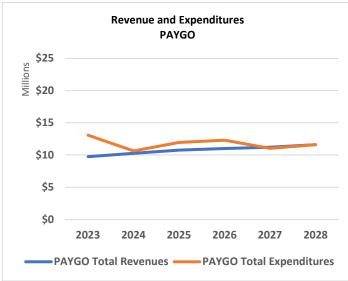
#### **Assumptions**

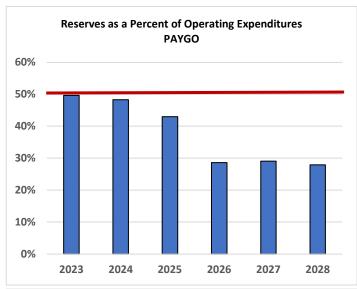
All Baseline Assumptions

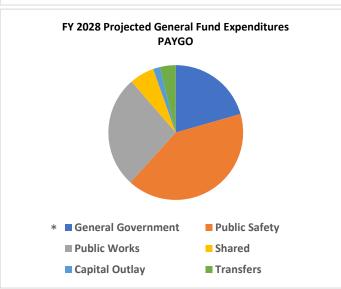
Plus:

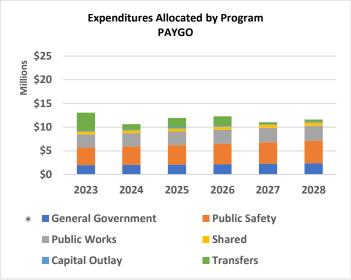
Modifying the CIP/SAP project schedule to allow for Pay As You Go (PAYGO) Funding

#### **PAYGO Scenario Dashboard**

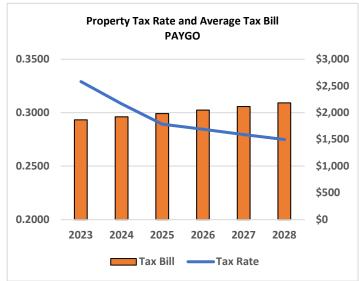












<sup>\*</sup>General Government: Admin, City Sec, HR, Finance, IT and Municipal Court

Public Works: Maintenance, Building Codes and Engineering

Shared: IT shared services and Non-Departmental shared

Transfers include General Fund transfers to the Strategic Projects and ERF Funds

#### FY 2024-28 Financial Plan PAYGO Scenario by Program

	2023	2023	2024	2025	2026	2027	2028
	Budgeted	Projected					
GENERAL FUND - PAYGO							
Beginning Fund Balance	8,780,175	8,780,175	5,711,423	5,315,690	4,120,868	2,843,317	3,010,376
Revenue							
PROPERTY TAX	6,204,433	6,308,239	6,656,302	6,888,156	7,128,108	7,376,442	7,633,450
MIXED BEVERAGE	25,000	25,000	25,250	25,503	25,758	26,015	26,275
SALES TAX	1,733,683	1,733,683	1,785,693	1,839,264	1,894,442	1,951,275	2,009,814
BANK/INVESTMENT INTERES	T 72,000	521,000	73,080	74,176	75,289	76,418	77,564
FRANCHISE FEES	692,050	729,050	702,431	712,967	723,662	734,517	745,534
PERMITS	309,075	259,075	313,711	318,417	323,193	328,041	332,962
ANIMAL CONTROL	1,135	1,135	1,152	1,169	1,187	1,205	1,223
FINES & FORFEITURES	176,300	176,465	178,945	181,629	184,353	187,118	189,925
FEES & SERVICES	277,903	277,903	282,072	286,303	290,597	294,956	299,380
MISCELLANEOUS	110,505	232,755	108,509	110,136	111,788	113,465	115,167
SCHOOL CROSSING GUARD	10,665	10,665	10,825	10,987	11,152	11,319	11,489
LEOSE PROCEEDS	1,850	1,576	1,850	1,850	1,850	1,850	1,850
POLICE SEIZED PROCEEDS	-	54,677	-	-	-	-	-
Transfer In							
CAPITAL REPLACEMENT	125,000	298,280	108,925	295,975	244,145	105,475	165,138
Tot	9,739,599	10,629,504	10,248,744	10,746,532	11,015,524	11,208,097	11,609,772
Expenditures by Program							
General Government							
PERSONNEL	1,476,669	1,474,115	1,543,295	1,613,010	1,685,897	1,762,101	1,841,772
SUPPLIES & OPERATIONS	74,429	17,155	32,520	33,044	33,577	34,119	34,671
PROFESSIONAL SERVICES	437,221	408,891	444,704	459,822	475,606	492,086	509,296
Public Safety							
PERSONNEL	2,816,482	2,863,499	2,942,014	3,073,187	3,210,259	3,353,497	3,503,183
SUPPLIES & OPERATIONS	113,100	100,570	111,942	116,099	120,435	124,958	129,677
PROFESSIONAL SERVICES	772,944	792,248	862,647	916,137	986,415	1,062,261	1,144,118
Public Works	•	·	•		•		
PERSONNEL	1,296,015	1,230,337	1,354,354	1,415,347	1,479,116	1,545,787	1,615,493
SUPPLIES & OPERATIONS	1,196,095	1,231,066	1,190,042	1,193,205	1,196,449	1,199,778	1,203,193
PROFESSIONAL SERVICES	321,427	341,427	256,836	268,252	280,212	292,742	305,870
Shared Services	,· <b>-</b> ·	,,	,0	,	,	,· ·-	3-2,37
PERSONNEL	145,194	-	151,728	158,555	165,690	173,147	180,938
SUPPLIES & OPERATIONS	4,150	510,191	4,222	4,295	4,370	4,447	4,525
PROFESSIONAL SERVICES	423,667	453,840	432,673	450,046	468,202	487,179	507,017
Total Operating Ex	penditures 9,077,393	9,423,339	9,326,977	9,701,002	10,106,230	10,532,102	10,979,753
rotal Operating LX	<i>J,011,333</i>	J,72J,JJJ	3,320,311	2,701,002	10,100,230	10,332,102	10,313,133

		2023 Budgeted	2023 Projected	2024	2025	2026	2027	2028
GENERAL FU	ND - PAYGO							
Capital Outla	у							
	GENERAL GOVERNMENT	15,000	14,552	20,000	21,000	36,105	23,153	24,310
	PUBLIC SAFETY	149,950	355,018	120,000	120,000	120,000	120,000	125,000
	PUBLIC WORKS	32,000	107,857	25,000	179,408	110,796	-	39,970
	SHARED SERVICES	-	-	-	-	-	-	-
Transfers Ou	t							
	TRANSFER TO CAP IMP FUND 02	3,442,995	3,442,995	841,992	1,609,436	1,609,436	55,275	127,993
	TRANSFER TO VEH/EQUIP FUND 31	354,495	354,495	310,508	310,508	310,508	310,508	310,508
	<u>-</u>							
	Total Expenditures	13,071,833	13,698,256	10,644,477	11,941,354	12,293,075	11,041,037	11,607,534
	Excess (deficiency) of revenues	(3,332,234)	(3,068,752)	(395,733)	(1,194,822)	(1,277,551)	167,059	2,238
	over (under) expenditures							
<b>Ending Fund</b>	Balance	5,447,941	5,711,423	5,315,690	4,120,868	2,843,317	3,010,376	3,012,614
Restricted Re	eserves	97,606	97,606	97,606	97,606	97,606	97,606	97,606
Legal Reserve	e	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Unallocated	Reserve Balance	795,014	1,058,496	662,763	-	-	-	-
Operating Re	serve Balance	4,505,321	4,505,321	4,505,321	3,973,262	2,695,711	2,862,770	2,865,008
Percent of O	perating Expenditures	49.6%	47.8%	48.3%	41.0%	26.7%	27.2%	26.1%

#### FY 2024-28 Financial Plan PAYGO Scenario by Category

		2023	2023	2024	2025	2026	2027	2028
		Budgeted	Projected					
GENERAL FU	IND - PAYGO							
Beginning Fo	und Balance	8,780,175	8,780,175	5,711,423	5,315,690	4,120,868	2,843,317	3,010,376
Revenue								
	PROPERTY TAX	6,204,433	6,308,239	6,656,302	6,888,156	7,128,108	7,376,442	7,633,450
	MIXED BEVERAGE	25,000	25,000	25,250	25,503	25,758	26,015	26,275
	SALES TAX	1,733,683	1,733,683	1,785,693	1,839,264	1,894,442	1,951,275	2,009,814
	BANK/INVESTMENT INTEREST	72,000	521,000	73,080	74,176	75,289	76,418	77,564
	FRANCHISE FEES	692,050	729,050	702,431	712,967	723,662	734,517	745,534
	PERMITS	309,075	259,075	313,711	318,417	323,193	328,041	332,962
	ANIMAL CONTROL	1,135	1,135	1,152	1,169	1,187	1,205	1,223
	FINES & FORFEITURES	176,300	176,465	178,945	181,629	184,353	187,118	189,925
	FEES & SERVICES	277,903	277,903	282,072	286,303	290,597	294,956	299,380
	MISCELLANEOUS	110,505	232,755	108,509	110,136	111,788	113,465	115,167
	SCHOOL CROSSING GUARD	10,665	10,665	10,825	10,987	11,152	11,319	11,489
	LEOSE PROCEEDS	1,850	1,576	1,850	1,850	1,850	1,850	1,850
	POLICE SEIZED PROCEEDS	-	54,677	-	-	-	-	-
Transfer	In							
	CAPITAL REPLACEMENT	125,000	298,280	108,925	295,975	244,145	105,475	165,138
	Total Revenue	9,739,599	10,629,504	10,248,744	10,746,532	11,015,524	11,208,097	11,609,772
	s by Category							
Personnel								
	SALARIES	4,160,870	3,973,976	4,348,109	4,543,774	4,748,244	4,961,915	5,185,201
	OVERTIME	41,296	77,280	43,084	45,010	47,023	49,126	51,324
	PAYROLL TAXES	311,818	308,265	325,689	340,182	355,324	371,145	387,676
	WORKERS' COMP INSURANCE	108,212	108,385	109,835	111,483	113,155	114,852	116,575
	RETIREMENT	477,609	481,608	499,101	521,561	545,031	569,558	595,188
	HEALTH INSURANCE	600,355	586,238	630,373	661,891	694,986	729,735	766,222
	UNIFORM ALLOWANCE	27,000	25,000	28,000	29,000	30,000	31,000	32,000
	CAR ALLOWANCE	7,200	7,200	7,200	7,200	7,200	7,200	7,200
Supplies, Ma	aintenance and Operations							
	SUPPLIES & CONSUMABLES	30,340	30,340	30,947	31,566	32,197	32,841	33,498
	MINOR EQUIPMENT & FURNITURE	49,770	34,490	44,225	45,110	46,012	46,932	47,871
	FUEL	56,600	64,800	59,273	62,077	65,018	68,102	71,338
	UNIFORMS	33,160	30,110	28,300	28,839	29,389	29,950	30,522
	MISCELLANEOUS	550	-	550	550	550	550	550
	COMMITTEES	2,500	2,500	2,538	2,576	2,614	2,653	2,693
	COURT SECURITY BUILDING	58,724	1,500	6,090	6,181	6,274	6,368	6,464
	VEHICLE MAINTENANCE/REPAIRS	30,880	33,630	32,124	33,424	34,783	36,204	37,690
	EQUIPMENT MAINTENANCE/REPAIRS	14,500	14,500	13,260	13,525	13,796	14,072	14,353

	2023 Budgeted	2023 Projected	2024	2025	2026	2027	2028
GENERAL FUND - PAYGO							
BUILDING MAINTENANCE/REPAIRS	17,250	23,250	16,595	16,927	17,265	17,611	17,963
LANDSCAPING & GREENSPACE MAINT	5,500	5,500	5,610	5,722	5,837	5,953	6,072
STREET MAINTENANCE	1,038,000	1,086,771	1,038,760	1,039,535	1,040,326	1,041,132	1,041,955
DRAINAGE WORK	50,000	25,000	50,000	50,000	50,000	50,000	50,000
EMERGENCY RESPONSE		506,591					
Professional Services							
PROFESSIONAL SERVICES	1,277,449	1,293,449	1,299,604	1,375,457	1,469,224	1,569,740	1,677,508
DUES/SUBSCRIPTIONS	16,850	17,035	17,131	17,418	17,710	18,008	18,312
TRAINING/SEMINARS & TRAVEL	112,551	84,241	114,662	116,815	119,012	121,252	123,537
MEETINGS & RELATED TRAVEL	22,823	14,975	23,043	23,268	23,498	23,732	23,970
PUBLIC RELATIONS & EVENTS	55,234	56,297	56,234	57,253	58,293	59,354	60,436
EMPLOYEE APPRECIATION  ELECTIONS	14,710 7,000	14,710 16,580	14,938 14,000	15,171	15,408	15,651	15,898 14,000
RECORDING / REPORTING	10,000	8,000	10,000	14,000 10,000	14,000 10,000	14,000 10,000	10,000
EMPLOYMENT COSTS	2,975	2,975	3,035	3,095	3,157	3,220	3,285
INVESTIGATIONS	9,500	9,500	9,690	9,884	10,081.48	10,283.11	10,488.77
LEOSE TRAINING	2,500	1,850	1,850	1,850	1,850	1,850	1,850
Shared Services	2,300	2,000	2,000	2,000	2,000	2,000	2,000
FACILITY CONTRACTS & SERVICES	86,985	74,485	83,334	87,501	91,876	96,470	101,293
TECH/INTERNET/SOFTWARE MAINT	197,440	240,607	207,312	217,678	228,561	239,990	251,989
POSTAGE	5,625	4,625	5,738	5,852	5,969	6,089	6,210
GENERAL LIABILITY INSURANCE	56,560	57,066	57,691	58,845	60,022	61,222	62,447
ELECTRICITY	40,000	40,000	40,800	41,616	42,448	43,297	44,163
PHONE/CABLE/ALARMS	37,057	37,057	37,798	38,554	39,325	40,112	40,914
Total Operating Expenditures	9,077,393	9,423,339	9,326,977	9,701,002	10,106,230	10,532,102	10,979,753
Capital Outlay							
FURNITURE, FIXTURES & EQUIP	196,950	477,427	165,000	320,408	266,901	143,153	189,280
Transfers Out  TRANSFER TO CAP IMP FUND 02	3,442,995	3,442,995	841,992	1,609,436	1,609,436	55,275	127,993
TRANSFER TO VEH/EQUIP FUND 31	354,495	354,495	310,508	310,508	310,508	310,508	310,508
Total Expenditures	13,071,833	13,698,256	10,644,477	11,941,354	12,293,075	11,041,037	11,607,534
Excess (deficiency) of revenues	(3,332,234)	(3,068,752)	(395,733)	(1,194,822)	(1,277,551)	167,059	2,238
over (under) expenditures	(5,55=,=5.1)	(=,==,==,	(000): 00)	(-) ',,	(=,=::,===,		
Ending Fund Balance	5,447,941	5,711,423	5,315,690	4,120,868	2,843,317	3,010,376	3,012,614
Restricted Reserves	97,606	97,606	97,606	97,606	97,606	97,606	97,606
Legal Reserve	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Unallocated Reserve Balance	795,014	1,058,496	662,763	-	-	-	-
Operating Reserve Balance	4,505,321	4,505,321	4,505,321	3,973,262	2,695,711	2,862,770	2,865,008
Percent of Operating Expenditures	49.6%	47.8%	48.3%	41.0%	26.7%	27.2%	26.1%

#### FY 2024-28 Strategic Plan - PAYGO Scenario

		2023	2024	2025	2026	2027	2028
	RELIABLE AND SUSTAINABLE INFRASTRUCTURE						
3.3.2	Drainage 7840 Silver Spur Trail (Drainage CIP # 17)	601,000	-	-	-	-	-
3.3.3	Drainage 29010 Tivoli Way (Drainage CIP #34)	456,000	-	-	-	-	-
3.3.5	Drainage 8410 Noble Lark Dr. (CIP# 36)	-	-	-	-		
3.3.6	Drainage 29314 Sumpter Drive (CIP# 32)	-	-	-			
3.3.7	Drainage 7967 Turf Paradise Lane (Drainage CIP #37)	85,031	232,757	-	-	-	-
3.3.9	Drainage 7820 Rolling Acres Trail (Drainage CIP #5)	606,000	-	-	-	-	-
3.3.11	Drainage Ammann Road Low Water Cross (CIP# 1)					55,275	55,275
3.3.12	Drainage 8426 Triple Crown (CIP# 41)						
3.3.13	Drainage 7420 Rolling Acres Trail (CIP#6)	-	-				
3.3.14	Drainage 8472 Rolling Acres Trail (CIP# 2)	-	-	-			
3.3.15	Drainage 31988 Scarteen (CIP# 44)	-	-				23,993
3.3.16	Drainage 7644 Pimlico Lane (CIP# 46)	-	-				23,993
3.3.17	Drainage 8040 Rolling Acres Trail (CIP# 4)	-	-	-			
3.3.18	Drainage 7740 Pimlico Lane (CIP# 42)	-	-	-			
3.3.19	Drainage 32030 Scarteen (CIP# 53)	-	-	-			
3.3.20	Drainage 8312 Triple Crown (CIP #43)	-	-	-			
3.3.22	Drainage 28907 Chartwell Lane (CIP #35)	-	-	-			
3.3.23	Drainage 8622 Delta Dawn (CIP# 15)	-	-	-			
3.3.24	Drainage 8037 Rock Oak Circle (CIP# 58)	-	-	-			24,732
3.4.10	Dietz Elkhorn Roadway reconstruction	245,915	241,416	1,609,436	1,609,436	-	
3.4.11	Ammann Rd Roadway reconstruction	-					
3.4.12	Rolling Acres Roadway reconstruction	-	-	-			
3.4.13	Post Oak Tr Roadway reconstruction, TxDoT Grant	875,000	-	-	-	-	
3.4.14	Connect sidewalk between both Elkhorn Ridge subdivision	41,282	367,819	-	-	-	
3.4.15	Battle Intense Reconstructing sidewalk curb	54,500	-	-	-	-	
3.5.5	Develop plan for a civic center building and campus	412,815					
	PUBLIC HEALTH, SAFETY, AND WELFARE						
4.2.1	Develop a standards of cover and utilization study	18,000					
	OPERATIONAL EXCELLENCE						
5.3.3b	3rd Party Scanning of City Records	40,000					
5.3.12	Implement Fuel Station for City Fleet Vehicles	50,000					
5.5.31	IT Penetration Testing						
	Total Needed to Fund Projects	3,485,543	841,992	1,609,436	1,609,436	55,275	127,993

Indicates Deferred Project

#### FY 2024-28 Strategic Plan - PAYGO Scenario

		2029	2030	2031	2032
	RELIABLE AND SUSTAINABLE INFRASTRUCTURE				
3.3.2	Drainage 7840 Silver Spur Trail (Drainage CIP # 17)				
3.3.3	Drainage 29010 Tivoli Way (Drainage CIP #34)				
3.3.5	Drainage 8410 Noble Lark Dr. (CIP# 36)	223,066	-		
3.3.6	Drainage 29314 Sumpter Drive (CIP# 32)	61,829	159,333	-	
3.3.7	Drainage 7967 Turf Paradise Lane (Drainage CIP #37)				
3.3.9	Drainage 7820 Rolling Acres Trail (Drainage CIP #5)				
3.3.11	Drainage Ammann Road Low Water Cross (CIP# 1)	506,892	506,892	-	
3.3.12	Drainage 8426 Triple Crown (CIP# 41)	56,450	145,473	-	-
3.3.13	Drainage 7420 Rolling Acres Trail (CIP#6)	103,869	103,869	275,914	275,914
3.3.14	Drainage 8472 Rolling Acres Trail (CIP# 2)	61,829.00	159,333	-	
3.3.15	Drainage 31988 Scarteen (CIP# 44)	61,829	-	-	
3.3.16	Drainage 7644 Pimlico Lane (CIP# 46)	61,829	-	-	
3.3.17	Drainage 8040 Rolling Acres Trail (CIP# 4)	61,829	159,333	-	
3.3.18	Drainage 7740 Pimlico Lane (CIP# 42)	24,732	63,733	-	
3.3.19	Drainage 32030 Scarteen (CIP# 53)	61,829	159,333	-	
3.3.20	Drainage 8312 Triple Crown (CIP #43)	61,829	159,333	-	
3.3.22	Drainage 28907 Chartwell Lane (CIP #35)	61,829	159,333	-	
3.3.23	Drainage 8622 Delta Dawn (CIP# 15)	61,829	159,333	-	
3.3.24	Drainage 8037 Rock Oak Circle (CIP# 58)	63,733	-		
3.4.10	Dietz Elkhorn Roadway reconstruction	-			
3.4.11	Ammann Rd Roadway reconstruction	365,286	360,786	2,405,239	2,405,23
3.4.12	Rolling Acres Roadway reconstruction	325,510	4,665,635		, ,
3.4.13	Post Oak Tr Roadway reconstruction, TxDoT Grant				
3.4.14	Connect sidewalk between both Elkhorn Ridge subdivision				
3.4.15	Battle Intense Reconstructing sidewalk curb				
3.5.5	Develop plan for a civic center building and campus				
	PUBLIC HEALTH, SAFETY, AND WELFARE				
4.2.1	Develop a standards of cover and utilization study				
	OPERATIONAL EXCELLENCE				
5.3.3b	3rd Party Scanning of City Records				
5.3.12	Implement Fuel Station for City Fleet Vehicles				
5.5.31	IT Penetration Testing	40,000			
3.3.31	Total Needed to Fund Projects	2,265,999	6,961,719	2,681,153	2,681,15

Indicates Deferred Project

	FY 2024-	28	Estimated T	ax I	Rates PAYG	0 9	Scenario		
	Current FY 22-23		FY 23-24		FY 24-25		FY 25-26	FY 26-27	<u>FY 27-28</u>
Tax Rate/\$100 Valuation									
General Fund (M&O)	0.3023		0.2844		0.2676		0.2638	0.2600	0.2563
Debt Service Fund (I&S)	0.0268		0.0238		0.0216		0.0206	0.0195	0.0186
Total Tax Rate	0.3291		0.3083		0.2893		0.2844	0.2795	0.2750
Total Taxable Valuation	2,109,584,004		2,320,542,404		2,552,596,645		2,680,226,477	2,814,237,801	2,954,949,691
M&O Tax Rate/\$100 Valuation	0.3023		0.2844		0.2676		0.2638	0.2600	0.2563
Total M&O Levy	6,377,272		6,600,477		6,831,494		7,070,596	7,318,067	7,574,199
% Increase in M&O Levy			3.50%		3.50%		3.50%	3.50%	3.50%
Total Taxable Valuation	2,109,584,004		2,320,542,404		2,552,596,645		2,680,226,477	2,814,237,801	2,954,949,691
I&S Tax rate/\$100 Valuation	0.0268		0.0238		0.0216		0.0206	0.0195	0.0186
Total I&S Levy	565,959		553,163		552,475		550,950	548,575	550,888
Total Levy (100%)	6,943,232	\$	7,153,639	\$	7,383,969	\$	7,621,546	\$ 7,866,642	\$ 8,125,087
Yr. over Yr. increase (decrease)		\$	210,408	\$	230,329	\$	237,577	\$ 245,096	\$ 258,445
Ave Home Taxable Value	566,488		623,137		685,450		719,723	755,709	793,495
Average Tax Bill	1,864	\$	1,921	\$	1,983	\$	2,047	\$ 2,112	\$ 2,182

#### **Scenario 2: Bond Program**

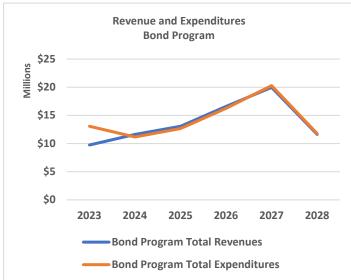
#### **Assumptions**

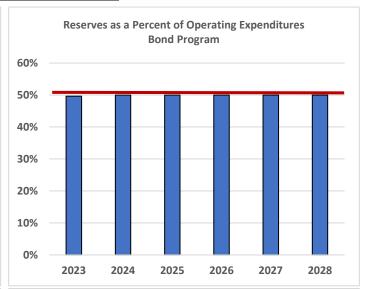
All Baseline Assumptions

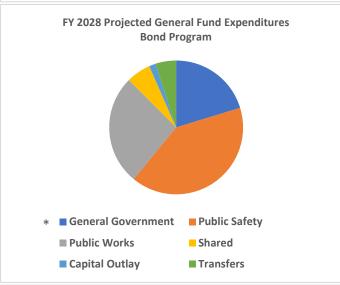
Plus:

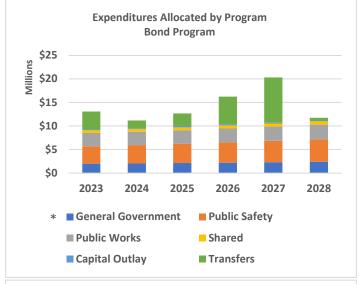
Incorporating an \$18 million bond program disbursed in three tranches, with 20 year terms at 3.5% interest.

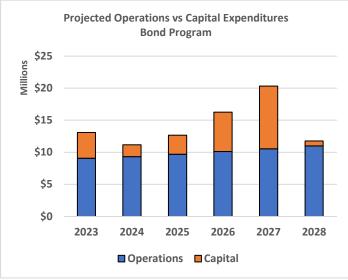
#### **Bond Program Scenario Dashboard**

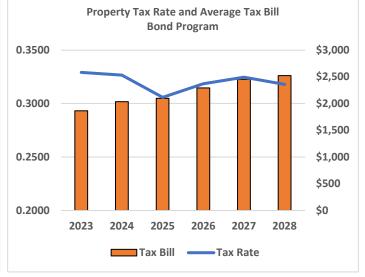












<sup>\*</sup>General Government: Admin, City Sec, HR, Finance, IT and Municipal Court Public Works: Maintenance, Building Codes and Engineering Shared: IT shared services and Non-Departmental shared Transfers include General Fund transfers to the Strategic Projects and ERF Funds

#### FY 2024-28 Financial Plan Bond Program Scenario by Program

		2023	2023	2024	2025	2026	2027	2028
		Budgeted	Projected					
GENERAL FUI	ND - BOND PROGRAM		-					
Beginning Fu	nd Balance	8,780,175	8,780,175	5,711,423	6,157,682	6,572,296	6,904,181	6,568,273
Revenue								
	PROPERTY TAX	6,204,433	6,308,239	6,656,302	6,888,156	7,128,108	7,376,442	7,633,450
	MIXED BEVERAGE	25,000	25,000	25,250	25,503	25,758	26,015	26,275
	SALES TAX	1,733,683	1,733,683	1,785,693	1,839,264	1,894,442	1,951,275	2,009,814
	BANK/INVESTMENT INTEREST	72,000	521,000	73,080	74,176	75,289	76,418	77,564
	FRANCHISE FEES	692,050	729,050	702,431	712,967	723,662	734,517	745,534
	PERMITS	309,075	259,075	313,711	318,417	323,193	328,041	332,962
	ANIMAL CONTROL	1,135	1,135	1,152	1,169	1,187	1,205	1,223
	FINES & FORFEITURES	176,300	176,465	178,945	181,629	184,353	187,118	189,925
	FEES & SERVICES	277,903	277,903	282,072	286,303	290,597	294,956	299,380
	MISCELLANEOUS	110,505	232,755	108,509	110,136	111,788	113,465	115,167
	SCHOOL CROSSING GUARD	10,665	10,665	10,825	10,987	11,152	11,319	11,489
	LEOSE PROCEEDS	1,850	1,576	1,850	1,850	1,850	1,850	1,850
	POLICE SEIZED PROCEEDS	-	54,677	-	-	-	-	-
Transfer Ir	n							
	CAPITAL REPLACEMENT	125,000	298,280	108,925	295,975	244,145	105,475	165,138
	GO BOND			1,359,003	2,322,825	5,556,871	8,761,301	-
	_							
	Total Revenue	9,739,599	10,629,504	11,607,747	13,069,357	16,572,395	19,969,398	11,609,772
Expenditures	by Program							
Expenditures General Go								
-		1,476,669	1,474,115	1,543,295	1,613,010	1,685,897	1,762,101	1,841,772
-	vernment	1,476,669 74,429	1,474,115 17,155	1,543,295 32,520	1,613,010 33,044	1,685,897 33,577	1,762,101 34,119	
-	vernment PERSONNEL						1,762,101 34,119 492,086	34,671
General Go	PERSONNEL SUPPLIES & OPERATIONS PROFESSIONAL SERVICES	74,429	17,155	32,520	33,044	33,577	34,119	34,671
-	PERSONNEL SUPPLIES & OPERATIONS PROFESSIONAL SERVICES	74,429	17,155	32,520	33,044	33,577	34,119	34,671 509,296
General Go	PERSONNEL SUPPLIES & OPERATIONS PROFESSIONAL SERVICES	74,429 437,221	17,155 408,891	32,520 444,704	33,044 459,822	33,577 475,606	34,119 492,086	34,671 509,296 3,503,183
	PERSONNEL SUPPLIES & OPERATIONS PROFESSIONAL SERVICES  ty PERSONNEL	74,429 437,221 2,816,482	17,155 408,891 2,863,499	32,520 444,704 2,942,014	33,044 459,822 3,073,187	33,577 475,606 3,210,259	34,119 492,086 3,353,497	34,671 509,296 3,503,183 129,677
General Go	PERSONNEL SUPPLIES & OPERATIONS PROFESSIONAL SERVICES  ty  PERSONNEL SUPPLIES & OPERATIONS PROFESSIONAL SERVICES	74,429 437,221 2,816,482 113,100	17,155 408,891 2,863,499 100,570	32,520 444,704 2,942,014 111,942	33,044 459,822 3,073,187 116,099	33,577 475,606 3,210,259 120,435	34,119 492,086 3,353,497 124,958	34,671 509,296 3,503,183 129,677
General Go Public Safet	PERSONNEL SUPPLIES & OPERATIONS PROFESSIONAL SERVICES  ty  PERSONNEL SUPPLIES & OPERATIONS PROFESSIONAL SERVICES	74,429 437,221 2,816,482 113,100	17,155 408,891 2,863,499 100,570	32,520 444,704 2,942,014 111,942	33,044 459,822 3,073,187 116,099	33,577 475,606 3,210,259 120,435	34,119 492,086 3,353,497 124,958	34,671 509,296 3,503,183 129,677 1,144,118
General Go Public Safet	PERSONNEL SUPPLIES & OPERATIONS PROFESSIONAL SERVICES  ty PERSONNEL SUPPLIES & OPERATIONS PROFESSIONAL SERVICES ks	74,429 437,221 2,816,482 113,100 772,944	17,155 408,891 2,863,499 100,570 792,248	32,520 444,704 2,942,014 111,942 862,647	33,044 459,822 3,073,187 116,099 916,137	33,577 475,606 3,210,259 120,435 986,415	34,119 492,086 3,353,497 124,958 1,062,261	34,671 509,296 3,503,183 129,677 1,144,118 1,615,493
General Go	PERSONNEL SUPPLIES & OPERATIONS PROFESSIONAL SERVICES  ty  PERSONNEL SUPPLIES & OPERATIONS PROFESSIONAL SERVICES ks  PERSONNEL	74,429 437,221 2,816,482 113,100 772,944 1,296,015	17,155 408,891 2,863,499 100,570 792,248	32,520 444,704 2,942,014 111,942 862,647	33,044 459,822 3,073,187 116,099 916,137	33,577 475,606 3,210,259 120,435 986,415	34,119 492,086 3,353,497 124,958 1,062,261 1,545,787	34,671 509,296 3,503,183 129,677 1,144,118 1,615,493 1,203,193
General Go Public Safet	PERSONNEL SUPPLIES & OPERATIONS PROFESSIONAL SERVICES  ty  PERSONNEL SUPPLIES & OPERATIONS PROFESSIONAL SERVICES  ks  PERSONNEL SUPPLIES & OPERATIONS PROFESSIONAL SERVICES  PERSONNEL SUPPLIES & OPERATIONS PROFESSIONAL SERVICES	74,429 437,221 2,816,482 113,100 772,944 1,296,015 1,196,095	17,155 408,891 2,863,499 100,570 792,248 1,230,337 1,231,066	32,520 444,704 2,942,014 111,942 862,647 1,354,354 1,190,042	33,044 459,822 3,073,187 116,099 916,137 1,415,347 1,193,205	33,577 475,606 3,210,259 120,435 986,415 1,479,116 1,196,449	34,119 492,086 3,353,497 124,958 1,062,261 1,545,787 1,199,778	34,671 509,296 3,503,183 129,677 1,144,118 1,615,493 1,203,193
General Go Public Safet	PERSONNEL SUPPLIES & OPERATIONS PROFESSIONAL SERVICES  ty  PERSONNEL SUPPLIES & OPERATIONS PROFESSIONAL SERVICES  ks  PERSONNEL SUPPLIES & OPERATIONS PROFESSIONAL SERVICES  PERSONNEL SUPPLIES & OPERATIONS PROFESSIONAL SERVICES	74,429 437,221 2,816,482 113,100 772,944 1,296,015 1,196,095	17,155 408,891 2,863,499 100,570 792,248 1,230,337 1,231,066	32,520 444,704 2,942,014 111,942 862,647 1,354,354 1,190,042	33,044 459,822 3,073,187 116,099 916,137 1,415,347 1,193,205	33,577 475,606 3,210,259 120,435 986,415 1,479,116 1,196,449	34,119 492,086 3,353,497 124,958 1,062,261 1,545,787 1,199,778	34,671 509,296 3,503,183 129,677 1,144,118 1,615,493 1,203,193 305,870
General Go Public Safet	PERSONNEL SUPPLIES & OPERATIONS PROFESSIONAL SERVICES  ty  PERSONNEL SUPPLIES & OPERATIONS PROFESSIONAL SERVICES  ks  PERSONNEL SUPPLIES & OPERATIONS PROFESSIONAL SERVICES  ks  PERSONNEL SUPPLIES & OPERATIONS PROFESSIONAL SERVICES	74,429 437,221 2,816,482 113,100 772,944 1,296,015 1,196,095 321,427	17,155 408,891 2,863,499 100,570 792,248 1,230,337 1,231,066 341,427	32,520 444,704 2,942,014 111,942 862,647 1,354,354 1,190,042 256,836	33,044 459,822 3,073,187 116,099 916,137 1,415,347 1,193,205 268,252	33,577 475,606 3,210,259 120,435 986,415 1,479,116 1,196,449 280,212	34,119 492,086 3,353,497 124,958 1,062,261 1,545,787 1,199,778 292,742	34,671 509,296 3,503,183 129,677 1,144,118 1,615,493 1,203,193 305,870
General Go Public Safet	PERSONNEL SUPPLIES & OPERATIONS PROFESSIONAL SERVICES  ty  PERSONNEL SUPPLIES & OPERATIONS PROFESSIONAL SERVICES ks  PERSONNEL SUPPLIES & OPERATIONS PROFESSIONAL SERVICES vices PERSONNEL	74,429 437,221 2,816,482 113,100 772,944 1,296,015 1,196,095 321,427	17,155 408,891 2,863,499 100,570 792,248 1,230,337 1,231,066 341,427	32,520 444,704 2,942,014 111,942 862,647 1,354,354 1,190,042 256,836	33,044 459,822 3,073,187 116,099 916,137 1,415,347 1,193,205 268,252	33,577 475,606 3,210,259 120,435 986,415 1,479,116 1,196,449 280,212	34,119 492,086 3,353,497 124,958 1,062,261 1,545,787 1,199,778 292,742	34,671 509,296 3,503,183 129,677 1,144,118 1,615,493 1,203,193 305,870 180,938 4,525
General Go Public Safet	PERSONNEL SUPPLIES & OPERATIONS PROFESSIONAL SERVICES  ty  PERSONNEL SUPPLIES & OPERATIONS PROFESSIONAL SERVICES  ks  PERSONNEL SUPPLIES & OPERATIONS PROFESSIONAL SERVICES  vices PERSONNEL SUPPLIES & OPERATIONS PROFESSIONAL SERVICES  vices PERSONNEL SUPPLIES & OPERATIONS	74,429 437,221 2,816,482 113,100 772,944 1,296,015 1,196,095 321,427 145,194 4,150	17,155 408,891 2,863,499 100,570 792,248 1,230,337 1,231,066 341,427	32,520 444,704 2,942,014 111,942 862,647 1,354,354 1,190,042 256,836 151,728 4,222	33,044 459,822 3,073,187 116,099 916,137 1,415,347 1,193,205 268,252 158,555 4,295	33,577 475,606 3,210,259 120,435 986,415 1,479,116 1,196,449 280,212 165,690 4,370	34,119 492,086 3,353,497 124,958 1,062,261 1,545,787 1,199,778 292,742 173,147 4,447	1,841,772 34,671 509,296 3,503,183 129,677 1,144,118 1,615,493 1,203,193 305,870 180,938 4,525 507,017

		2023 Budgeted	2023 Projected	2024	2025	2026	2027	2028
GENERAL FU	ND - BOND PROGRAM	J						
Capital Outla	w							
Capital Outle	GENERAL GOVERNMENT	15,000	14,552	20,000	21,000	36,105	23,153	24,310
	PUBLIC SAFETY	149,950	355,018	120,000	120,000	120,000	120,000	125,000
	PUBLIC WORKS	32,000	107,857	25,000	179,408	110,796	-	39,970
	SHARED SERVICES	-	-	-	-	-	-	-
Transfers Ou	ı <b>†</b>							
Transiers Oc	TRANSFER TO CAP IMP FUND 02	3,442,995	3,442,995	1,359,003	2,322,825	5,556,871	9,319,543	275,914
	TRANSFER TO VEH/EQUIP FUND 31	354,495	354,495	310,508	310,508	310,508	310,508	310,508
	-							
	Total Expenditures	13,071,833	13,698,256	11,161,488	12,654,743	16,240,510	20,305,305	11,755,455
	Excess (deficiency) of revenues	(3,332,234)	(3,068,752)	446,259	414,614	331,885	(335,908)	(145,683)
	over (under) expenditures							
<b>Ending Fund</b>	Balance	5,447,941	5,711,423	6,157,682	6,572,296	6,904,181	6,568,273	6,422,590
Restricted R	eserves	97,606	97,606	97,606	97,606	97,606	97,606	97,606
Legal Reserv	e	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Unallocated	Reserve Balance	795,014	795,014	1,083,105	1,310,707	1,439,978	891,134	521,626
Operating Re	eserve Balance	4,505,321	4,505,321	4,663,489	4,850,501	5,053,115	5,266,051	5,489,876
Percent of O	perating Expenditures	49.6%	47.8%	50.0%	50.0%	50.0%	50.0%	50.0%

#### FY 2024-28 Financial Plan Bond Program Scenario by Category

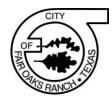
		2023 Budgeted	2023 Projected	2024	2025	2026	2027	2028
GENERAL F	FUND - BOND PROGRAM							
Beginning	Fund Balance	8,780,175	8,780,175	5,711,423	6,157,682	6,572,296	6,904,181	6,568,273
Revenue								
	PROPERTY TAX	6,204,433	6,308,239	6,656,302	6,888,156	7,128,108	7,376,442	7,633,450
	MIXED BEVERAGE	25,000	25,000	25,250	25,503	25,758	26,015	26,275
	SALES TAX	1,733,683	1,733,683	1,785,693	1,839,264	1,894,442	1,951,275	2,009,814
	BANK/INVESTMENT INTEREST	72,000	521,000	73,080	74,176	75,289	76,418	77,564
	FRANCHISE FEES	692,050	729,050	702,431	712,967	723,662	734,517	745,534
	PERMITS	309,075	259,075	313,711	318,417	323,193	328,041	332,962
	ANIMAL CONTROL	1,135	1,135	1,152	1,169	1,187	1,205	1,223
	FINES & FORFEITURES	176,300	176,465	178,945	181,629	184,353	187,118	189,925
	FEES & SERVICES	277,903	277,903	282,072	286,303	290,597	294,956	299,380
	MISCELLANEOUS	110,505	232,755	108,509	110,136	111,788	113,465	115,167
	SCHOOL CROSSING GUARD	10,665	10,665	10,825	10,987	11,152	11,319	11,489
	LEOSE PROCEEDS	1,850	1,576	1,850	1,850	1,850	1,850	1,850
	POLICE SEIZED PROCEEDS	-	54,677	-	-	-	-	-
Transfer	In							
	CAPITAL REPLACEMENT	125,000	298,280	108,925	295,975	244,145	105,475	165,138
	GO BOND			1,359,003	2,322,825	5,556,871	8,761,301	-
	Total Revenue	9,739,599	10,629,504	11,607,747	13,069,357	16,572,395	19,969,398	11,609,772
Expenditur Personnel	res by Category							
	SALARIES	4,160,870	3,973,976	4,348,109	4,543,774	4,748,244	4,961,915	5,185,201
	OVERTIME	41,296	77,280	43,084	45,010	47,023	49,126	51,324
	PAYROLL TAXES	311,818	308,265	325,689	340,182	355,324	371,145	387,676
	WORKERS' COMP INSURANCE	108,212	108,385	109,835	111,483	113,155	114,852	116,575
	RETIREMENT	477,609	481,608	499,101	521,561	545,031	569,558	595,188
	HEALTH INSURANCE	600,355	586,238	630,373	661,891	694,986	729,735	766,222
	UNIFORM ALLOWANCE	27,000	25,000	28,000	29,000	30,000	31,000	32,000
	CAR ALLOWANCE	7,200	7,200	7,200	7,200	7,200	7,200	7,200
Supplies, N	Naintenance and Operations	,	,	,	,	,	,	,
	SUPPLIES & CONSUMABLES	30,340	30,340	30,947	31,566	32,197	32,841	33,498
	MINOR EQUIPMENT & FURNITURE	49,770	34,490	44,225	45,110	46,012	46,932	47,871
	FUEL	56,600	64,800	59,273	62,077	65,018	68,102	71,338
	UNIFORMS	33,160	30,110	28,300	28,839	29,389	29,950	30,522
	MISCELLANEOUS	550	-	550	550	550	550	550
	COMMITTEES	2,500	2,500	2,538	2,576	2,614	2,653	2,693
	COURT SECURITY BUILDING	58,724	1,500	6,090	6,181	6,274	6,368	6,464
	VEHICLE MAINTENANCE/REPAIRS	30,880	33,630	32,124	33,424	34,783	36,204	37,690
	VEHICLE IVIAIN LENAINCE/REPAIRS	30,880	33,030	32,124	33,424	54,783	30,204	37,090

		2023 Budgeted	2023 Projected	2024	2025	2026	2027	2028
GENERAL FU	JND - BOND PROGRAM							
	EQUIPMENT MAINTENANCE/REPAIRS	14,500	14,500	13,260	13,525	13,796	14,072	14,353
	BUILDING MAINTENANCE/REPAIRS	17,250	23,250	16,595	16,927	17,265	17,611	17,963
	LANDSCAPING & GREENSPACE MAINT	5,500	5,500	5,610	5,722	5,837	5,953	6,072
	STREET MAINTENANCE	1,038,000	1,086,771	1,038,760	1,039,535	1,040,326	1,041,132	1,041,955
	DRAINAGE WORK	50,000	25,000	50,000	50,000	50,000	50,000	50,000
Professiona	EMERGENCY RESPONSE		506,591					
riolessiona	PROFESSIONAL SERVICES	1,277,449	1,293,449	1,299,604	1,375,457	1,469,224	1,569,740	1,677,508
	DUES/SUBSCRIPTIONS	16,850	17,035	17,131	17,418	17,710	18,008	18,312
	TRAINING/SEMINARS & TRAVEL	112,551	84,241	114,662	116,815	119,012	121,252	123,537
	MEETINGS & RELATED TRAVEL	22,823	14,975	23,043	23,268	23,498	23,732	23,970
	PUBLIC RELATIONS & EVENTS	55,234	56,297	56,234	57,253	58,293	59,354	60,436
	EMPLOYEE APPRECIATION	14,710	14,710	14,938	15,171	15,408	15,651	15,898
	ELECTIONS	7,000	16,580	14,000	14,000	14,000	14,000	14,000
	RECORDING / REPORTING	10,000	8,000	10,000	10,000	10,000	10,000	10,000
	EMPLOYMENT COSTS	2,975	2,975	3,035	3,095	3,157.09	3,220.24	3,284.64
	INVESTIGATIONS	9,500	9,500	9,690	9,884	10,081	10,283	10,489
	LEOSE TRAINING	2,500	1,850	1,850	1,850	1,850	1,850	1,850
Shared Serv	vices							
	FACILITY CONTRACTS & SERVICES	86,985	74,485	83,334	87,501	91,876	96,470	101,293
	TECH/INTERNET/SOFTWARE MAINT	197,440	240,607	207,312	217,678	228,561	239,990	251,989
	POSTAGE	5,625	4,625	5,738	5,852	5,969	6,089	6,210
	GENERAL LIABILITY INSURANCE	56,560	57,066	57,691	58,845	60,022	61,222	62,447
	ELECTRICITY	40,000	40,000	40,800	41,616	42,448	43,297	44,163
	PHONE/CABLE/ALARMS	37,057	37,057	37,798	38,554	39,325	40,112	40,914
	Total Operating Expenditures	9,077,393	9,423,339	9,326,977	9,701,002	10,106,230	10,532,102	10,979,753
Capital Out	lay							
	FURNITURE, FIXTURES & EQUIP	196,950	477,427	165,000	320,408	266,901	143,153	189,280
Transfers O	ut							
	TRANSFER TO CAP IMP FUND 02	3,442,995	3,442,995	1,359,003	2,322,825	5,556,871	9,319,543	275,914
	TRANSFER TO VEH/EQUIP FUND 31	354,495	354,495	310,508	310,508	310,508	310,508	310,508
	Total Expenditures	13,071,833	13,698,256	11,161,488	12,654,743	16,240,510	20,305,305	11,755,455
	Excess (deficiency) of revenues	(3,332,234)	(3,068,752)	446,259	414,614	331,885	(335,908)	(145,683)
	over (under) expenditures							,
Ending Fund	d Balance	5,447,941	5,711,423	6,157,682	6,572,296	6,904,181	6,568,273	6,422,590
Restricted F	Reserves	97,606	97,606	97,606	97,606	97,606	97,606	97,606
Legal Reserv	ve	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Unallocated	l Reserve Balance	795,014	795,014	1,083,105	1,310,707	1,439,978	891,134	521,626
Operating R	Reserve Balance	4,505,321	4,505,321	4,663,489	4,850,501	5,053,115	5,266,051	5,489,876
Percent of C	Operating Expenditures	49.6%	47.8%	50.0%	50.0%	50.0%	50.0%	50.0%

#### FY 2024-28 Strategic Plan - Bond Program Scenario

		2023	2024	2025	2026	2027	2028
	RELIABLE AND SUSTAINABLE INFRASTRUCTURE						
3.3.2	Drainage 7840 Silver Spur Trail (Drainage CIP # 17)	601,000	-	-	-	-	-
3.3.3	Drainage 29010 Tivoli Way (Drainage CIP #34)	456,000	-	-	-	-	-
3.3.5	Drainage 8410 Noble Lark Dr. (CIP# 36)	-	-	-	-	223,066	-
3.3.6	Drainage 29314 Sumpter Drive (CIP# 32)	-	-	-	61,829	159,333	-
3.3.7	Drainage 7967 Turf Paradise Lane (Drainage CIP #37)	85,031	232,757	-	-	-	-
3.3.8	Drainage 7900 Fair Oaks Parkway (Drainage CIP #30)	-	-	-	-	-	-
3.3.9	Drainage 7820 Rolling Acres Trail (Drainage CIP #5)	606,000	-	-	-	-	-
3.3.11	Drainage Ammann Road Low Water Cross (CIP# 1)		55,275	55,275	506,892	506,892	-
3.3.12	Drainage 8426 Triple Crown (CIP# 41)		56,450	145,473	-	-	-
3.3.13	Drainage 7420 Rolling Acres Trail (CIP#6)	-	-	103,869	103,869	275,914	275,914
3.3.14	Drainage 8472 Rolling Acres Trail (CIP# 2)	-	-	-	61,829	159,333	-
3.3.15	Drainage 31988 Scarteen (CIP# 44)	-	-	23,993	61,829	-	-
3.3.16	Drainage 7644 Pimlico Lane (CIP# 46)	-	-	23,993	61,829	-	-
3.3.17	Drainage 8040 Rolling Acres Trail (CIP# 4)	-	-	-	61,829	159,333	-
3.3.18	Drainage 7740 Pimlico Lane (CIP# 42)	-	-	-	24,732	63,733	-
3.3.19	Drainage 32030 Scarteen (CIP# 53)	-	-	-	61,829	159,333	-
3.3.20	Drainage 8312 Triple Crown (CIP #43)	-	-	-	61,829	159,333	-
3.3.22	Drainage 28907 Chartwell Lane (CIP #35)	-	-	-	61,829	159,333	-
3.3.23	Drainage 8622 Delta Dawn (CIP# 15)	-	-	-	61,829	159,333	-
3.3.24	Drainage 8037 Rock Oak Circle (CIP# 58)	-	-	-	24,732	63,733	-
3.4.10	Dietz Elkhorn Roadway reconstruction	245,915	241,416	1,609,436	1,609,436	-	
3.4.11	Ammann Rd Roadway reconstruction	-	365,286	360,786	2,405,239	2,405,239	
3.4.12	Rolling Acres Roadway reconstruction	-	-	-	325,510	4,665,635	
3.4.13	Post Oak Tr Roadway reconstruction, TxDoT Grant	875,000	-	-	-	-	
3.4.14	Connect sidewalk between Elkhorn Ridge subdivision	41,282	367,819	-	-	-	
3.4.15	Battle Intense Reconstructing sidewalk curb.	54,500	-	-	-	-	
3.5.5	Develop plan for a civic center building and campus	412,815					
	PUBLIC HEALTH, SAFETY, AND WELFARE						
4.2.1	Develop a standards of cover and utilization study	18,000					
	OPERATIONAL EXCELLENCE						
5.3.3b	3rd Party Scanning of City Records	40,000					
5.3.12	Implement Fuel Station for City Fleet Vehicles	50,000					-
5.5.31	IT Penetration Testing	-	40,000				
	Total Needed to Fund Projects	3,485,543	1,359,003	2,322,825	5,556,871	9,319,543	275,914

	FY 2024-28 Estimated Tax Rates Bond Program Scenario											
	Current FY 22-23		FY 23-24		FY 24-25		FY 25-26		FY 26-27		FY 27-28	
Tax Rate/\$100 Valuation												
General Fund (M&O)	0.3023		0.2844		0.2676		0.2638		0.2600		0.2563	
Debt Service Fund (I&S)	0.0268		0.0420		0.0382		0.0547		0.0645		0.0615	
Total Tax Rate	0.3291		0.3265		0.3058		0.3185		0.3245		0.3178	
Total Taxable Valuation	2,109,584,004		2,320,542,404		2,552,596,645		2,680,226,477		2,814,237,801		2,954,949,691	
M&O Tax Rate/\$100 Valuation	0.3023		0.2844		0.2676		0.2638		0.2600		0.2563	
Total M&O Levy	6,377,272		6,600,477		6,831,494		7,070,596		7,318,067		7,574,199	
% Increase in M&O Levy			3.50%		3.50%		3.50%		3.50%		3.50%	
Total Taxable Valuation	2,109,584,004		2,320,542,404		2,552,596,645		2,680,226,477		2,814,237,801		2,954,949,691	
I&S Tax rate/\$100 Valuation	0.0268		0.0420		0.0382		0.0547		0.0645		0.0615	
Total I&S Levy	565,959		975,329		974,641		1,465,644		1,815,074		1,817,387	
Total Levy (100%)	6,943,232	\$	7,575,806	\$	7,806,135	\$	8,536,240	\$	9,133,141	\$	9,391,586	
Yr. over Yr. increase (decrease)		\$	632,574	\$	230,329	\$	730,105	\$	596,901	\$	258,445	
Ave Home Taxable Value	5 566,488	\$	623,137	\$	685,450	\$	719,723	\$	755,709	\$	793,495	
Average Tax Bill	1,864	\$	2,034	\$	2,096	\$	2,292	\$	2,453	\$	2,522	



#### CITY COUNCIL CONSIDERATION ITEM

CITY OF FAIR OAKS RANCH, TEXAS May 4, 2023

AGENDA TOPIC: Presentation of the Quarterly Financial Update for the Quarter Ended March

31, 2023

DATE: May 4, 2023

DEPARTMENT: Finance

PRESENTED BY: Scott M. Huizenga, Interim City Manager

#### INTRODUCTION/BACKGROUND:

The purpose of this presentation is to review the City's financial results for the quarter ended March 31, 2023, and projected fund balances.

#### **POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:**

Fiscal transparency informs the Council and citizens how the City spent tax revenues and is a critical element of effective public financial management.

#### LONGTERM FINANCIAL & BUDGETARY IMPACT:

The Finance Department has updated its Fiscal Year 2022-23 projections based on financial performance through the 2<sup>nd</sup> quarter of the fiscal year. The department projects a \$727,000 total increase in General Fund revenues over budget, largely attributable to interest earnings. Due to the rise in yield for both TexPool and Texas CLASS, interest earnings are expected to be \$449,000 higher than the budget of \$72,000. Ad valorem taxes are projected to be \$104,000 higher than budget due to levy adjustments made after the settlement of appraisal value protests. Additionally, grants and contributions are projected to be \$96,000 higher than budget due to the approved grant awarded to the police department for ballistic shields, and receipt of a contribution from BISD for the Chartwell realignment project.

General Fund expenditures are projected to be \$87,000 higher than budget mostly due to the costs of brush removal throughout the City, the addition of M365 licenses and the purchase of the grant-awarded ballistic shields. These overages have been offset with savings in personnel due to vacancies. In total the General Fund is projected to have a positive budget variance of \$640,000.

The Finance Department is projecting a \$465,000 savings to budget in the Strategic Projects Fund due to the cancellation or decreased scope of several drainage projects.

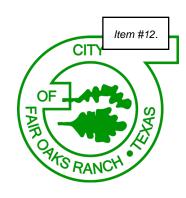
The department projects a net loss in the Utility Fund of \$109,000, which is a savings to budget of \$124,000. The savings to budget is largely due to a projected \$310k increase in budgeted interest earnings offset with decreased impact fee revenue of \$240k.

#### **LEGAL ANALYSIS:**

Not applicable.

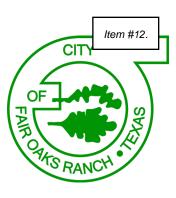
#### RECOMMENDATION/PROPOSED MOTION:

This presentation is for informational purposes only.



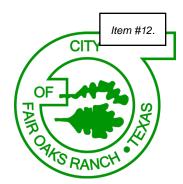
# QUARTERLY FINANCIAL UPDATE

Presented by Scott M. Huizenga, Interim City Manager May 4, 2023



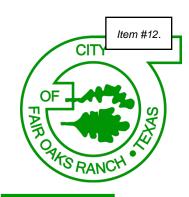
## **General Fund**

### **General Fund Revenues**



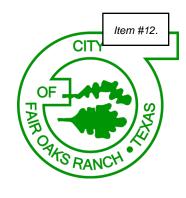
Туре	FY 2022 Actual	FY 2023 Budget	FY 2023 Projection	Q2 Actual	% of Budget
Property Tax	\$6,082,993	\$6,204,433	\$6,308,239	\$6,092,049	98.2%
Sales Tax	1,576,150	1,733,683	1,733,683	569,514	32.8%
Franchise Fees	761,408	692,050	729,050	198,536	28.7%
Permits	348,333	309,075	259,075	112,771	36.5%
Fines & Forfeitures	174,573	176,300	176,465	96,804	54.9%
Interest Earnings	79,926	72,000	521,000	259,225	360.0%
Grants & Contributions	1,283,952	3,600	100,000	39,647	1101.3%
All Other	434,603	710,866	801,992	364,527	51.3%
Totals	\$10,741,938	\$9,902,007	\$10,629,504	\$7,733,073	78.1%

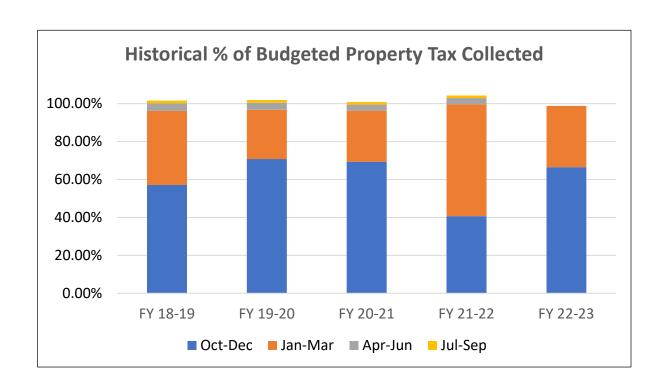
## **General Fund Expenditures**



Type	FY 2022 Actual	FY 2023 Budget	FY 2023 Projection	Q2 Actual	% of Budget
Personnel	\$4,710,417	\$5,714,360	\$5,567,952	\$2,750,377	48.1%
Supplies, Maint, Ops	1,217,258	1,715,265	1,858,982	250,469	14.6%
Prof. Services	1,339,839	1,551,592	1,542,565	710,827	45.8%
Shared Services	388,221	423,667	453,840	294,109	69.4%
Capital Outlay	150,182	408,746	477,427	166,587	40.8%
Transfers	1,511,407	3,797,490	3,797,490	3,797,490	100.0%
Totals	\$9,317,324	\$13,611,120	\$13,698,256	\$7,969,859	58.6%

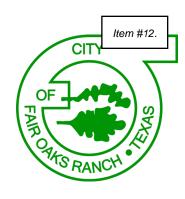
## **Property Taxes**

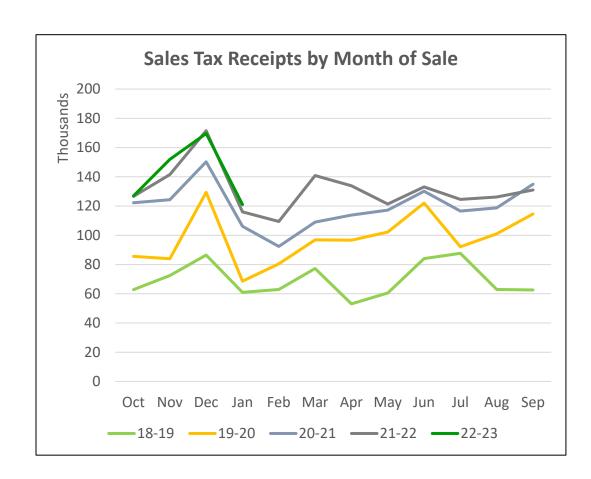




- 95.08% Ad Valorem Tax levy collected.
- 94.9% collected at the same time last year.

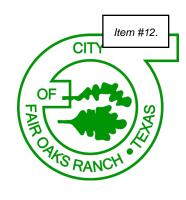
## **Sales Tax**

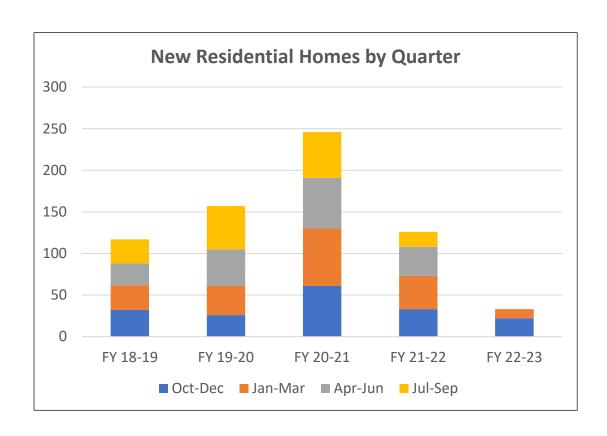




- Sales taxes are collected two months in arrears.
- Currently averaging 2.7% higher than the same time last year.

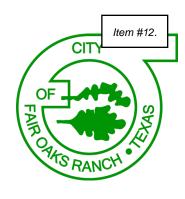
## **New Residential Permits**

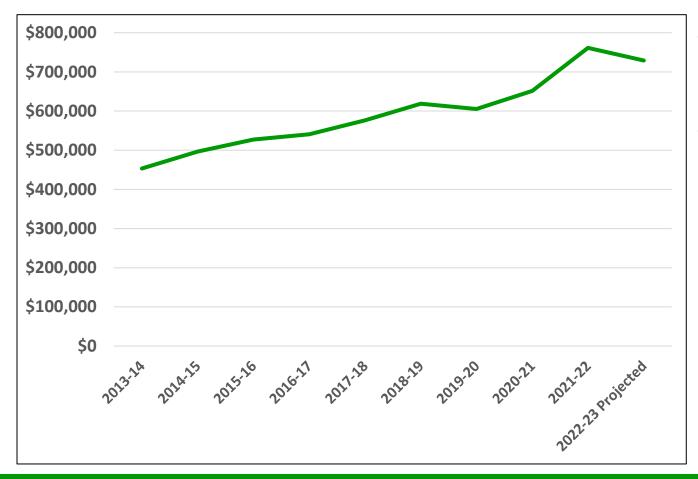




- 33 new residential permits issued through March 31.
- 73 issued at same time last year.

### **Franchise Fees**



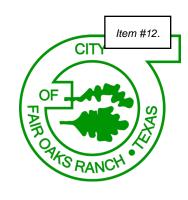


- Franchise Fees have doubled over the last 10 years
- CPS Energy is 60% of the franchise fee
  - Volatility influenced by weather and natural gas rates
  - Wholesale U.S power prices are broadly expected to drop in 2023.



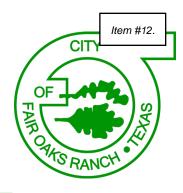
# Strategic Projects Fund

## Reliable & Sustainable Infrastructure



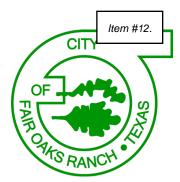
Drainage Projects	FY 2023 Budget	FY 2023 Projection	Q2 Actual	Projected Savings/(Overage)
Rolling Acres Trail	\$676,738	\$250,000	\$39,227	\$426,738
Silver Spur Trail	683,159	30,000	27,262	653,159
Tivoli Way	482,572	1,200,000	8,293	(717,428)
Turf Paradise	125,031	94,000	70,670	31,031
Fair Oaks Pkwy	10,000	10,000	0	0
Rockinghorse Lane	75,000	29,609	29,609	45,391
Totals	\$2,052,500	\$1,613,609	\$175,061	\$438,891

## Reliable & Sustainable Infrastructure

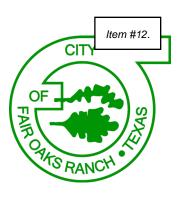


Roads & Infrastructure	FY 2023 Budget	FY 2023 Projection	Q2 Actual	Projected Savings/(Overage)
Post Oak Trail	\$875,000	\$875,000	\$634,145	\$0
Dietz Elkhorn Reconst.	245,915	245,915	1,010	0
Dietz Elkhorn Sidewalk	41,282	41,282	13,636	0
Battle Intense Sidewalk	54,500	54,500	0	0
Chartwell & Dietz	120,929	98,126	98,126	22,803
Civic Center	412,815	412,815	0	0
City Hall Renovation	661,819	661,819	93,910	0
Totals	\$2,412,260	\$2,389,457	\$840,827	\$22,803

## **Public Safety & Operational Excellence**

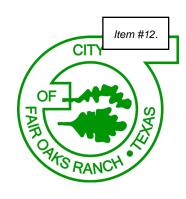


Strategic Projects	FY 2023 Budget	FY 2023 Projection	Q2 Actual	Projected Savings/(Overage)
Fire & EMS Study	\$54,932	\$54,932	\$0	\$0
City Records Digitization	26,100	22,967	18,989	3,133
PIA Software	30,000	30,000	0	0
City Fuel Station	65,000	65,000	0	0
3 <sup>rd</sup> Party Record Scanning	40,000	40,000	0	0
Comms & Marketing	42,139	42,139	1,350	0
Bond Development Program	147,969	147,969	0	0
Employee Handbook	3,034	3,034	0	0
Records Management	4,259	4,259	0	0
Totals	\$413,433	\$410,300	\$20,339	\$3,133



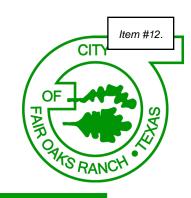
# **Enterprise Fund**

## **Utility Revenues**

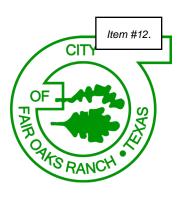


Type	FY 2022 Actual	FY 2023 Budget	FY 2023 Projection	Q2 Actual	% of Budget
Water	\$5,181,118	\$4,222,630	\$4,306,050	\$2,192,307	51.9%
Wastewater	2,615,796	1,348,525	1,423,099	667,064	49.5%
Totals	\$7,796,914	\$5,571,155	\$5,729,149	\$2,859,371	51.3%

# Utility Operating Expenses, Debt and Non-Cash Adjustments



Type	FY 2022 Actual	FY 2023 Budget	FY 2023 Projection	Q2 Actual	% of Budget
Personnel	\$1,741,236	\$1,940,584	\$1,850,328	\$914,626	47.1%
Supplies, Maint, Ops	2,708,976	2,859,378	2,939,466	1,547,063	54.1%
Services	426,150	130,778	240,638	173,044	132.3%
<b>Total Expenses</b>	\$4,876,362	\$4,930,740	\$5,030,432	\$2,634,733	53.4%
Total Capital, Debt and Non-Cash Adjust	\$1,073,474	\$873,250	\$807,723	\$756,201	86.6%



# **QUESTIONS?**

#### Governmental Funds Projected 2022 - 2023

					Tota
	General Fund	CIP/SAP	Equip Repl	Debt Service	Governmenta
Beginning Fund Balance 10.01.22	8,780,175	1,407,555	1,089,047	52,658	11,329,435
Revenues:					
Taxes	8,066,922	-	-	561,873	8,628,795
Franchise Fees	729,050	-	-	-	729,050
Interest	521,000	-	-	3,500	524,500
Permits	259,075	-	-	-	259,075
Animal Control	1,135	-	-	-	1,135
Fines & Forfeitures	176,465	-	-	-	176,465
Fees & Services	277,903	-	-	-	277,903
Grants & Contributions	100,000				
Miscellaneous Income	199,674	-	-	-	199,674
Transfers from Other Funds	298,280	3,442,995	354,495		4,095,770
Total Revenues	10,629,504	3,442,995	354,495	565,373	14,892,366
Expenditures:					
Personnel	5,567,952	-	-	-	5,567,952
Supplies, Maintenance & Operations	1,858,982	-	-	-	1,858,982
Professional Services	1,542,565	262,331	-	-	1,804,896
Shared Services	453,840	-	-	-	453,840
Capital Outlay	477,427	4,151,035	-	-	4,628,462
Debt Service	-	-	-	552,530	552,530
Transfers to Other Funds	3,797,490	<u> </u>	298,280	<u> </u>	4,095,770
Total Expenditures	13,698,256	4,413,366	298,280	552,530	18,962,432
Revenue over/(under) expenditures	(3,068,752)	(970,371)	56,215	12,843	(4,070,065
Ending Fund Balance 9.30.23	5,711,423	437,184	1,145,262	65,501	7,259,370

#### **Fund Balance Summary**

	ACTUAL	CLOSE-OUT	PROJECTION	
General Fund				
General Fullu	9/30/2022	9/30/2023	9/30/2023	
Non-spendable	25,328	-	25,328	
<u>Restricted</u>				
Court Technology	13,873	5,000	18,873	
Court Security Building	59,243	4,500	63,743	
Court Efficiency	671	315	986	
Court Truancy Prevention Fund	10,016	5,000	15,016	
Municipal Court Jury Fund	200	150	350	
Felony Forfeiture	11,551	54,677	66,228	
LEOSE Funds	14,429	(274)	14,155	
PEG Fees	4,319	-	4,319	
Total Restricted	114,302	69,369	183,671	
Committed	-	-	-	
<u>Assigned</u>				
Legal Reserve	50,000	-	50,000	
Operating Reserve	4,225,321	280,000	4,505,321	
	4,275,321	280,000	4,555,321	
<u>Unassigned</u>				
Encumbrances	56,374	(56,374)	-	
FY 2023 Budget	3,332,234	(3,332,234)	-	
Unallocated	976,616	(29,513)	947,103	
	4,365,223.91	(3,418,121)	947,103	
General Fund Balances	8,780,175	(3,068,752)	5,711,423	

-

	ACTUAL	CLOSE-OUT	PROJECTION
	ACTUAL		
Other Funds	9/30/2022	9/30/2023	9/30/2023
<u>Assigned</u>			
Debt Service Fund Balance	52,658	12,843	65,501
SAP and Capital Projects Fund Balance	1,407,555	(970,371)	437,184
Equipment Replacement Fund Balance	1,089,047	56,215	1,145,262
	2,549,260	(901,313)	1,647,947

#### Revenue Detail March 31, 2023 50% of Fiscal Year

D T	Amended	Duning Alban	Year-to-Date	Percent	Budget	O
Revenue Type	Budget	Projection	Actual	of Budget	Balance	Comments
Taxes General Property	6,149,433	6,253,239	6,074,413	98.8%	(75,020)	Increased projection for levy adjustments.
Delinguent Property	30,000	30,000	5,793	19.3%	(24,207)	increased projection for levy adjustments.
	,		,	19.3% 47.4%	` ' '	
Penalty & Interest	25,000	25,000	11,843		(13,157)	Missad Day Tay pasted through Jan 22
Mixed Beverage	25,000	25,000	10,203	40.8%	(14,797)	Mixed Bev Tax posted through Jan-23.
Local Sales	1,155,789	1,155,789	379,676	32.8%	(776,113)	Sales Tax posted through Jan-23.
Street Maintenance	288,947	288,947	94,919	32.8%	(194,028)	Sales Tax posted through Jan-23.
Property Reduction	288,947	288,947	94,919	32.8%	(194,028)	Sales Tax posted through Jan-23.
Total Taxes	7,963,116	8,066,922	6,671,766	83.8%	(1,291,350)	
Franchise Fees						
Time Warner Cable	60,000	60,000	16,659	27.8%	(43,341)	Fees collected for 1st Quarter.
GVTC Cable/Telephone	69,000	69,000	16,611	24.1%	(52,389)	Fees collected for 1st Quarter.
AT&T Cable/Telephone	2,700	2,700	533	19.7%	(2,167)	Fees collected for 1st Quarter.
Miscellaneous	1,000	1,000	165	16.5%	(835)	Fees collected for 1st Quarter.
City Public Service	411,000	450,000	125,510	30.5%	(285,490)	Fees collected through January.
Pedernales Electric Company	91,850	91,850	22,172	24.1%	(69,678)	Fees collected for 1st Quarter.
Grey Forest Utilities	23,000	23,000	8,392	36.5%	(14,608)	Fees collected for 1st Quarter.
Garbage Regular	30,000	30,000	8,494	28.3%	(21,506)	Fees collected for 1st Quarter.
Garbage Recycling	3,500	1,500	-	0.0%	(3,500)	Reduced projection; no fee owed for Q1 or Q2.
Total Franchise Fees	692,050	729,050	198,536	28.7%	(493,514)	
		_				
Bank/Investment Interest	72,000	521,000	259,225	360.0%	187,225	Increased projection for increase in rates
Total Interest	72,000	521,000	259,225	360.0%	187,225	more decoupling to the more decoupling decoupling to the more decoup
Permits	000 000	450,000	00.000	20.40/	(420.470)	Description for already development to date
New Residential Permits	200,000	150,000	60,822	30.4%	(139,178)	Decreased projection for slowed development to date.
New Commerical Permits	5,000	5,000	-	0.0%	(5,000)	
Remodeling/Additions	30,000	30,000	12,928	43.1%	(17,072)	
Other BC and Permits	61,000	61,000	32,031	52.5%	(28,969)	
Contractor Registration	9,200	9,200	3,380	36.7%	(5,820)	
Food/Health	3,875	3,875	3,610	93.2%	(265)	
Total Permits Costs	309,075	259,075	112,771	36.5%	(196,304)	
Animal Control						
Pet Licenses	640	640	285	44.5%	(355)	
Pet Impount/Quarantine	495	495	345	69.7%	(150)	
Total Animal Control	1,135	1,135	630	55.5%	(505)	

#### Revenue Detail continued

Revenue Type	Amended Budget	Projection	Year-to-Date Actual	Percent of Budget	Budget Balance	Comments
Fines & Forfeitures	Duuget	Frojection	Actual	or budget	Dalalice	Comments
Municipal Court Fines	160,000	160,000	88,640	55.4%	(71,360)	
Municipal Court Security	6,000	6,000	2,776	46.3%	(3,224)	
Municipal Court Technology	5,000	5,000	2,282	45.6%	(2,719)	
Municipal Court Efficiency	150	315	249	166.2%	99	
Court Truancy Prevention Fund	5,000	5,000	2,802	56.0%	(2,198)	
Municipal Court Jury Fund	150	150	56	37.4%	(94)	
Total Fines & Forfeitures	176,300	176,465	96,804	54.9%	(79,496)	
Fees & Services						
FORU Management	210,003	210,003	107,672	51.3%	(102,331)	
Special Fees	25,000	25,000	5,996	24.0%	(19,004)	
FORMDD Management	30,150	30,150	30,150	100.0%	-	Annual fee received
Credit Card Service Fee	12,750	12,750	4,410	34.6%	(8,340)	
Total Fees & Services	277,903	277,903	148,228	53.3%	(129,675)	
Miscellaneous						
Miscellaneous	106,905	106,905	53,393	49.9%	(53,512)	
City Event Sponsorships	-	850	850	0.0%	850	Ticket sales to State of the City
Sale of Assets	-	25,000	15,794	0.0%	15,794	Increased projection for auctions.
School Guard Crossing Fund	10,665	10,665	3,244	30.4%	(7,421)	
Leose Proceeds	1,850	1,576	1,576	85.2%	(274)	Annual payment received.
Police Seized Proceeds	<u>-</u>	54,677	54,677	0.0%	54,677	Seizure proceeds.
Total Miscellaneous	119,420	199,674	129,535	108.5%	10,115	
Grants & Contributions						
Donations/Grants	3,600	100,000	39,647	1101.3%	36,047	Increased projection for Winter Storm reimb, BISD contribution to Chartwell realignment project, and ballistic shield grant.
Total Grants & Contributions	3,600	100,000	39,647	1101.3%	36,047	Granwen reangriment project, and banishe sinell grant.
Transfers						
Capital Replacement	287,408	298,280	75,931	26.4%	(211,477)	Transfers post as capital is purchased.
Total Transfers	287,408	298,280	75,931	26.4%	(211,477)	
Total Revenue	9,902,007	10,629,504	7,733,073	78.1%	(2,168,934)	

#### Mayor & Council Expenditures - 610 March 31, 2023 50% of Fiscal Year

	Amended Budget	Projection	Year-to-Date Actual	Percent of Budget	Budget Balance	Comments
Expenditure Type	Buugei	Projection	Actual	oi buuget	Dalatice	Comments
Supplies, Maintenance & Operations				00/		
Supplies and Consumables	-	-	-	0%	-	
Minor Equipment and Furniture	-	=	-	0%	-	
Fuel	-	-	-	0%	-	
Uniforms	350	350	-	0%	350	
Committee - Branding	500	500	82	16%	418	
Committee - Planning & Zoning	500	500	=	0%	500	
Committee - Board of Adj	500	500	=	0%	500	
Committee - Audit	500	500	-	0%	500	
Committee - Urban Wildlife	500	500	-	0%	500	
Donations & Grants				0%		
Total Supplies, Maintenance & Operations Costs	2,850	2,850	82	2.9%	2,768	
Services						
Professional Services	-	-	-	0%	-	
Dues/Subscriptions	2,800	2,800	2,446	87%	354	Annual TML Dues paid
Training/Seminars & Related Travel	7,000	2,000	-	0%	7,000	Decreased projection for anticipated savings.
Meetings and Related Travel	11,800	6,800	933	8%	10,867	Decreased projection for strategic workshop costs.
Public Relations	5,250	5,250	481	9%	4,769	Town Hall and Purple Heart costs.
Employee Appreciation	-	-	-	0%	-	
Employment Costs	-	-	-	0%	-	
Recording/Reporting/History	-	-	-	0%	=	
Total Services Costs	26,850	16,850	3,860	14.4%	22,990	
Total Departmental Budget	29,700	19,700	3,941	13.3%	25,759	

#### Administration - 611 March 31, 2023 50% of Fiscal Year

Expenditure Type	Amended Budget	Projection	Year-to-Date Actual	Percent of Budget	Budget Balance	Comments
Personnel	J			J		
Salaries	460,214	444,682	211,336	46%	248,878	Projection updated for Admin Clerk vacancy.
Overtime	115	111	-	0%	115	
Taxes - Social Security	28,473	24,813	10,877	38%	17,596	
Taxes - Medicare	6,659	6,430	3,171	48%	3,488	
Taxes SUTA/FUTA	306	306	-	0%	306	First payment due in April.
Workers' Compensation Insurance	1,506	1,462	1,462	97%	44	Annual premium paid.
Retirement	54,752	53,081	26,537	48%	28,215	
Health Insurance	39,207	36,292	18,546	47%	20,661	
Uniform Allowance	-	-	- -	0%	-	
Car Allowance	7,200	7,200	3,600	50%	3,600	
Relocation Allowance	-	-	-	0%	-	
Total Personnel Costs	598,432	574,377	275,529	46.0%	322,903	
Supplies, Maintenance & Operations						
Supplies and Consumables	650	650	283	44%	367	
Minor Equipment and Furniture	900	900	167	19%	733	
Fuel	200	200	25	12%	175	
Uniforms	250	250	-	0%	250	
Miscellaneous	-	-	_	0%	-	
Total Supplies, Maintenance & Operations Costs	2,000	2,000	475	23.8%	1,525	
Services			<u></u>			
Professional Services	85,040	85,040	33,420	39%	51,620	
Dues/Subscriptions	4,136	4,136	3,553	86%	51,620	Annual dues paid
Training/Seminars & Related Travel	22,576	7,576	2,485	11%	20,091	Decreased projection for anticipated savings.
Meetings and Related Travel	6,473	3,500	2, <del>4</del> 65 1,429	22%	5,044	200.00000 projection for uniterpated outlings.
Employee Appreciation	250	3,300 250	1,423	0%	250	
Fotal Services Costs	118,475	100,502	40,887	34.5%	77,588	
Otal Oci vices Custs	110,475	100,502	40,007	J4.J /0	11,500	
Total Departmental Budget	718,907	676,879	316,891	44.1%	402,016	

#### City Secretary - 612 March 31, 2023 50% of Fiscal Year

	Amended		Year-to-Date	Percent	Budget	
Expenditure Type	Budget	Projection	Actual	of Budget	Balance	Comments
Personnel						
Salaries	152,675	152,630	73,380	48%	79,295	
Overtime	-	-	-	0%	-	
Taxes - Social Security	9,306	9,196	4,464	48%	4,842	
Taxes - Medicare	2,176	2,151	1,044	48%	1,132	
Taxes SUTA/FUTA	180	180	-	0%	180	First payment due in April.
Workers' Compensation Insurance	492	478	478	97%	14	Annual premium paid.
Retirement	17,895	18,087	9,074	51%	8,821	
Health Insurance	20,005	20,256	10,380	52%	9,625	
Uniform Allowance	-	-	-	0%	-	
Car Allowance	-	-	-	0%	-	
Relocation Allowance	-	-	-	0%	-	
Total Personnel Costs	202,729	202,977	98,821	48.7%	103,908	
Supplies, Maintenance & Operations						
Supplies and Consumables	1,300	1,300	291	22%	1,009	
Minor Equipment and Furniture	280	280	169	60%	111	
Fuel	-	-	-	0%	_	
Uniforms	100	100	-	0%	100	
Miscellaneous	-	-	-	0%	-	
Total Supplies, Maintenance & Operations Costs	1,680	1,680	460	27.4%	1,220	
Services						
Professional Services	24,889	12,889	380	2%	24,510	Decreased projection for recodification likely pushed to next FY.
Dues/Subscriptions	762	762	708	93%	54	Annual dues paid
Training/Seminars & Related Travel	6,180	6,180	3,881	63%	2,299	Open Gov't Conference.
Meetings and Related Travel	1,500	1,500	274	18%	1,226	-F
Elections	7,000	16,580	-	0%	7,000	Increased projection for estimated election cost by Kendall County.
Employee Appreciation	100	10,300	69	69%	31	managed projection for commuted dissilier cost by Normani County.
Recording/Reporting/History	10,000	8,000	2,554	26%	7,446	Decreased projection for anticipated savings.
Total Services Costs	50,431	46,011	7,867	15.6%	42,564	200,00000 p. 0,000,001 for antioipation durings.
Total Daniedon autol Daniedon t	254.040	250 000	407.447	42.00/	447.000	
Total Departmental Budget	254,840	250,668	107,147	42.0%	147,693	

#### HR & Communications - 613 March 31, 2023 50% of Fiscal Year

	Amended		Year-to-Date	Percent	Budget	
xpenditure Type	Budget	Projection	Actual	of Budget	Balance	Comments
Personnel						
Salaries	121,667	121,749	58,558	48%	63,109	
Overtime	-	-	-	0%	-	
Taxes - Social Security	7,463	7,401	3,628	49%	3,835	
Taxes - Medicare	1,745	1,731	849	49%	896	
Taxes SUTA/FUTA	135	135	-	0%	135	First payment due in April.
Workers' Compensation Insurance	395	384	384	97%	11	Annual premium paid.
Retirement	14,352	14,426	7,240	50%	7,112	
Health Insurance	10,227	10,190	5,209	51%	5,018	
Uniform Allowance	-	-	-	0%	-	
Car Allowance	-	-	-	0%	-	
Relocation Allowance	-	-	-	0%	-	
Total Personnel Costs	155,984	156,015	75,867	48.6%	80,117	
Supplies, Maintenance & Operations						
Supplies and Consumables	1,600	1,600	1,079	67%	521	
Minor Equipment and Furniture	1,600	1,600	32	2%	1,568	
Fuel	-	=	=	0%	=	
Uniforms	150	150	76	50%	74	
Miscellaneous	-	-	=	0%	-	
otal Supplies, Maintenance & Operations Costs	3,350	3,350	1,186	35.4%	2,164	
Services						
Professional Services	495	495	-	0%	495	
Dues/Subscriptions	2,010	2,010	794	39%	1,216	
Training/Seminars & Related Travel	16,275	11,275	1,621	10%	14,654	Decreased projection for leadership training pushed to next FY.
Meetings and Related Travel	950	950	715	75%	235	
Public Relations	43,450	44,513	9,063	21%	34,387	Increased projection for SoC budget overage.
Employee Appreciation	11,410	11,410	5,184	45%	6,226	, ,
Employment Costs	2,975	2,975	847	28%	2,128	
Total Services Costs	77,565	73,628	18,223	23.5%	59,342	
otal Departmental Budget	236,899	232,993	95,276	40.2%	141,623	

#### Finance - 614 March 31, 2023 50% of Fiscal Year

	Amended		Year-to-Date	Percent	Budget	
Expenditure Type	Budget	Projection	Actual	of Budget	Balance	Comments
Personnel						
Salaries	219,835	200,917	95,911	44%	123,924	Projected savings due to AP/Payroll vacancy.
Overtime	157	259	184	117%	(27)	Increased overtime due to vacancy.
Taxes - Social Security	13,575	12,116	5,848	43%	7,727	
Taxes - Medicare	3,175	2,834	1,368	43%	1,807	
Taxes SUTA/FUTA	225	225	2	1%	223	First payment due in April.
Workers' Compensation Insurance	718	699	699	97%	19	Annual premium paid.
Retirement	26,105	23,843	11,903	46%	14,202	
Health Insurance	34,601	31,332	15,857	46%	18,744	
Uniform Allowance	-	-	-	0%	-	
Car Allowance	-	-	-	0%	-	
Relocation Allowance	-	-	-	0%	-	
Total Personnel Costs	298,391	272,225	131,772	44.2%	166,619	
Supplies, Maintenance & Operations						
Supplies and Consumables	1,325	1,325	393	30%	932	
Minor Equipment and Furniture	500	500	303	61%	197	
Fuel	-	-	-	0%	-	
Uniforms	250	200	29	11%	222	
Miscellaneous	-	-	-	0%	-	
Total Supplies, Maintenance & Operations Costs	2,075	2,025	724	34.9%	1,351	
Services						
Professional Services	71,120	70,620	57,218	80%	13,902	Appraisal district fees paid through 2nd Qtr, annual audit costs
Dues/Subscriptions	475	625	588	124%	(113)	Annual GFOA/GFOAT renewals paid.
Training/Seminars & Related Travel	5,600	5,525	2,041	36%	3,559	•
Meetings and Related Travel	400	325	-,	0%	400	
Employee Appreciation	250	250	20	8%	230	
Total Services Costs	77,845	77,345	59,866	76.9%	17,979	
otal Departmental Budget	378,311	351,595	192,362	50.8%	185,949	

#### Information Technology - 615 March 31, 2023 50% of Fiscal Year

			0070 01 1			
	Amended		Year-to-Date	Percent	Budget	
Expenditure Type	Budget	Projection	Actual	of Budget	Balance	Comments
Personnel		-				
Salaries	86,662	86,694	41,680	48%	44,982	
Taxes - Social Security	5,346	5,214	2,526	47%	2,820	
Taxes - Medicare	1,250	1,220	591	47%	659	
Taxes SUTA/FUTA	90	90	-	0%	90	First payment due in April.
Workers' Compensation Insurance	283	274	274	97%	9	Annual premium paid.
Retirement	10,279	10,274	5,154	50%	5,125	
Health Insurance	12,375	12,470	6,399	52%	5,976	
Total Personnel Costs	116,285	116,236	56,625	48.7%	59,660	
Supplies, Maintenance & Operations						
Supplies and Consumables	200	200	59	29%	141	
Minor Equipment and Furniture	200	200	25	12%	175	
Uniforms	100	100	-	0%	100	
Total Supplies, Maintenance & Operations Costs	500	500	84	16.8%	416	
Services						
Professional Services	2,000	1,500	(41)	-2%	2,041	Received a credit for prior year purchase; decreased projection.
Dues/Subscriptions	175	175	88	50%	88	TAGIT annual dues paid.
Training/Seminars & Related Travel	4,500	4,400	447	10%	4,053	
Meetings and Related Travel	100	200	180	180%	(80)	
Employee Appreciation	100	100	-	0%	100	
Total Services Costs	6,875	6,375	673	9.8%	6,202	
Shared Services						
Facility Contracts & Services	17,461	17,461	7,275	42%	10,186	
Tech/Internet/Software Maintenance	197,440	240,607	159,014	81%	38,426	Increased projection for M365 licenses
Phone/Cable/Alarms	37,057	37,057	14,942	40%	22,115	• •
Fotal Shared Services Costs	251,958	295,125	181,231	71.9%	70,727	
Capital Outlay						
Furniture, Fixtures, Equipment & Vehicles	15,000	14,552	14,552	97%	448	Annual replacement completed.
Total Capital Outlay Costs	15,000	14,552	14,552	97.0%	448	
		432,788	253,164	64.8%		

#### Municipal Court - 620 March 31, 2023 50% of Fiscal Year

	Amended	Davis	Year-to-Date	Percent of Budget	Budget Balance	Comments
Expenditure Type	Budget	Projection	Actual	of Budget	Balance	Comments
Personnel	404.000	400 000	40.000	400/	54.770	
Salaries	101,000	102,398	49,230	49%	51,770	
Overtime	320	311	-	0%	320	
Taxes - Social Security	6,214	6,001	2,808	45%	3,406	
Taxes - Medicare	1,453	1,404	657	45%	796	First various due in Ausil
Taxes SUTA/FUTA	180	180	-	0%	180	First payment due in April.
Workers' Compensation Insurance	328	319	319	97%	9	Annual premium paid.
Retirement	11,950	12,171	6,088	51%	5,862	
Health Insurance	24,190	29,501	15,083	62%	9,107	
Uniform Allowance	-	-	-	0%	-	
Car Allowance	-	-	-	0%	-	
Relocation Allowance	-	-	<u> </u>	0%	-	
Total Personnel Costs	145,635	152,285	74,184	50.9%	71,451	
Supplies, Maintenance & Operations						
Supplies and Consumables	1,700	1,700	1,062	62%	638	
Minor Equipment and Furniture	1,400	1,400	634	45%	766	
Fuel	-	-	-	0%	-	
Uniforms	150	150	-	0%	150	
Miscellaneous	-	-	-	0%	-	
Court Technology	-	-	-	0%	-	
Court Security Building	58,724	1,500	-	0%	58,724	No planned expenditures other than bailiff costs for trials.
Total Supplies, Maintenance & Operations Costs	61,974	4,750	1,697	2.7%	60,277	
Services						
Professional Services	74,230	83,230	46,673	63%	27,557	Increased projection for Judge Magistrate costs.
Dues/Subscriptions	800	800	155	19%	645	
Training/Seminars & Related Travel	3,550	3,550	1,151	32%	2,399	
Meetings and Related Travel	500	500	-	0%	500	
Employee Appreciation	100	100	-	0%	100	
Total Services Costs	79,180	88,180	47,979	60.6%	31,201	
Fotal Departmental Budget	286,789	245,215	123,860	43.2%	162,929	

#### Public Safety/Emergency - 630 March 31, 2023 50% of Fiscal Year

	Amended		Year-to-Date	Percent	Budget	
Expenditure Type	Budget	Projection	Actual	of Budget	Balance	Comments
Personnel						
Salaries	2,042,574	1,997,708	944,209	46%	1,098,365	Projection updated for routine vacancies.
Overtime	36,411	64,971	41,239	113%	(4,828)	Due to shift coverage, position vacancies
Taxes - Social Security	126,446	126,775	62,450	49%	63,996	
Taxes - Medicare	29,572	29,649	14,605	49%	14,967	
Taxes SUTA/FUTA	2,700	2,700	4	0%	2,696	First payment due in April.
Workers' Compensation Insurance	82,294	80,113	80,113	97%	2,181	Annual premium paid.
Retirement	243,153	245,592	123,063	51%	120,090	
Health Insurance	297,640	290,991	149,133	50%	148,507	
Uniform Allowance	27,000	25,000	11,500	43%	15,500	Decreased projection; March allowance lower than budgeted.
otal Personnel Costs	2,887,790	2,863,499	1,426,316	49.4%	1,461,474	
Supplies, Maintenance & Operations						
Supplies and Consumables	4,000	4,000	1,773	44%	2,227	
Minor Equipment and Furniture	4,820	10,820	10,454	217%	(5,634)	Overage due to manlift rental, tasers, AED service plan, K9 supplies
Fuel	40,000	43,000	21,497	54%	18,503	Increased projection based on actuals to date.
Uniforms	22,120	19,120	12,058	55%	10,062	Decreased projection for budget savings on new badges.
Miscellaneous	-	-	-	0%	-	
Vehicle Maintenance/Repairs	20,880	23,630	5,681	27%	15,199	Increased projection for vehicle cameras warranty.
otal Supplies, Maintenance & Operations Costs	91,820	100,570	51,463	56.0%	40,357	
Services						
Professional Services	724,975	724,975	353,635	49%	371,340	Second quarter ESD paid.
Dues/Subscriptions	3,435	3,435	2,710	79%	725	
Training/Seminars & Related Travel	24,000	21,000	9,005	38%	14,995	Decreased projection for anticipated savings for Womens Conf.
Meetings and Related Travel	500	500	-	0%	500	
Investigations	9,500	9,500	1,646	17%	7,854	
Leose Training	2,500	1,850	-	0%	2,500	
Asset Forfeiture	-	22,954	22,954	0%	(22,954)	Costs associated with forfeited vehicle auction. Off-set with revenue.
Public Relations	6,534	6,534	3,159	48%	3,375	
Employee Appreciation	1,500	1,500	- -	0%	1,500	
Fotal Services Costs	772,944	792,248	393,108	50.9%	379,836	

		Public Sa	afety/Em	ergency - 6	30 contin	ued	Item #12
Expenditure Type	Amended Budget	Projection	Year-to-Date Actual	Percent of Budget	Budget Balance	Comments	
Capital Outlay							
Furniture, Fixtures, Equipment & Vehicles	283,287	355,018	116,105	41%	167,182	see Note A	
Total Capital Outlay Costs	283,287	355,018	116,105	41.0%	167,182		
Total Departmental Budget	4,035,841	4,111,335	1,986,991	49.2%	2,048,850		
Note A:	Amended Budget	Projected	Actual	Surplus / (Deficit)	Notes		
	<u> </u>				<u></u>		
PY Encumbrance: Patrol Vehicle	34,895	34,895	34,895	-	Purchase comple	ete.	
PY Encumbrance: Patrol Vehicle	34,895	34,895	34,895	-	Purchase comple	ete.	
PY Encumbrance: Command Vehicle	40,694	40,694	-	40,694	PO issued; possi	bly looking at alternatives due to supply issues.	
2023 Patrol Vehicle	36,000	36,000	-	36,000			
Patrol Vehicle Outfitting	23,000	23,000	5,865	17,135			
2023 Patrol Vehicle	36,000	36,000	-	36,000			
Patrol Vehicle Outfitting	23,000	23,000	5,865	17,135			
Unmanned Aerial Vehicle	31,950	31,950	-	31,950			
AED Bundle - qty.6	7,656	7,656	7,656	-	Purchase comple	ete.	
Tasers	15,197	15,197	15,197	-	Purchase comple	ete.	
Patrol Vehicle Outfitting	-	5,865	5,865	(5,865)	Outfit for PY encu	umbered vehicle; transfer from ERF.	
Patrol Vehicle Outfitting	-	5,865	5,865	(5,865)	Outfit for PY encu	umbered vehicle; transfer from ERF.	
Bullet Resistant Shields	-	60,000	-	-	PO issued for shi	ields, long lead time; offset with grant revenue	
Total Budgeted Purchases	283,287	355,018	116,105	167,182			

#### Maintenance - 640 March 31, 2023 50% of Fiscal Year

	Amended		Year-to-Date	Percent	Budget	
Expenditure Type	Budget	Projection	Actual	of Budget	Balance	Comments
Personnel						
Salaries	437,282	400,823	186,536	43%	250,746	Projected savings due to vacancies.
Overtime	4,951	11,012	7,887	159%	(2,936)	Updated projection for ice storm overtime in February.
Taxes - Social Security	27,323	24,863	11,884	43%	15,439	
Taxes - Medicare	6,390	5,815	2,779	43%	3,611	
Taxes SUTA/FUTA	900	900	-	0%	900	First payment due in April.
Workers' Compensation Insurance	22,731	22,176	22,176	98%	555	Annual premium paid.
Retirement	52,541	48,733	24,009	46%	28,532	
Health Insurance	99,425	95,571	47,961	48%	51,464	
Total Personnel Costs	651,543	609,894	303,233	46.5%	348,310	
Supplies, Maintenance & Operations						
Supplies and Consumables	4,830	4,830	2,981	62%	1,849	
Minor Equipment and Furniture	15,450	15,450	10,723	69%	4,727	Water fountain and floor scrubber purchased
Fuel	11,500	15,500	9,278	81%	2,222	Increased projection for fuel costs.
Uniforms	7,760	7,760	4,160	54%	3,600	
Vehicle Maintenance/Repairs	10,000	10,000	(1,448)	-14%	11,448	TML reimbursement posted; pending shop invoice for repairs.
Equipment Maintenance/Repairs	14,500	14,500	7,844	54%	6,656	
Building Maintenance/Repairs	17,250	23,250	18,727	109%	(1,477)	Increased projection for unbudgeted fire station repairs \$6k.
Landscaping & Greenspace Maintenance	5,500	5,500	533	10%	4,967	
Street Maintenance	38,000	38,000	11,688	31%	26,312	
Drainage Work	50,000	25,000	2,463	5%	47,537	Decreased projection for anticipated savings.
Total Supplies, Maintenance & Operations Costs	174,790	159,790	66,949	38.3%	107,841	
Services						
Professional Services	30,200	30,200	679	2%	29,521	PD HVAC study complete, pending quotes on repairs.
Dues/Subscriptions	932	932	55	6%	877	
Training/Seminars & Related Travel	8,540	8,440	2,269	27%	6,271	
Meetings and Related Travel	100	200	189	189%	(89)	Overage due to new employee meetings.
Employee Appreciation	500	500	94	19%	406	
Fotal Services Costs	40,272	40,272	3,285	8.2%	36,987	

		Ma	aintenanc	e - 640 cor	ntinued		Item #12
Expenditure Type	Amended Budget	Projection	Year-to-Date Actual	Percent of Budget	Budget Balance	Comments	
Capital Outlay							
Furniture, Fixtures, Equipment & Vehicles	104,429	101,827	29,900	29%	74,529	See Note A	
Total Capital Outlay Costs	104,429	101,827	29,900	28.6%	74,529		
Total Departmental Budget	971,034	911,783	403,368	41.5%	567,666		
	<u>Amended</u>						
Note A:	<u>Budget</u>	Projected	<u>Actual</u>	Surplus / (Deficit)	<u>Notes</u>		
PY Encumbrance: Ford F250	51,924	51,924	-	51,924	Truck has been o	ordered; pending delivery.	
PY Encumbrance: HVAC unit City Hall	20,505	20,505	502	20,003	Project in proces	S.	
Mowing Trailer Replacement	7,000	6,141	6,141	859	Purchase comple	ete; savings to budget.	
Grasshopper Mower New	17,500	17,037	17,037	463	Purchase comple	ete; savings to budget.	
Dump Trailer (shared with EF)	7,500	6,220	6,220	1,281	Purchase comple	ete; savings to budget.	
	104,429	101,827	29,900	74,529			

#### Building Codes & Permits - 641 March 31, 2023 50% of Fiscal Year

	Amended		Year-to-Date	Percent	Budget	
Expenditure Type	Budget	Projection	Actual	of Budget	Balance	Comments
Personnel	42-225	404.0=0	00.100		40 4 = 22	Undated assistation for the con-
Salaries	187,208	161,358	82,488	44%	104,720	Updated projection for vacancies.
Overtime	263	255	-	0%	263	
Taxes - Social Security	12,774	9,947	5,251	41%	7,523	
Taxes - Medicare	2,987	2,326	1,228	41%	1,759	
Taxes SUTA/FUTA	270	270	-	0%	270	First payment due in April.
Workers' Compensation Insurance	1,265	1,228	1,228	97%	37	Annual premium paid.
Retirement	24,564	19,214	10,270	42%	14,294	
Health Insurance	28,360	22,547	10,974	39%	17,386	
Uniform Allowance	-	-	-	0%	-	
Car Allowance	-	-	-	0%	=	
Relocation Allowance		<u>-</u> _	<u> </u>	0%	=	
Total Personnel Costs	257,691	217,146	111,439	43.2%	146,252	
Supplies, Maintenance & Operations						
Supplies and Consumables	875	875	153	17%	722	
Minor Equipment and Furniture	1,250	1,250	14	1%	1,237	
Fuel	2,600	2,600	420	16%	2,180	
Uniforms	530	530	-	0%	530	
Miscellaneous	-	-	-	0%	-	
Total Supplies, Maintenance & Operations Costs	5,255	5,255	586	11.2%	4,669	
Services						
Professional Services	64,500	64,500	37,025	57%	27,475	
Dues/Subscriptions	275	310	310	113%	(35)	License renewals
Training/Seminars & Related Travel	2,050	2,015	100	5%	1,950	
Meetings and Related Travel	100	100	-	0%	100	
Employee Appreciation	150	150	31	21%	119	
Employment Costs	-	-	-	0%	-	
Recording/Reporting/History	-	-	-	0%	=	
Total Services Costs	67,075	67,075	37,466	55.9%	29,609	
Total Departmental Budget	330,021	289,476	149,492	45.3%	180,529	

#### Engineering & Planning - 642 March 31, 2023 50% of Fiscal Year

expenditure Type	Amended Budget	Projection	Year-to-Date Actual	Percent of Budget	Budget Balance	Comments
Personnel	Duuget	Projection	Actual	or budget	Dalatice	Comments
Salaries	303,599	305,014	146,729	48%	156,870	
Overtime	232	361	146,729	80%	150,670	
Taxes - Social Security	232 18,777	18,654	9,193	49%	9,584	
Taxes - Medicare	4,391	4,363	2,150	49% 49%	9,564 2,241	
Taxes SUTA/FUTA	378	4,303 378	2,130	49% 0%	378	First payment due in April.
	376 1,289	376 1,252	- 1,252	0% 97%	370 37	Annual premium paid.
Workers' Compensation Insurance	•	36,186	•	97% 50%		Allidai premidiri paid.
Retirement Health Insurance	36,108		18,164		17,944	
	35,106	37,090	18,916	54%	16,190	
otal Personnel Costs	399,880	403,298	196,591	49.2%	203,289	
Sumplies Maintenance 9 Operations						
Supplies, Maintenance & Operations	40.000	40.000	2.050	200/	0.000	
Supplies and Consumables	10,260	10,260	3,952	39%	6,308	
Minor Equipment and Furniture	2,090	2,090	12	1%	2,078	Increased prejection for high first costs
Fuel	2,300	3,500	2,055	89%	245	Increased projection for high fuel costs
Uniforms	1,400	1,400	439	31%	961	
Miscellaneous	-	-	-	0%	-	Decree and attitude and T. Determined at 2054/01bits Occasion
Street Maintenance	1,048,771	1,048,771	112,196	11%	936,575	Pavement striping and TxDot project at 3351/Cibolo Creek
otal Supplies, Maintenance & Operations Costs	1,064,821	1,066,021	118,654	11.1%	946,167	
ervices						
Professional Services	220,000	220,000	93,199	42%	126,801	
Dues/Subscriptions	1,050	1,050	595	57%	455	
Training/Seminars & Related Travel	12,280	12,280	3,757	31%	8,523	IECA Conference.
Meetings and Related Travel	400	400	24	6%	376	
Employee Appreciation	350	350	38	11%	312	
otal Services Costs	234,080	234,080	97,613	41.7%	136,467	
Capital Outlay						
Furniture, Fixtures, Equipment & Vehicles	6,030	6,030	6,030	100%	-	
otal Capital Outlay Costs	6,030	6,030	6,030	100.0%	-	
		1,709,429	418,888		1,285,923	

#### Non-Departmental - 690 March 31, 2023 50% of Fiscal Year

Expenditure Type	Amended Budget	Projection	Year-to-Date Actual	Percent of Budget	Budget Balance	Comments
Personnel						
Salaries	-	-	-	0%	-	
Total Personnel Costs	-	-	-	0.0%	-	
Supplies, Maintenance & Operations						
Supplies and Consumables	3,600	3,600	2,124	59%	1,476	
Miscellaneous	550	-	-	0%	550	
Emergency Response	300,000	506,591	5,986	2%	294,014	Increased projection for brush removal and storm costs.
Total Supplies, Maintenance & Operations Costs	304,150	510,191	8,110	2.7%	296,040	
Shared Services						
Facility Contracts & Services	69,524	57,024	32,032	46%	37,492	Decreased projection for anticipated savings.
Tech/Internet/Software Maintenance	-	-	-	0%	-	
Postage	5,625	4,625	1,966	35%	3,659	
General Liability Insurance	56,560	57,066	57,066	101%	(506)	Annual premium paid.
Electricity	40,000	40,000	21,814	55%	18,186	
Phone/Cable/Alarms	-	-	-	0%	-	
otal Shared Services Costs	171,709	158,715	112,878	65.7%	58,831	
ransfers & Non-Cash Adjustments						
Transfer to Cap Improv Fund 02	3,442,995	3,442,995	3,442,995	100%	-	Annual transfers posted.
Transfer to GF Veh/Equip F 31	354,495	354,495	354,495	100%	-	Annual transfers posted.
otal Transfers & Non-Cash Adjustments Costs	3,797,490	3,797,490	3,797,490	100.0%	-	
otal Departmental Budget	4,273,349	4,466,396	3,918,478	91.7%	354,871	

#### General Fund Strategic and Capital Projects

March 31, 2023 50% of Fiscal Year

		30	% of Fiscal Ye	ai		
	Amended		Year-to-Date	Percent	Budget	
	Budget	Projection	Actual	of Budget	Balance Co	omments
Beginning Fund Balance	1,407,554	1,407,554	1,407,554			
Revenues: Transfer from General Fund	3,442,995	3,442,995	3,442,995	100%		Annual transfer poeted
Total Revenue	3,442,995	3,442,995	3,442,995	100%	-	Annual transfer posted.
lotal Revenue	3,442,993	3,442,993	3,442,993	100.0%	•	
Reliable & Sustainable Infrastructure						
City Civic Center	412,815	412,815	-	0%	412,815	RFQ issued, pending review of submittals.
City Campus Renovation	661,819	661,819	93,910	14%	567,909	Project in process
Chartwell and Dietz Intersection	120,929	98,126	98,126	81%	22,803	Project complete.
Rolling Acres Trail Project #5	676,738	250,000	39,227	6%	637,511	Decreased projection for change in scope.
Silver Spur Trail Project #17	683,159	30,000	27,262	4%	655,897	Decreased projection for change in scope.
Fair Oaks Pkwy Project #25	-	-	-	0%	-	PY project continuing into this FY.
Fair Oaks Pkwy Project #30	10,000	10,000	-	0%	10,000	
Tivoli Way Project #34	482,572	1,200,000	8,293	2%	474,280	Increased projection for increased scope.
Turf Paradise Lane Project #37	125,031	94,000	70,670	57%	54,361	Decreased projection for change in scope.
Rockinghorse Lane Project #61	75,000	29,609	29,609	39%	45,391	Project complete.
Bond Development Program	147,969	147,969	-	0%	147,969	
Post Oak Trail Widening	875,000	875,000	634,145	72%	240,855	Project in process
Dietz Elkhorn Reconstruction	245,915	245,915	1,010	0%	244,905	Project in process
Dietz Elkhorn Sidewalk	41,282	41,282	13,636	33%	27,646	Increased projection for increased scope.
Battle Intense Sidewalk	54,500	54,500	-	0%	54,500	
Total Reliable & Sustainable Infrastructure	4,612,729	4,151,035	1,015,888	22%	3,596,841	
Public Health, Safety and Welfare						
PS Command Structure Review	-	-	-	0%	-	
Fire Services Program Review	54,932	54,932	-	0%	54,932	RFQ submittals under review.
EMS Program Review	-	-	-	0%	-	
Total Public Health, Safety and Welfare	54,932	54,932	-	0%	54,932	
Operational Excellence						
Employee Handbook	3,034	3,034	-	0%	3,034	
Communications & Mktg Strategy	42,139	42,139	1,350	3%	40,789	
Records Management	4,259	4,259	-	0%	4,259	
City Records Digitization	26,100	22,967	18,989	73%	7,111	
PIA Request Software	30,000	30,000	-	0%	30,000	
City Fleet Fuel Station	65,000	65,000	-	0%	65,000	
3rd Party Scanning	40,000	40,000	-	0%	40,000	
Total Operational Excellence	210,532	207,399	20,339	10%	190,193	
Total Expenditures	4,878,193	4,413,366	1,036,227	21.2%	3,841,966	

3,814,323

Ending Fund Balance

(27,644)

437,183

#### Street Bond Debt Service Fund March 31, 2023 50% of Fiscal Year

	Amended Budget	Projection	Year-to-Date Actual	Percent of Budget	Budget Balance	Comments
Beginning Fund Balance	52,658	52,658	52,658			
Revenues:						
General Property-I & S	545,768	554,373	538,520	99%	7,248	Increased projection for levy adjustments.
Delinquent Property	5,000	5,000	573	11%	4,427	
Penalty & Interest	2,500	2,500	1,059	42%	1,441	
Interest Income on Investments	1,000	3,500	2,613	261%	(1,613)	
Total Revenue	554,268	565,373	542,764	97.9%	11,504	
Expenditures:						
Bond Principal	460,000	460,000	460,000	100%	-	
Bond Interest Payable	92,130	92,130	47,905	52%	44,225	Next payment due in August.
Bond Agent Fees	400	400	200	50%	200	Next payment due in August.
Total Expenditures	552,530	552,530	508,105	92.0%	44,425	
Revenue Over / (Under) Expenditures	1,738	12,843	34,659			
Ending Fund Balance	54,396	65,501	87,317			

#### General Fund Equipment and Vehicle Replacement March 31, 2023 50% of Fiscal Year

	Amended Budget	Projection	Year-to-Date Actual	Percent of Budget	•	Comments
Beginning Fund Balance	1,089,047	1,089,047	1,089,047	or Budget	Balance	Comments
Revenues:	1,200,011	1,000,000	.,,.			
Transfer from General Fund	354,495	354,495	354,495	100%	-	Annual transfer posted.
Transfer from other General Fund Depart	-	· -	-	0%	-	·
Total Revenue	354,495	354,495	354,495	100%		
Transfers Transfers						
Transfer to General Fund for Purchases	287,408	298,280	75,931	26%	211,477	See Schedule A.
Total Transfers Costs	287,408	298,280	75,931	26%	211,477	
Total Expenditures	287,408	298,280	75,931	26%	211,477	
Total Experiorures	201,400	290,200	13,331	20 /0	211,477	
Revenue Over / (Under) Expenditures	67,087	56,215	278,564			
(=====, == <b>-</b>	31,001	,	,			
Ending Fund Balance	1,156,134	1,145,262	1,367,611			
Schedule A:						
Budgeted Item	Amended Budget	<u>Projected</u>	<u>Actual</u>	Surplus/ (Deficit)	Comments	
PY Encumbrance: Patrol vehicle	34,895	34,895	34,895	-	Purchase and transfe	er complete.
PY Encumbrance: Patrol vehicle	34,895	34,895	34,895	-	Purchase and transfe	er complete.
Patrol Vehicle Outfitting	5,865	5,865	-	5,865		
Patrol Vehicle Outfitting	5,865	5,865	-	5,865		
PY Encumbrance: Command vehicle	40,694	40,694	-	40,694		
PY Encumbrance: Ford F250	51,924	51,924	-	51,924		
2023 Patrol Vehicle	36,000	36,000	-	36,000		
Patrol Vehicle Outfitting	17,135	23,000	-	17,135		
2023 Patrol Vehicle	36,000	36,000	-	36,000		
Patrol Vehicle Outfitting	17,135	23,000	-	17,135		
	7,000	6,141	6,141	859	Purchase under bude	get and transfer complete.
Mowing Trailer Replacement	7,000	0,141	0,111			9 - 1

## Combined Utility Funds Projection Summary March 31, 2023 50% of Fiscal Year

	Enterprise Fund Total Budget	Water Projection	Wastewater Projection	Water CIP Projection	Wastewater CIP Projection	Equipment Repl Projection	Total Enterprise Fund Projected	Projection Vs. Budget
Utility Revenues	5,571,155	4,306,050	1,423,099	-	-	-	5,729,149	157,99
Utility Operating Expenses								
Personnel	1,940,584	923,361	926,967	-	-	-	1,850,328	(90,25
Supplies, Maintenance & Operations	2,859,378	2,289,602	649,965	-	-	-	2,939,566	80,18
Services	130,778	174,675	65,963	-	-	-	240,638	109,86
Total Utility Operating Expenses	4,930,740	3,387,637	1,642,895	-	-	-	5,030,532	99,79
Operating Income/(Loss)	640,415	918,413	(219,796)	-	-	-	698,617	58,20
Capital Outlay	3,632,284	265,671	207,624	1,113,739	2,095,384	-	3,682,418	50,13
Depreciation	778,675	508,075	270,600	-	-		778,675	-
Asset Transfer for GAAP	(3,557,459)	(1,374,761)	(2,298,359)	-	-		(3,673,120)	(115,66
Bond Interest Expense	19,750	16,590	3,160	-	-	-	19,750	-
Transfers Out	1,368,821	635,522	323,827	-	-	409,472	1,368,821	-
Transfers (In)	(1,368,821)	(201,848)	(207,624)	(568,787)	(264,587)	(125,975)	(1,368,821)	-
Net Income / (Loss)	(232,835)	1,069,164	1,480,976	(544,952)	(1,830,797)	(283,497)	(109,106)	123,72

#### **Net Position**

	Projected						
	9/30/2022	close-out	9/30/2023				
Net investment in Capital Assets	8,572,921	3,854,812	12,427,733				
Unrestricted Net Position							
Contribution in Aid - EST	416,063	(176,313)	239,750				
Water Capital	923,665	(368,639)	555,026				
Wastewater Capital	2,257,004	(1,830,797)	426,207				
Operating Expense Reserve	3,966,847	(1,304,671)	2,662,176				
Debt Service Reserve	339,746		339,746				
Equipment Replacement Fund	851,091	(283,497)	567,594				
Unassigned	-	-	-				
Total Unrestricted	8,754,416	(3,963,917)	4,790,498				
Total Net Position	17,327,337	(109,106)	17,218,231				

## Water Utility Fund Summary March 31, 2023 50% of Fiscal Year

		<u> </u>	00 /0 OI I IS	cai i cai	•	
	Amenaea Budget	Projection	Year-to-⊔ate Actual	Percent of Budget	Budget Balance	Notes
Vater Revenues	4,222,630	4,306,050	2,192,307	51.9%	(2,030,323)	Increased interest earnings due to increased interest rates.
Nater Operating Expenses						
Personnel	981,465	923,361	458,576	46.7%	522,889	Projection updated for vacancies.
Supplies, Maintenance & Operations	2,200,766	2,289,602	1,199,614	54.5%	1,001,152	
Services	65,244	174,675	147,505	226.1%	(82,261)	Projection updated for water settlements.
Total Water Operating Expenses	3,247,475	3,387,637	1,805,695	55.6%	1,441,780	
Operating Income	975,155	918,413	386,612	39.6%	(588,543)	
Capital Outlay	1,329,276	1,379,410	287,983	21.7%	1,041,293	See Schedule A
Depreciation	508,075	508,075	254,037	50.0%	254,038	Depreciation posts at mid-year and year-end.
Asset Transfer for GAAP	(1,324,627)	(1,374,761)	-	0.0%	(1,324,627)	GAAP entries post at year-end.
Debt Service Expense	16,590	16,590	8,972	54.1%	7,618	Bond interest payments due in February and August.
Transfers Out	635,522	635,522	635,522	100.0%	-	Annual transfers posted.
Transfers (In)	(770,635)	(770,635)	(669,728)	86.9%	(100,908)	Transfers post as capital is purchased.
Net Income/(Loss)	580,954	524,212	(130,174)	-22.4%	(711,128)	

#### Water Utility Fund Revenue March 31, 2023 50% of Fiscal Year

	Amended Budget	Projection	Year-to-Date Actual	Percent of Budget	Budget Balance	Comments
Water Revenues		•				
Water Revenue Residential	2,852,897	2,852,897	1,496,672	52.46%	(1,356,225)	
Water Debt Service	283,707	283,707	142,508	50.23%	(141,199)	
Water Capital	257,810	257,810	128,890	49.99%	(128,920)	
Water Revenue Commercial	179,592	179,592	79,083	44.03%	(100,509)	
Water Contract Commercial	177,360	177,360	88,677	50.00%	(88,683)	
Water Revenue Non Potable	18,691	18,691	4,305	23.03%	(14,386)	
Water Service Connect Fees	46,726	46,726	7,160	15.32%	(39,566)	
Water Penalties	34,753	34,753	24,223	69.70%	(10,530)	
Water Impact Fees	310,977	150,977	27,681	8.90%	(283,296)	Decreased projection based on actuals to date.
Water Interest Income	24,000	179,000	83,131	346.38%	59,131	Interest income projected to be higher than budget.
Water-Bad Debts	(500)	(2,195)	(2,195)	438.97%	(1,695)	
Misc./Special Requests	500	90,615	90,615	18123.01%	90,115	TxDot contribution for partial release of easements
Developers Contributions	-	-	-	0.00%	-	
Third Party Reimbursement	6,917	6,917	5,366	77.58%	(1,551)	
Permits/Variances	1,200	1,200	125	10.42%	(1,075)	
Credit Card Service Fee	28,000	28,000	16,067	57.38%	(11,933)	
Sale of Assets	-	-	-	0.00%	-	
Total Water Revenues	4,222,630	4,306,050	2,192,307	51.92%	(2,030,323)	

#### Water Utility Fund Operating Expenses March 31, 2023 50% of Fiscal Year

	Amended Budget	Projection	Year-to-Date Actual	Percent of Budget	Budget Balance	Comments	
perating Expenses	<b>g</b>	1 Tojection		3. 2 <b>9</b> 3.			
Service Salaries	265,548	227,569	112,741	42.46%	152,807	Projection updated for vacancies	
Service Overtime	4,339	8,527	7,472	172.20%	(3,133)	Vacancies and Call Backs	
Service Taxes - FICA	16,554	14,337	7,419	44.81%	9,135		
Service Taxes - MEDICARE	3,871	3,353	1,735	44.82%	2,136		
Service Workers' Comp	9,599	9,614	9,614	100.16%	(15)	Annual premium paid.	
Service Taxes - SUTA/FUTA	473	473	1	0.29%	472	First payment due in April.	
Service Retirement	31,832	28,047	14,868	46.71%	16,964		
Service Insurance	52,364	46,461	24,071	45.97%	28,293		
Water Service OPEB	-	-	-	0.00%	-		
Administration Salaries	450,057	440,024	207,903	46.19%	242,155	Projection updated for vacancies	
Administration Overtime	181	228	103	57.10%	78		
Administration Taxes - FICA	27,746	26,534	12,676	45.68%	15,070		
Administration Taxes - MEDICARE	6,489	6,238	2,997	46.18%	3,492		
Administration Workers' Comp	1,525	1,527	1,527	100.16%	(2)	Annual premium paid.	
Administration Taxes - SUTA/FUTA	504	504	1	0.22%	503	First payment due in April.	
Administration Retirement	53,356	52,115	25,717	48.20%	27,639		
Administration Insurance	57,027	57,809	29,731	52.14%	27,296		
Administration OPEB	-	-	-	0.00%	-		
Uniforms	6,720	6,720	4,046	60.21%	2,674		
Power	140,000	140,000	53,120	37.94%	86,880		
Maintenance of Plants/Lines	127,125	127,125	73,915	58.14%	53,210		
Analysis Fees	7,400	7,400	5,507	74.42%	1,893		
Chemicals	3,200	3,200	1,933	60.40%	1,267		
City Management Fee	161,427	161,427	83,296	51.60%	78,131		
Equipment Maintenance	13,875	13,875	2,027	14.61%	11,848		
Equipment Gas & Oil	11,500	15,500	10,012	87.06%	1,488	Increased projection based on actuals to date	
GBRA Water Fees	1,425,536	1,425,536	760,860	53.37%	664,676		
Equipment Lease	690	1,380	1,144	165.79%	(454)	Boom Rental	
Tools & Minor Equipment	16,875	16,875	3,197	18.95%	13,678		
Training	24,648	22,148	4,199	17.03%	20,449		
Utilities & Radio	21,897	21,897	10,306	47.06%	11,591		
Signal & Telemetry	-	48	48	0.00%	(48)	Autodialers cancelled with GVTC.	
Water Building Maintenance	9,630	9,630	2,585	26.85%	7,045		
Supplies & Consumables	1,750	1,750	1,407	80.40%	343		
Vehicle Maintenance/Repair	6,500	6,500	(421)	-6.47%	6,921	TML reimbursement posted; pending shop invoice for repairs.	
Water Inventory Adjustment	-	-	-	0.00%	-		
Utilities & Telephone	8,869	8,869	5,016	56.55%	3,853		

	117		1.0		, •	1		_
	Wa	ter Utility Fi	und Operatir	ig Expens		nued	Item #12	
	Amended	<b>-</b>	Year-to-Date	Percent	Budget	Comments		Ī
	Budget	Projection	Actual	of Budget	Balance	Comments		ı
Dues & Publications	1,822	1,822	819	44.92%	1,004			l
Water Professional Services	54,656	163,656	141,109	258.18%	(86,453)	Well and Sanitary Easement settlements paid.		l
Permit & Licenses	8,683	8,683	7,959	91.66%	724	Annual TCEQ permit renewed.		l
General Liability Insurance	28,280	28,127	28,127	99.46%	153	Annual premium paid.		l
Office Supplies	3,257	3,257	733	22.50%	2,524			l
Travel & Meetings	4,000	4,000	199	4.98%	3,801			l
Software & Computer	122,820	209,571	111,429	90.73%	11,391	Increased projection for Sensus Logic cloud service and M365.		l
Recording/Reporting	500	500	154	30.75%	346			l
Postage	938	938	351	37.44%	587			l
Building/Equip Maintenance	150	150	-	0.00%	150			l
Conservation Ed & Newsletter	1,370	1,370	-	0.00%	1,370			l
Billing Statement Charges	3,400	3,400	1,962	57.71%	1,438			l
Billing Postage	8,500	8,500	5,545	65.23%	2,955			l
Copier Lease	1,654	1,654	689	41.66%	965			l
Public Relations	4,000	4,431	4,431	110.77%	(431)	State of the City over budget		l
Employment Costs	1,480	1,480	178	12.01%	1,302			l
Employee Appreciation	5,108	5,108	1,787	34.98%	3,321			ı
Water Miscellaneous	250	250	-	0.00%	250			i

19,450

1,805,695

70.73%

55.60%

8,050

1,441,780

Credit Card Service Fee

Total Operating Expenses

27,500

3,247,475

27,500

3,387,637

# Water Utility Fund Capital, Debt, and Non-Cash Expenses March 31, 2023 50% of Fiscal Year

	Amended		Year-to-Date	Percent	Budget	
	Budget	Projection	Actual	of Budget	Balance	Comments
Capital Outlays						OLL: N. T.
Operational Capital	41,689	96,761	55,072	132.10%	(13,383)	Chlorine Meters, Transceiver
Water Equipment Purchases	173,848	168,910	107,160	61.64%	66,688	Dumptruck, dump trailer and mower
Elevated Storage Tank	176,313	176,313	14,480	8.21%	161,833	Design work in process
Creek Crossings West Waterline	202,152	202,152	44,783	22.15%	157,369	
Plant 2 HydroTank and Variable Drives	7,065	7,065	7,065	100.00%	0	Project complete.
Elmo Davis Upgrades	64,642	64,642	-	0.00%	64,642	
Plant 5 Expansion	229,499	229,499	4,935	2.15%	224,564	Project in process
Willow Wind/Red Bud Hill	70,705	70,705	15,904	22.49%	54,802	Project in process
Old Fredericksburg Rd	291,920	291,920	25,858	8.86%	266,063	Project in process
Rolling Acres Trail	66,794	66,794	12,727	19.05%	54,068	
Water Rate Study	4,649	4,649	-	0.00%	4,649	Project in process
Total Capital Outlays	1,329,276	1,379,410	287,983	21.66%	1,041,293	
Debt Service						
Bond Water Issuance Fees	<del>-</del>	=	-	0.00%	-	
Bond Interest Cost	16,590	16,590	8,972	54.08%	7,618	Bond interest payments due in February and August.
Tax Exempt Lease Interest	=	- -	· <u>-</u>	0.00%	-	
otal Debt Service	16,590	16,590	8,972	54.08%	7,618	
lon-Cash Adjustments						
Transfer to Veh/Equip Replace Fund	66,735	66,735	66,735	100.00%	-	Annual transfers posted.
Transfer from ERF	(201,848)	(201,848)	(100,941)	50.01%	(100,908)	Transfer posts as capital is purchased.
Water Service Depreciation	508,075	508,075	254,037	50.00%	254,038	Depreciation posts at mid-year and year-end.
Transfer from Utility Fund	(568,787)	(568,787)	(568,787)	100.00%	-	Annual transfers posted.
Transfer to Water Capital Fund	568,787	568,787	568,787	100.00%	_	Annual transfers posted.
Transfer of Assets to Balance Sheet	(1,324,627)	(1,374,761)	-	0.00%	(1,324,627)	GAAP entries post at year-end.
otal Non-Cash Adjustments	(951,665)	(1,001,799)	219,832	-23.10%	(1,171,497)	2.2.2. 2 postar, jour 3
otal Capital, Debt, and Non-Cash	394,201	394,201	516,786	131.10%	(122,585)	

# Wastewater Utility Fund Summary March 31, 2023 50% of Fiscal Year

	Amended Budget	Projection	Year-to-Date Actual	Percent of Budget	Budget Balance	
Vastewater Revenues	1,348,525	1,423,099	667,064	49.5%	(681,461)	Increased interest earnings due to increased interest rates.
Nastewater Operating Expenses						
Personnel	959,119	926,967	456,050	47.5%	503,069	Projection updated for vacancies.
Supplies, Maintenance & Operations	658,612	649,965	347,450	52.8%	311,162	
Services	65,534	65,963	25,539	39.0%	39,995	
Total Wastewater Operating Expenses	1,683,265	1,642,895	829,038	49.3%	854,227	
Operating Income	(334,740)	(219,795)	(161,974)	48.4%	172,766	
Capital Outlay	2,303,008	2,303,008	68,201	3.0%	2,234,807	See Schedule A
Depreciation	270,600	270,600	135,300	50.0%	135,300	Depreciation posts at mid-year and year-end.
Asset Transfer for GAAP	(2,232,832)	(2,298,359)	-	0.0%	(2,232,832)	GAAP entries post at year-end.
Debt Service Expense	3,160	3,160	1,709	54.1%	1,451	Bond interest payments due in February and August.
Transfers Out	323,827	323,827	323,827	100.0%	-	Annual transfers posted.
Transfers (In)	(472,211)	(472,211)	(264,587)	56.0%	(207,624)	Transfers post as capital is purchased.
Net Income/(Loss)	(530,292)	(349,820)	(426,424)	80.4%	103,868	

#### Wastewater Utility Fund Revenue March 31, 2023 50% of Fiscal Year

	Amended Budget	Projection	Year-to-Date Actual	Percent of Budget	Budget Balance	Comments
Vastewater Revenues						
Sewer Revenue Residential	967,112	967,112	485,298	50.18%	(481,814)	
Sewer Debt Service	54,620	54,620	27,422	50.20%	(27,198)	
Sewer Capital	97,842	97,842	49,121	50.20%	(48,721)	
Sewer Revenue Commercial	4,418	4,418	2,209	50.00%	(2,209)	
Sewer Service Connect Fee	31,248	31,248	3,500	11.20%	(27,748)	
Sewer Penalties	8,438	8,438	4,040	47.88%	(4,398)	
Sewer Impact Fee	166,745	86,745	19,213	11.52%	(147,532)	Decreased projection based on actuals to date.
Sewer Interest Income	18,000	173,000	76,879	427.10%	58,879	Interest income projected to be higher than budget.
Sewer Bad Debt	(250)	(676)	(676)	270.34%	(426)	
Sewer Grant Revenue	-	-	-	0.00%	-	
SECO EECBG	-	-	-	0.00%	-	
Misc/Special Requests	352	352	58	16.50%	(294)	
Third Party Reimbursement	-	-	-	0.00%	-	
Sale of Assets	-	-	-	0.00%	-	
otal Wastewater Revenues	1,348,525	1,423,099	667,064	49.47%	(681,461)	

## Wastewater Utility Fund Operating Expenses March 31, 2023 50% of Fiscal Year

	Amended		Year-to-Date	Percent	Budget	
	Budget	Projection	Actual	of Budget	Balance	Comments
Operating Expenses						
Service Salaries	270,593	251,339	121,173	44.78%	149,420	Projection updated for vacancies
Service Overtime	4,432	11,249	7,824	176.52%	(3,392)	Vacancies and Call Backs
Service Taxes - FICA	16,892	16,116	8,140	48.19%	8,752	
Service Taxes - Medicare	3,951	3,769	1,904	48.19%	2,047	
Service Workers' Comp	9,792	9,808	9,808	100.16%	(16)	Annual premium paid.
Service Taxes - SUTA/FUTA	473	473	1	0.29%	472	First payment due in April.
Service Retirement	32,483	31,135	15,942	49.08%	16,541	
Service Insurance	44,798	39,156	20,823	46.48%	23,975	
Sewer Service OPEB	-	-	-	0.00%	-	
Administration Salaries	432,549	422,530	199,496	46.12%	233,053	Projection updated for vacancies
Administration Overtime	181	228	103	57.10%	78	
Administration Taxes - FICA	26,662	25,449	12,133	45.51%	14,529	
Administration Taxes - Medicare	6,235	5,984	2,869	46.02%	3,366	
Administration Workers' Comp	1,468	1,470	1,470	100.16%	(2)	Annual premium paid.
Administration Taxes - SUTA/FUTA	477	477	1	0.23%	476	First payment due in April.
Administration Retirement	51,270	50,042	24,677	48.13%	26,593	
Sewer Admin Insurance	56,863	57,742	29,685	52.20%	27,178	
Sewer Admin OPEB	-	-	-	0.00%	-	
Uniforms	5,025	5,025	3,375	67.16%	1,650	
Power	38,500	38,500	19,626	50.98%	18,874	
Maintenance Of Plant/ Lines	65,000	65,000	25,163	38.71%	39,837	
Sludge Hauling	225,000	195,000	122,145	54.29%	102,855	Decreased projection for sludge hauling to stop in late May.
Analysis Fees	27,000	27,000	11,474	42.50%	15,526	
Chemicals	16,500	16,500	9,764	59.17%	6,736	
City Management Fee	48,576	48,576	24,375	50.18%	24,201	
Equipment Maintenance	8,235	8,235	2,618	31.79%	5,617	
Equipment Gas & Oil	9,500	11,500	6,235	65.63%	3,265	Increased projection based on actuals to date.
Equipment Lease	2,500	2,500	1,144	45.76%	1,356	Boom Rental
Tools & Minor Equipment	13,575	13,575	2,889	21.28%	10,686	
Training	24,099	21,599	3,289	13.65%	20,810	
Utilities & Radios	20,171	20,171	9,606	47.63%	10,565	
Signal & Telemetry	-	172	172	0.00%	(172)	Autodialers cancelled with GVTC.
Building Maintenance	9,150	9,150	1,659	18.14%	7,491	
Supplies & Consumables	1,650	1,900	1,807	109.50%	(157)	cleaning supplies
Vehicle Maintenance & Repairs	5,000	5,000	1,724	34.47%	3,276	
Inventory Adjustment	- -	-	- -	0.00%	-	
Utilities/Telephone	7,830	7,830	5,032	64.26%	2,798	
Dues & Publications	2,027	2,027	678	33.42%	1,350	Page 22

# Wastewater Utility Fund Operating Expenses Continued

	Amended Budget	Projection	Year-to-Date Actual	Percent of Budget	Budget Balance	Comments	
Professional Fees	55,156	55,156	19,148	34.72%	36,008		
Permits & Licenses	3,493	3,493	1,475	42.22%	2,018	Annual TCEQ permit renewed.	
Liability Insurance	28,280	28,127	28,127	99.46%	153	Annual premium paid.	
Office Supplies	2,256	2,256	493	21.87%	1,763		
Travel & Meetings	4,000	4,000	111	2.78%	3,889		
Software & Computers	76,241	97,825	55,922	73.35%	20,319	Increased projection for M365.	
Recording/Reporting	350	350	-	0.00%	350		
Sewer Postage	600	600	351	58.53%	249		
Adm Bldg/Equip. Maintenance	150	150	-	0.00%	150		
Billing Statement Charges	3,500	3,500	1,962	56.06%	1,538		
Billing Postage	8,500	8,500	5,545	65.23%	2,955		
Copier Lease	1,654	1,654	689	41.66%	965		
Public Relations	4,000	4,429	4,429	110.72%	(429)	State of the City over budget	
Employment Costs	1,480	1,480	187	12.65%	1,293		
Employee Appreciation	4,898	4,898	1,775	36.23%	3,123		
Miscellaneous	250	250	-	0.00%	250		
otal Operating Expenses	1,683,265	1,642,895	829,038	49.25%	854,227		

#### Wastewater Utility Fund Capital, Debt, and Non-Cash Expenses March 31, 2023 50% of Fiscal Year

	Amended Budget	Projection	Year-to-Date Actual	Percent of Budget	Budget Balance	Comments
Capital Outlays	_	•				
Operational Capital	46,200	46,200	-	0.00%	46,200	
Wastewater Equipment Purchases	161,424	161,424	-	0.00%	161,424	
Solids Handling	1,095,497	1,095,497	(791)	-0.07%	1,096,288	Project in process; September invoice accrued, not paid.
Future WW Treatment Plant	995,238	995,238	68,992	6.93%	926,246	Project in process
Wastewater Rate Study	4,649	4,649	-	0.00%	4,649	Project in process
Total Capital Outlays	2,303,008	2,303,008	68,201	2.96%	2,234,807	
Debt Service						
Bond Water Issuance Fees	-	-	-	0.00%	-	
Bond Interest Cost	3,160	3,160	1,709	54.08%	1,451	Bond payments due in February and August.
Tax Exempt Lease Interest	-	-	-	0.00%	-	
Total Debt Service	3,160	3,160	1,709	54.08%	1,451	
Non-Cash Adjustments						
Transfer To Vehicle Repl. Fund	59,240	59,240	59,240	100.00%	-	Annual transfers posted.
Transfer from ERF	(207,624)	(207,624)	-	0.00%	(207,624)	Transfer posts as capital is purchased.
Sewer Service Depreciation	270,600	270,600	135,300	50.00%	135,300	Depreciation posts at mid-year and year-end.
Transfer from Utility Fund	(264,587)	(264,587)	(264,587)	100.00%	-	Annual transfers posted.
Transfer to Wastewater Capital Fund	264,587	264,587	264,587	100.00%	-	Annual transfers posted.
Asset Transfers to Balance Sheet	(2,232,832)	(2,298,359)	-	0.00%	(2,232,832)	GAAP entries post at year-end.
Total Non-Cash Adjustments	(2,110,616)	(2,176,143)	194,540	-9.22%	(2,305,156)	
Total Capital, Debt, and Non-Cash	195,552	130,025	264,450		(68,898)	

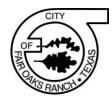
## Utility Equipment and Vehicle Replacement Fund March 31, 2023 50% of Fiscal Year

	Amended Budget	Projection	Year-to-Date Actual	Percent of Budget	Budget Balance	Comments
Revenues:	•	,		•		
Transfer from Water Division	66,735	66,735	66,735	100%	-	
Transfer from Wastewater Division	59,240	59,240	59,240	100%	-	
Total Revenue	125,975	125,975	125,975	100%	•	
Transfers_						
Transfer to Water for Purchases	201,848	201,848	100,941	50%	100,908	See Schedule A
Transfer to Wastewater for Purchases	207,624	207,624	-	0%	207,624	See Schedule B
Total Transfers Costs	409,472	409,472	100,941	25%	308,532	
Total Expenditures	409,472	409,472	100,941	25%	308,532	
Net Income (Loss)	(283,497)	(283,497)	25,035		(308,532)	

#### Schedule A

					Percent of	Budget	
	Water Capital Replacement	Amended Budget	Projected	Actual	Budget	Balance	<u>Comments</u>
	PY Encumbrance: Dumptruck	87,098	87,098	87,098	100%	-	Purchase and transfer complete.
	Chlorine Autodialers	20,500	20,500	-	0%	20,500	
	Plant 5 Meters	15,000	15,000	-	0%	15,000	
	Ford F250	55,000	55,000	-	0%	55,000	
	Grasshopper Mower	17,500	17,500	13,843	79%	3,658	Purchase and transfer complete.
	Chlorine Alarms	6,750	6,750	-	0%	6,750	
		201,848	201,848	100,941	50%	100,908	
Schedule B							
					Percent of	Budget	
_	Wastewater Capital Replacement	Amended Budget	Projected	Actual	Budget	Balance	<u>Comments</u>

#### 0% PY Encumbrance: Ford F250 51,924 51,924 51,924 0% Slip line sewer line 46,200 46,200 46,200 0% Ford F350 85,000 85,000 85,000 0% Jet Trailer Disinfector 9,500 9,500 9,500 0% **Box Trailer** 15,000 15,000 15,000 207,624 207,624 207,624



#### CITY COUNCIL STAFF REPORT CITY OF FAIR OAKS RANCH, TEXAS May 4, 2023

AGENDA TOPIC: Withdrawal of Heritage Tree Plan and Preliminary Plat for Botanica Fair

**Oaks** 

DATE: May 4, 2023

DEPARTMENT: Public Works & Engineering Services Department

PRESENTED BY: Grant Watanabe, P.E., Director of Public Works & Engineering Services

#### **PURPOSE:**

To inform Council that the applicant has withdrawn their Heritage Tree Plan and Preliminary Plat application for Botanica Fair Oaks (**See Exhibit A**). Action on these items or the related time extension request is no longer required.

#### **INTRODUCTION/BACKGROUND:**

N/A

**POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:** 

N/A

**LONG-TERM FINANCIAL & BUDGETARY IMPACT:** 

N/A

**LEGAL ANALYSIS:** 

N/A

**RECOMMENDATION/PROPOSED MOTION:** 

N/A



April 25, 2023

Via Email: bcodes@fairoaksranchtx.org

City of Fair Oaks Ranch 7286 Dietz Elkhorn Fair Oaks Ranch, Texas 78015

Re:

Botanica Fair Oaks

Letter of Withdrawal

To whom it may concern:

This is a letter of withdrawal for the Heritage Tree Plan and Preliminary Plat for Botanica Fair Oaks located east of Ralph Fair Road between Dietz Elkhorn Road and Arbor Falls. We are formally withdrawing the above mentioned items and plan to resubmit of the May 3 deadline.

If you have questions or require any additional information, please do not hesitate to contact our office at your earliest convenience.

Sincerely,

Pape-Dawson Engineers, Inc.

Andrew Belton, P.E. Associate Vice President

**Attachments** 

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