

A G E N D A

A regular meeting of the Mayor and City Council of the City of Waxahachie, Texas to be held in the Council Chamber at City Hall, 401 S. Rogers, Waxahachie, Texas, on ***Monday, August 16, 2021 at 7:00 p.m.***

Council Members: Doug Barnes, Mayor, Council Member Place 2
Billie Wallace, Mayor Pro Tem, Council Member Place 4
David Hill, Council Member Place 1
Melissa Olson, Council Member Place 3
Travis Smith, Council Member Place 5

1. Call to Order
2. Invocation
3. Pledge of Allegiance and Texas Pledge of Allegiance
4. ***Public Comments:*** Persons may address the City Council on any issues. This is the appropriate time for citizens to address the Council on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Council may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code.

5. ***Consent Agenda***

All matters listed under Item 5, Consent Agenda, are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. Approval of the Consent Agenda authorizes the Mayor/City Manager to execute all matters necessary to implement each item. Any item may be removed from the Consent Agenda for separate discussion and consideration by any member of the City Council.

- a. Minutes of the City Council meeting of August 2, 2021
 - b. Minutes of the City Council briefing of August 2, 2021
 - c. Minutes of the City Council work session of August 2, 2021
 - d. Minutes of the City Council work session of August 9, 2021
 - e. Set City Council meeting for September 7, 2021
 - f. Event application for Rewind the Tracks Ole School Music on August 28, 2021
 - g. Event application for Wings 'N' Wheels Fly-in/Drive-in on September 18, 2021
 - h. Event application for Big Al-O-Ween Party on October 30, 2021
 - i. Resolution to approve a Negotiated Settlement Between the Atmos Cities Steering Committee and the Atmos Energy Corp., Mid-Tex Division
6. ***Continue Public Hearing*** on a request by Josh Dunlap for a Zoning Change from a Planned Development-General Retail to Planned Development-Multiple Family-2 zoning district, located at 809 Dr. Martin Luther King Jr. Blvd. (Property ID 205458 and 171253) - Owner: GIBSON & GIBSON, LLC (ZDC-105-2021)
7. ***Consider*** proposed Ordinance approving ZDC-105-2021

8. **Public Hearing** on a request by Jaclyn Archer, Archer Recycling Inc., for a Specific Use Permit (SUP) for Clothing Bin Donation Box use within a Planned Development-25-Commercial zoning district located at 2100 Brown Street (Property ID 179006) - Owner: BRIDGEPOINT JOINT VENTURE (ZDC-111-2021)
9. **Consider** proposed Ordinance approving ZDC-111-2021
10. **Public Hearing** on a request by Jaclyn Archer, Archer Recycling Inc., for a Specific Use Permit (SUP) for a Clothing Donation Box within a Commercial zoning district located at 1713 W Hwy 287 Business (Property ID 201987) - Owner: RAJU CORPORATION (ZDC-112-2021)
11. **Consider** proposed Ordinance approving ZDC-112-2021
12. **Public Hearing** on a request by Matthew Smith, Vaquero Ventures, for a Specific Use Permit (SUP) for Convenience Store with Gasoline Sales (7-Eleven) within a General Retail zoning district located at 1851 N. Hwy 77 (Property ID 262430) - Owner: TRIUMPH SQUARE, LLC (ZDC-113-2021)
13. **Consider** proposed Ordinance approving ZDC-113-2021
14. **Consider** Development Agreement for ZDC-113-2021
15. **Public Hearing** on a request by Anita Linney-Isaacson, HKS, Inc., for an Amendment to Ordinance No. 2649 to allow for an additional Medical Facility, within an approved commercial planned development located at 2400 N I-35 (Property IDs 180334) - Owner: BAYLOR HEALTH CARE SYSTEM (ZDC-110-2021)
16. **Consider** proposed Ordinance approving ZDC-110-2021
17. **Consider** Development Agreement for ZDC-110-2021
18. **Consider** and act on the 2021-22 annual service plan update for the Waxahachie PID No. 1
19. **Consider** and act on the 2021-22 annual service plan update for the North Grove PID
20. **Consider** setting Proposed Tax Rate and Dates for Public Hearing
21. **Consider** authorizing an Initial Guaranteed Maximum Price for construction activities associated with the City Hall Annex Project
22. Comments by Mayor, City Council, City Attorney and City Manager
23. Adjourn

The City Council reserves the right to go into Executive Session on any posted item. This meeting location is wheelchair-accessible. Parking for mobility-impaired persons is available. Any request for sign interpretive services must be made forty-eight hours ahead of the meeting. To make arrangements, call the City Secretary at 469-309-4006 or (TDD) 1-800-RELAY TX

City Council
August 2, 2021

(50)

A regular meeting of the Mayor and City Council of the City of Waxahachie, Texas was held in the Council Chamber at City Hall, 401 S. Rogers, Waxahachie, Texas, on Monday, August 2, 2021 at 7:00 p.m.

Council Members Present: Doug Barnes, Mayor, Council Member Place 2
Billie Wallace, Mayor Pro Tem, Council Member Place 4
David Hill, Council Member Place 1
Melissa Olson, Council Member Place 3
Travis Smith, Council Member Place 5

Others Present: Michael Scott, City Manager
Albert Lawrence, Deputy City Manager
Tommy Ludwig, Assistant City Manager
Robert Brown, City Attorney
Amber Villarreal, City Secretary

1. Call to Order

Mayor Doug Barnes called the meeting to order.

2. Invocation

3. Pledge of Allegiance and Texas Pledge of Allegiance

Pastor Bruce Zimmerman, Waxahachie Bible Church, gave the invocation and led the Pledge of Allegiance and the Texas Pledge of Allegiance.

A moment of silence was held for past City Secretary Lori Cartwright.

4. Public Comments

Mr. Chris Wright, 808 W. Marvin, Waxahachie, Texas, offered his condolences for Lori Cartwright. Mr. Wright recommended the city draft a policy for naming city facilities and buildings and he spoke in favor of naming the city hall annex after past Council Member and Mayor Chuck Beatty. He encouraged keeping political parties out of local city government.

Mr. Alan Fox, 327 University, Waxahachie, Texas, requested staff assistance with trash service issues.

Mr. Kevin Ivey, 1980 E. Highland, Waxahachie, Texas, thanked Assistant City Manager Tommy Ludwig for his assistance with trash service issues and commended Council on their work noting there is room for improvement.

5. Consent Agenda

- a. Minutes of the City Council meeting of July 19, 2021
- b. Event application for Spook Out Homelessness Fun Run/Walk to be held October 30, 2021
- c. Event application for SAGU Half Marathon to be held February 5, 2022

(5a)

Action:

Council Member David Hill moved to approve items a. through c. on the Consent Agenda. Mayor Pro Tem Billie Wallace seconded, All Ayes.

6. **Public Hearing on a request by Josh Dunlap for a Zoning Change from a Planned Development-General Retail to Planned Development-Multiple Family-2 zoning district, located at 809 Dr. Martin Luther King Jr. Blvd. (Property ID 205458 and 171253) - Owner: GIBSON & GIBSON, LLC (ZDC-105-2021)**

Mayor Barnes opened the Public Hearing and announced the applicant requested to continue ZDC-105-2021 to the August 16, 2021 City Council meeting.

7. **Consider proposed Ordinance approving Zoning Change No. ZDC-105-2021**

Action:

Council Member David Hill moved to continue the Public Hearing on a request by Josh Dunlap for a Zoning Change from a Planned Development-General Retail to Planned Development-Multiple Family-2 zoning district, located at 809 Dr. Martin Luther King Jr. Blvd. (Property ID 205458 and 171253) - Owner: GIBSON & GIBSON, LLC (ZDC-105-2021) to the August 16, 2021 City Council meeting. Council Member Melissa Olson seconded, All Ayes.

8. **Public Hearing on a request by Heather Fritz for a Specific Use Permit (SUP) for an Accessory Building, used as a Dwelling Unit use within a Single Family-2 zoning district located at 605 W Main Street (Property ID 171009) - Owner: HEATHER M FRITZ (ZDC-103-2021)**

Mayor Barnes opened the Public Hearing.

Executive Director of Development Services Shon Brooks presented the case noting the applicant is requesting to amend Ordinance 1986 to alter an existing two-story accessory structure (600 sq. ft.), to an accessory dwelling. Staff recommended approval per the following staff comments:

1. The applicant will need to obtain a building permit from the City of Waxahachie Building Inspections department prior to construction of the proposed structure.
2. The accessory dwelling unit shall not be used for residence by a non-family member.
3. The structure shall in any case not be leased or sold and shall not be separately metered.
4. Any revision not included in the Planned Development Amendment shall meet the Ordinance 1986 requirements.

There being no others to speak for or against ZDC-103-2021, Mayor Barnes closed the Public Hearing.

9. **Consider proposed Ordinance approving ZDC-103-2021**

ORDINANCE NO. 3284

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN ACCESSORY BUILDING USED AS A DWELLING UNIT USE WITHIN A SINGLE

(5a)

FAMILY – 2 (SF-2) ZONING DISTRICT WITH AN SUP FOR AN ACCESSORY BUILDING GREATER THAN 200 SQUARE FEET, LOCATED AT 605 W MAIN STREET, BEING PROPERTY ID 171009, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 3, BLOCK 83 IN THE TOWN ADDITION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:

Council Member Melissa Olson moved to approve Ordinance No. 3284 per staff comments. Mayor Pro Tem Billie Wallace seconded, All Ayes.

- 10. Public Hearing on request by Kristy Smith, Signs Manufacturing & Maintenance Corporation, for a Specific Use Permit (SUP) for a Pole Sign use within a Commercial zoning district located at 624 Ovilla Road (Property ID 223977) - Owner: EPISCOPAL DIOCESE OF DALLAS (ZDC-96-2021)**

Mayor Barnes opened the Public Hearing.

Mr. Brooks presented the case noting the applicant is requesting to install a ground monument electronic message sign at St. Paul Episcopal Church and staff recommended approval per the following staff comments:

1. Staff suggest that the applicant use brick, opposed to stucco, for the bottom portion of the monument sign.
2. The monument shall not be located within a utility easement.
3. The sign shall not be illuminated between the hours of 10pm-6am.

There being no others to speak for or against ZDC-96-2021, Mayor Barnes closed the Public Hearing.

Council Member Travis Smith announced St. Paul Episcopal Church is his home church and he would be abstaining from the vote.

- 11. Consider proposed Ordinance approving ZDC-96-2021**

ORDINANCE NO. 3285

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN ELECTRONIC MESSAGE SIGN USE WITHIN A COMMERCIAL (C) ZONING DISTRICT, LOCATED AT 624 OVILLA ROAD, BEING PROPERTY ID 223977, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 1, BLOCK 1 IN THE ST. PAUL EPISCOPAL CHURCH SUBDIVISION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:

Council Member David Hill moved to approve Ordinance No. 3285 per staff comments. Mayor Pro Tem Billie Wallace seconded, the vote was as follows: Ayes: Doug Barnes, Billie Wallace, David Hill, and Melissa Olson. Noes: None. Abstain: Travis Smith.

The motion carried.

(50)

12. **Public Hearing on a request by Perry Thompson, Thompson Architectural Group, Inc., for a Specific Use Permit (SUP) for a Heavy Machinery and Equipment Rental, Sales, Or Storage use within a Commercial zoning district located at 1313 N Interstate 35 (Property ID 180355) - Owner: JP TYLER, LLC (ZDC-100-2021)**

Mayor Barnes opened the Public Hearing and announced the applicant requested to continue ZDC-100-2021 to the September 7, 2021 City Council meeting.

13. **Consider proposed Ordinance approving ZDC-100-2021**

Action:

Council Member David Hill moved to continue the Public Hearing on a request by Perry Thompson, Thompson Architectural Group, Inc., for a Specific Use Permit (SUP) for a Heavy Machinery and Equipment Rental, Sales, Or Storage use within a Commercial zoning district located at 1313 N Interstate 35 (Property ID 180355) - Owner: JP TYLER, LLC (ZDC-100-2021) to the September 7, 2021 City Council meeting. Council Member Melissa Olson seconded, All Ayes.

14. **Consider and take action on an ordinance providing for the issuance of the City of Waxahachie, Texas Combination Tax and Revenue Certificates of Obligation, Series 2021, in an aggregate principal amount not to exceed \$43,300,000; and ordaining other matters relating to the subject**

Finance Director Chad Tustison requested approval of the proposed Ordinance noting the bond money will fund 25 projects this year. He also highlighted the city received a 1.89% rate which is very favorable to the city. Mr. Tustison stated S&P Global Ratings raised its rating to 'AA' from 'AA-' on Waxahachie, Texas' general obligation debt and certificates of obligation outstanding.

ORDINANCE NO. 3286

ORDINANCE PROVIDING FOR THE ISSUANCE OF CITY OF WAXAHACHIE, TEXAS, COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2021, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$43,300,000; AND ORDAINING OTHER MATTERS RELATING TO THE SUBJECT

Action:

Council Member David Hill moved to approve Ordinance No. 3286. Mayor Pro Tem Billie Wallace seconded, All Ayes.

15. **Comments by Mayor, City Council, City Attorney and City Manager**

City Council, City Attorney, and City Staff offered their condolences to past City Secretary Lori Cartwright's family stating she was a great woman and will be deeply missed. Lori's positive attitude, sweet soul, and fighting spirit was recognized.

Assistant City Manager Tommy Ludwig thanked City Management and City Council for their support during his tenure at the city noting it has been an honor and a privilege to work for the City of Waxahachie.

Executive Director of Development Services Shon Brooks noted he hopes to follow in Mr. Ludwig's footsteps and continue his work ethic and service to the citizens of Waxahachie. Mr. Brooks reminded City Council of the work session on Monday, August 9th to review the Comprehensive Plan process.

Deputy City Manager Albert Lawrence recognized Mr. Ludwig's prompt responsiveness to citizens and wished him well in his new endeavors.

Council Member Travis Smith thanked City Manager Michael Scott and staff for their work on the budget process. He also recognized Mr. Ludwig for his good work at the city. Mr. Smith noted the council is being responsible with tax payer money and it would be foolish not to use the bond ratings to take care of the citizens.

Council Member Melissa Olson noted Mr. Ludwig provided an excellent level of service and wished him well in his new endeavor.

City Manager Michael Scott wished Mr. Ludwig well on his new endeavor. Mr. Scott expressed his appreciation for Council's support on the bond issue. He commended Finance Department staff Chad Tustison, Gail Turner, and Marianna Dunn for their work on preparing the budget.

Mayor Pro Tem Billie Wallace thanked Mr. Ludwig for his job well done at the city.

Council Member David Hill noted Mr. Ludwig has been an asset to the city and will be missed. Mr. Hill thanked staff for their work on the budget, thanked the Finance Department for their work on the bonds, and thanked the citizens for their comments.

City Attorney Robert Brown noted it has been a pleasure working with Mr. Ludwig.

Mayor Doug Barnes congratulated Mr. Ludwig on continuing his career with the City of Burleson.

16. Adjourn

There being no further business, the meeting adjourned at 7:47 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

(b)

City Council
August 2, 2021

A briefing session of the Mayor and City Council of the City of Waxahachie, Texas was held in the City Council Conference Room at City Hall, 401 S. Rogers, Waxahachie, Texas, on Monday, August 2, 2021 at 6:30 p.m.

Council Members Present: Doug Barnes, Mayor, Council Member Place 2
Billie Wallace, Mayor Pro Tem, Council Member Place 4
David Hill, Council Member Place 1
Melissa Olson, Council Member Place 3
Travis Smith, Council Member Place 5

Others Present: Michael Scott, City Manager
Albert Lawrence, Deputy City Manager
Tommy Ludwig, Assistant City Manager
Robert Brown, City Attorney
Amber Villarreal, City Secretary

1. Call to Order

Mayor Doug Barnes called the meeting to order.

2. Conduct a briefing to discuss items for the 7:00 p.m. regular meeting

City Manager Michael Scott reviewed the following agenda items:

- 5b-5c. event applications for Spook Out Homelessness Fun Run/Walk to be held October 30, 2021 and SAGU Half Marathon to be held February 5, 2022.

Planning Director Shon Brooks reviewed the following:

- Items 6-7. ZDC-105-2021, applicant requested to continue to the August 16, 2021 City Council meeting.
- Items 8-9. ZDC-103-2021, staff recommended approval per staff comments.
- Item 10.-11. ZDC-96-2021, staff recommended approval per staff comments.
- Items 12-13. ZDC-100-2021, applicant requested to continue to the September 7, 2021 City Council meeting.

Mr. Boyd London, Hilltop Securities, explained bonds were sold this morning and the city received a great rate of 1.89%. He requested City Council's approval of the proposed ordinance providing for the issuance of the Combination Tax and Revenue Certificates of Obligation, Series 2021, in an aggregate principal amount not to exceed \$43,300,000. Mr. London stated S&P Global Ratings raised its rating to 'AA' from 'AA-' on Waxahachie, Texas' general obligation debt and certificates of obligation outstanding. Mr. London reviewed the sources and use of funds for bonds.

Council Member Travis Smith inquired about the necessity to include the total funding for the smart water meters in the 2022 bond package and Mr. Scott noted it is important for operational efficiency and it is a good time to transition at this time.

(56)

City Council
August 2, 2021
Page 2

3. Adjourn

There being no further business, the meeting adjourned at 6:56 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

(5C)

City Council
August 2, 2021

A Work Session of the Mayor and City Council of the City of Waxahachie, Texas was held in the Council Conference Room at City Hall, 401 S. Rogers, Waxahachie, Texas, on Monday, August 2, 2021 at 6:00 p.m.

Council Members Present: Doug Barnes, Mayor, Council Member Place 2
Billie Wallace, Mayor Pro Tem, Council Member Place 4
David Hill, Council Member Place 1
Melissa Olson, Council Member Place 3
Travis Smith, Council Member Place 5

Others Present: Michael Scott, City Manager
Albert Lawrence, Deputy City Manager
Tommy Ludwig, Assistant City Manager
Robert Brown, City Attorney
Amber Villarreal, City Secretary

1. Call to Order

Mayor Doug Barnes called the meeting to order.

2. Discussion of City of Waxahachie Fiscal Year 2021-2022 Budget

City Manager Michael Scott explained the final proposed budget includes Council's requests from the mid-year retreat and the first budget meeting in July.

Finance Director Chad Tustison reviewed the Fiscal Year 2021 3rd Quarter update of revenues and expenditures noting 77% of the budgeted revenue has been collected and approximately 62% of the budget has been spent on expenditures. He also reviewed the following: Fiscal Year 2022 General Fund Budget update noting a 9% increase in property tax value & the expenditure updates noting the proposed budget is balanced with a calculated 0.66 proposed tax rate. Mr. Tustison reviewed the balanced budgets for the Water Fund, Wastewater Fund, and Waxahachie Community Development Corporation Fund.

Mr. Scott announced the Public Hearing on the proposed budget and tax rate will be held August 31, 2021 at 6:00 p.m.

3. Comments by Mayor, City Council, City Attorney and City Manager

4. Adjourn

There being no further business, the meeting adjourned at 6:21 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

(5d)

City Council
August 9, 2021

A Work Session of the Mayor and City Council of the City of Waxahachie, Texas was held in the Council Conference Room at City Hall, 401 S. Rogers, Waxahachie, Texas, on Monday, August 9, 2021 at 12:00 p.m.

Council Members Present: Doug Barnes, Mayor, Council Member Place 2
Billie Wallace, Mayor Pro Tem, Council Member Place 4
David Hill, Council Member Place 1
Melissa Olson, Council Member Place 3
Travis Smith, Council Member Place 5

Others Present: Michael Scott, City Manager
Albert Lawrence, Deputy City Manager
Robert Brown, City Attorney
Amber Villarreal, City Secretary

1. Call to Order

Mayor Doug Barnes called the meeting to order.

2. Discussion regarding Comprehensive Plan update

Mr. Kevin Shepherd, Verdunity, reviewed the following:

- Project Overview
- Current Processes for Making Decisions
- Opportunities and Challenges
- Vision and Guiding Principles

Mr. Shepherd explained the value of a comprehensive plan and how it should be used. Council identified the areas of strength, improvement, and concerns.

The Council discussed a community vision statement and guiding principles to present to the Comprehensive Plan Advisory Committee and the community for feedback.

3. Adjourn

There being no further business, the meeting adjourned at 4:45 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

(5f)



Application for a Festival or Event Permit

Event Name and Description: Rewind the tracks - Ole skool
MUSIC BACK playing djing, old school music all
genre From Country rock + roll blues R+B soul hiphop
house techno

Applicant Information

Name: PATRICK WILLIAMS
Address: 2200 Brown St Apt 902
City, State, Zip: Waxahachie TX 75165 Phone: 214 789 1466
E-mail Address: ole skool pump it up @ gmail . com

Organization Information

Organization Name: _____
Address: _____
Authorized Head of Organization: _____
Phone: _____ E-mail Address: _____

Event Chairperson/Contact

Name: PATRICK WILLIAMS
Address: 2200 Brown St Apt 902
City, State, Zip: Waxahachie TX 75165 Phone: 214 789 1466
E-mail Address: ole skool pump it up @ gmail . com

Event Information

Event Location/Address: Getzender Park
Purpose: musical entertainment
Event Start Date and Time: 8/28/21 1200P
Event End Date and Time: 8/28/21 400P

(5F)

Approximate Number of Persons Attending Event Per Day: UNKNOWN OPEN event

Site Preparation and Set-Up Date and Time: 2 HR 8/28 10A-1200P

Clean-Up Completion Date and Time: 2 HR 8/28 4P-6P

List all activities that will be conducted as a part of this event including street closures, traffic control, vendor booths, etc. Include any requests for city services.

only musical entertainment.

Requested City Services: NONE

Will food and/or beverages be available and/or sold? YES/NO NO

If yes, contact the City Health Inspector, (469) 309-4134, for permitting requirements and compliance.

*Will alcohol be available and/or sold? YES/NO NO

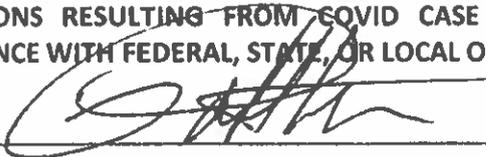
If yes, will the event be in the Historic Overlay District? YES/NO NO

Will dumpsters be needed? NO

Will an Unmanned Aircraft Systems Unit (drone) be used? YES/NO NO If so, provide a copy of the current FAA License.

Please submit a site plan showing the layout of the event including equipment, stages, and street locations.

I, THE UNDERSIGNED APPLICANT, AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF WAXAHACHIE, ITS OFFICERS, EMPLOYEES, AGENTS, AND REPRESENTATIVES AGAINST ALL CLAIMS OF LIABILITY AND CAUSES OF ACTION RESULTING FROM INJURY OR DAMAGE TO PERSONS OR PROPERTY ARISING OUT OF THE SPECIAL EVENT. DUE TO COVID-19, I ALSO UNDERSTAND APPROVAL OF MY EVENT IS SUBJECT TO THE THEN CURRENT NECESSARY PRECAUTIONS RESULTING FROM COVID CASE TRENDS AS WELL AS ANY CHANGE IN ACCORDANCE WITH FEDERAL, STATE, OR LOCAL ORDERS.


Signature of Applicant

7/14/21
Date

* Please note that approval of this permit does not replace/modify compliance with all applicable state laws as specified by the Texas Alcoholic Beverage Commission (TABC).

(5f)

Bonner, Jami

From: Wade Goolsby <wgoolsby@waxahachiepd.org>
Sent: Friday, August 6, 2021 10:26 AM
To: Bonner, Jami; Martinez, Gumaro; Drewry, Michaela; Ricky Boyd; Mosley, Laurie; Griffith, Thomas
Cc: Scott, Michael; Lawrence, Albert; Villarreal, Amber; Crocker, Clarice
Subject: RE: Event Application - Rewind the Tracks 8.28.21

I don't have any issues with it.

Wade G. Goolsby
Chief of Police
Waxahachie Police Department
630 Farley St.
Waxahachie, TX 75165
469-309-4414

From: Bonner, Jami <jami.bonner@waxahachie.com>
Sent: Friday, August 6, 2021 9:31 AM
To: Gumaro Martinez <gmartinez@waxahachie.com>; Drewry, Michaela <michaela.drewry@waxahachie.com>; Wade Goolsby <wgoolsby@waxahachiepd.org>; Ricky Boyd <rboyd@waxahachiefire.org>; Mosley, Laurie <lmosley@waxahachiecvb.com>; Griffith, Thomas <john.griffith@waxahachie.com>
Cc: Michael Scott <msscott@waxahachie.com>; Albert Lawrence <alawrence@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: Event Application - Rewind the Tracks 8.28.21

For your review / comments. Thank you.

Mr. Williams plans to utilize an open space with a table and generator. He also stated the music he will play is family friendly.

Jami Bonner
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4005 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
www.waxahachie.com

(5f)

Bonner, Jami

From: Boyd, Ricky <RBoyd@waxahachiefire.org>
Sent: Friday, August 6, 2021 9:39 AM
To: Bonner, Jami
Subject: RE: Event Application - Rewind the Tracks 8.28.21

I have no concerns with this request.

Ricky Boyd, Fire Chief

Waxahachie Fire-Rescue
214-463-9335

From: Bonner, Jami [mailto:jami.bonner@waxahachie.com]
Sent: Friday, August 6, 2021 9:31 AM
To: Martinez, Gumaro <gmartinez@waxahachie.com>; Drewry, Michaela <michaela.drewry@waxahachie.com>; Wade Goolsbey <wgoolsby@waxahachiepd.org>; Boyd, Ricky <RBoyd@waxahachiefire.org>; Mosley, Laurie <lmosley@waxahachiecvb.com>; Griffith, Thomas <john.griffith@waxahachie.com>
Cc: Scott, Michael <mScott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: Event Application - Rewind the Tracks 8.28.21

[EXTERNAL SENDER] – This email may be from an untrusted source. Links and attachments within this email may be at greater risk of being malicious or threatening in nature. If this is an unexpected email, please contact the sender via phone to verify authenticity prior to opening or accessing contents.

For your review / comments. Thank you.

Mr. Williams plans to utilize an open space with a table and generator. He also stated the music he will play is family friendly.

Jami Bonner
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4005 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
www.waxahachie.com

(5f)

Bonner, Jami

From: Lawrence, Albert
Sent: Friday, August 6, 2021 10:01 AM
To: Bonner, Jami
Subject: RE: Event Application - Rewind the Tracks 8.28.21

I don't have a problem with it as long as the park is available.

Albert Lawrence
Assistant City Manager

City of Waxahachie
401 S. Rogers
PO Box 757
Waxahachie, TX 75165
Direct Line: 469-309-4001

From: Bonner, Jami <jami.bonner@waxahachie.com>
Sent: Friday, August 6, 2021 9:31 AM
To: Martinez, Gumaro <gmartinez@waxahachie.com>; Drewry, Michaela <michaela.drewry@waxahachie.com>; Wade Goolsbey <wgoolsby@waxahachiepd.org>; Ricky Boyd <rboyd@waxahachiefire.org>; Mosley, Laurie <lmosley@waxahachiecvb.com>; Griffith, Thomas <john.griffith@waxahachie.com>
Cc: Scott, Michael <msscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: Event Application - Rewind the Tracks 8.28.21

For your review / comments. Thank you.

Mr. Williams plans to utilize an open space with a table and generator. He also stated the music he will play is family friendly.

Jami Bonner
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4005 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
www.waxahachie.com

(5A)

Bonner, Jami

From: Martinez, Gumaro
Sent: Friday, August 6, 2021 1:14 PM
To: Wade Goolsby; Bonner, Jami; Drewry, Michaela; Ricky Boyd; Mosley, Laurie; Griffith, Thomas
Cc: Scott, Michael; Lawrence, Albert; Villarreal, Amber; Crocker, Clarice
Subject: Re: Event Application - Rewind the Tracks 8.28.21

I dont have any issues with this event.

From: Wade Goolsby <wgoolsby@waxahachiepd.org>
Sent: Friday, August 6, 2021 10:25 AM
To: Bonner, Jami <jami.bonner@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>; Drewry, Michaela <michaela.drewry@waxahachie.com>; Ricky Boyd <rboyd@waxahachiefire.org>; Mosley, Laurie <lmosley@waxahachiecvb.com>; Griffith, Thomas <john.griffith@waxahachie.com>
Cc: Scott, Michael <msscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: RE: Event Application - Rewind the Tracks 8.28.21

I don't have any issues with it.

Wade G. Goolsby
Chief of Police
Waxahachie Police Department
630 Farley St.
Waxahachie, TX 75165
469-309-4414

From: Bonner, Jami <jami.bonner@waxahachie.com>
Sent: Friday, August 6, 2021 9:31 AM
To: Gumaro Martinez <gmartinez@waxahachie.com>; Drewry, Michaela <michaela.drewry@waxahachie.com>; Wade Goolsby <wgoolsby@waxahachiepd.org>; Ricky Boyd <rboyd@waxahachiefire.org>; Mosley, Laurie <lmosley@waxahachiecvb.com>; Griffith, Thomas <john.griffith@waxahachie.com>
Cc: Michael Scott <msscott@waxahachie.com>; Albert Lawrence <alawrence@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: Event Application - Rewind the Tracks 8.28.21

For your review / comments. Thank you.

Mr. Williams plans to utilize an open space with a table and generator. He also stated the music he will play is family friendly.

Jami Bonner
Assistant City Secretary

(59)



Application for a Festival or Event Permit

Event Name and Description: "Wings 'N' Wheels" Fly-In/Drive-In

Applicant Information

Name: Mid-way Regional Airport
Address: 131 Airport Dr, Ste. 101
City, State, Zip: Midlothian, TX Phone: 972-923-0080
E-mail Address: tbowen@waxahachie.com

Organization Information

Organization Name: Same

Address: _____

Authorized Head of Organization: Darrell Phillips

Phone: _____ E-mail Address: darrell.phillips@waxahachie.com

Event Chairperson/Contact

Name: Tammy Bowen

Address: Same

City, State, Zip: _____ Phone: _____

E-mail Address: _____

Event Information

Event Location/Address: _____

Purpose: Community Outreach

Event Start Date and Time: Saturday, Sept. 18, 9am-1pm
2021

(59)

Event End Date and Time: _____

Approximate Number of Persons Attending Event Per Day: 500-1000

Site Preparation and Set-Up Date and Time: Fri. 17 + Sat. 18 am.

Clean-Up Completion Date and Time: Mon. 20 Potties + canopy

List all activities that will be conducted as a part of this event including street closures, traffic control, vendor booths, etc. Include any requests for city services.

Mokey O's
Doc's Pork Roll
Danny D's BBQ
Boy Scout Troop 524
Helicopter + Airplane rides, train rides,

Will food and/or beverages be available and/or sold? YES/ NO

*Will alcohol be available and/or sold? YES/ NO

If yes, will the event be in the Historic Overlay District? YES/ NO

If food will be prepared on-site, a Temporary Food Permit must be obtained by the Environmental Health Department.

Will dumpsters be needed? No

Will an Unmanned Aircraft Systems Unit (drone) be used? YES/ NO If so, provide a copy of the current FAA License.

Please submit a site plan showing the layout of the event including equipment, stages, and street locations

I THE UNDERSIGNED APPLICANT, AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF WAXAHACHIE, ITS OFFICERS, EMPLOYEES, AGENTS, AND REPRESENTATIVES AGAINST ALL CLAIMS OF LIABILITY AND CAUSES OF ACTION RESULTING FROM INJURY OR DAMAGE TO PERSONS OR PROPERTY ARISING OUT OF THE SPECIAL EVENT.

Duff Miller

7-21-21

Signature of Applicant

Date

* Please note that approval of this permit does not replace/modify compliance with all applicable state laws as specified by the Texas Alcoholic Beverage Commission (TABC).

(59)

Bonner, Jami

From: Boyd, Ricky <RBoyd@waxahachiefire.org>
Sent: Wednesday, July 21, 2021 1:04 PM
To: Bonner, Jami
Subject: Re: Event Application - Wings N Wheels Fly-in / Drive-in

I have no concerns with this request.

Sent from my iPhone

On Jul 21, 2021, at 09:15, Bonner, Jami <jami.bonner@waxahachie.com> wrote:

Good morning,

For your review / comments. The event will be held at the airport. (ramp parking area / outside only) Darrell noted that police and fire will be invited for public display and visit, but will not be needed to station during the event. Thank you.

Jami Bonner
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4005 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
www.waxahachie.com

<Event Application - 2021.09.18 Wings 'N' Wheels Fly-In Drive-In.pdf>

(59)

Bonner, Jami

From: Me'Lony Jordan
Sent: Wednesday, July 21, 2021 11:20 AM
To: Bonner, Jami; Ricky Boyd; Wade Goolsbey; Griffith, Thomas; Mosley, Laurie; Martinez, Jose
Cc: Scott, Michael; Lawrence, Albert; Ludwig, Tommy; Villarreal, Amber; Crocker, Clarice
Subject: RE: Event Application - Wings N Wheels Fly-in / Drive-in

Please advise that ALL food vendors are required to obtain a temporary food permit for this event 48 hours prior. Mobile food units must also obtain the temporary food permit and have a passing health inspection to participate. Applications and guide lines are available on the City's website or they may pick up the application in the Building and community Services dept.. ☺

*Me'Lony Jordan CEO. 7590
City of Waxahachie
Health Inspector
401 S. Rogers
Waxahachie, Texas 75168*

From: Bonner, Jami
Sent: Wednesday, July 21, 2021 10:13 AM
To: Ricky Boyd <rboyd@waxahachiefire.org>; Wade Goolsbey <wgoolsby@waxahachiepd.org>; Griffith, Thomas <john.griffith@waxahachie.com>; Me'Lony Jordan <mjordan@waxahachie.com>; Mosley, Laurie <lmosley@waxahachiecvb.com>; Martinez, Jose <jose.martinez@waxahachie.com>
Cc: Scott, Michael <mscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Ludwig, Tommy <tludwig@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: Event Application - Wings N Wheels Fly-in / Drive-in

Good morning,

For your review / comments. The event will be held at the airport. (ramp parking area / outside only) Darrell noted that police and fire will be invited for public display and visit, but will not be needed to station during the event. Thank you.

Jami Bonner
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4005 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
www.waxahachie.com

(59)

Bonner, Jami

From: Mosley, Laurie
Sent: Wednesday, July 21, 2021 4:19 PM
To: Bonner, Jami
Subject: RE: Event Application - Wings N Wheels Fly-in / Drive-in

I have no problems with the event as it relates to my department 😊. Thank you!

From: Bonner, Jami <jami.bonner@waxahachie.com>
Sent: Wednesday, July 21, 2021 10:13 AM
To: Ricky Boyd <rboyd@waxahachiefire.org>; Wade Goolsbey <wgoolsby@waxahachiepd.org>; Griffith, Thomas <john.griffith@waxahachie.com>; Me'Lony Jordan <mjordan@waxahachie.com>; Mosley, Laurie <lmosley@waxahachiecvb.com>; Martinez, Jose <jose.martinez@waxahachie.com>
Cc: Scott, Michael <msscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Ludwig, Tommy <tludwig@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: Event Application - Wings N Wheels Fly-in / Drive-in

Good morning,

For your review / comments. The event will be held at the airport. (ramp parking area / outside only) Darrell noted that police and fire will be invited for public display and visit, but will not be needed to station during the event. Thank you.

Jami Bonner
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4005 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
www.waxahachie.com

(5h)



Application for a Festival or Event Permit

Event Name and Description: _____

"BIG AL-O-WEEN PARTY"
Featuring: VANILLA ICE

Applicant Information

Name: AL MACK - BIG AL'S Down the Hatch
Address: 200 S. Rogers St.
City, State, Zip: WAXAHACHIE, TX 75165 Phone: 214-770-4772
E-mail Address: ~~ALMACK~~ Bigalmack19@gmail.com

Organization Information

Organization Name: SAME - (BIG AL'S Down the Hatch)
Address: _____
Authorized Head of Organization: AL MACK
Phone: 214 770 4772 E-mail Address: Bigalmack19@gmail.com

Event Chairperson/Contact

Name: AL MACK
Address: 200 S. Rogers St.
City, State, Zip: Waxahachie TX 75165 Phone: 214-770-4772
E-mail Address: Bigalmack19@gmail.com

Event Information

Event Location/Address: Rogers St. Between Franklin + _____
Purpose: _____
Event Start Date and Time: Event - 6p-11p 10-30-21
Rogers Street Blocked @ 12 noon

Event End Date and Time: 10-30-21 (5h) END @ 11p

Approximate Number of Persons Attending Event Per Day: 400-500

Site Preparation and Set-Up Date and Time: 10-30-21 12 Noon

Clean-Up Completion Date and Time: 10-30-21 MIDNIGHT/1A

List all activities that will be conducted as a part of this event including street closures, traffic control, vendor booths, etc. Include any requests for city services.

Block of Rogers Street
Between FRANKLIN + ALLEY

Will food and/or beverages be available and/or sold? YES/ NO Inside/outside Restaurant

*Will alcohol be available and/or sold? YES/ NO

If yes, will the event be in the Historic Overlay District? YES/NO

If food will be prepared on-site, a Temporary Food Permit must be obtained by the Environmental Health Department.

Will dumpsters be needed? ALREADY in PLACE

Will an Unmanned Aircraft Systems Unit (drone) be used? YES/ NO If so, provide a copy of the current FAA License.

Please submit a site plan showing the layout of the event including equipment, stages, and street locations.

I, THE UNDERSIGNED APPLICANT, AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF WAXAHACHIE, ITS OFFICERS, EMPLOYEES, AGENTS, AND REPRESENTATIVES AGAINST ALL CLAIMS OF LIABILITY AND CAUSES OF ACTION RESULTING FROM INJURY OR DAMAGE TO PERSONS OR PROPERTY ARISING OUT OF THE SPECIAL EVENT. DUE TO COVID-19, I ALSO UNDERSTAND APPROVAL OF MY EVENT IS SUBJECT TO THE THEN CURRENT NECESSARY PRECAUTIONS RESULTING FROM COVID CASE TRENDS AS WELL AS ANY CHANGE IN ACCORDANCE WITH FEDERAL, STATE, OR LOCAL ORDERS.

[Signature]
Signature of Applicant

7-13-21
Date

* Please note that approval of this permit does not replace/modify compliance with all applicable state laws as specified by the Texas Alcoholic Beverage Commission (TABC).

To Whom it may concern: ^(5h)

This letter is to confirm that I am aware of the event taking place on Saturday, October 30 held by Big Al's Down the Hatch and I approve of the street closure in the 200 Block of South Rogers that day.

Respectfully,

Tom Knight

100F / Heart in Hand

Business name

7-20-21

Date

To Whom it may concern:^(5h)

This letter is to confirm that I am aware of the event taking place on Saturday, October 30 held by Big Al's Down the Hatch and I approve of the street closure in the 200 Block of South Rogers that day.

Respectfully,

Jesse Pierson

Gran's Antiques

Business name

7/20/2021

Date

To Whom it may concern: ^(5h)

This letter is to confirm that I am aware of the event taking place on Saturday, October 30 held by Big Al's Down the Hatch and I approve of the street closure in the 200 Block of South Rogers that day.

Respectfully,

CHRIS WILKINSON



FARM LOCK

Business name

7/15/21

Date

(5h)

Bonner, Jami

From: Mosley, Laurie
Sent: Wednesday, July 28, 2021 4:33 PM
To: Bonner, Jami
Subject: RE: Event Application - Big AI-O-Ween Party

Good Afternoon!

I see no problems with this application as it relates to my department 😊.

Thank you!
Laurie

From: Bonner, Jami <jami.bonner@waxahachie.com>
Sent: Wednesday, July 28, 2021 12:04 PM
To: Wade Goolsbey <wgoolsby@waxahachiepd.org>; Ricky Boyd <rboyd@waxahachiefire.org>; Gaertner, James <jgaertner@waxahachie.com>; Mosley, Laurie <Imosley@waxahachiecvb.com>; Simpson, Anita <asimpson@waxahachie.com>; Griffith, Thomas <john.griffith@waxahachie.com>; Massey, Matt <mmassey@waxahachie.com>
Cc: Scott, Michael <mscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Ludwig, Tommy <tludwig@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: Event Application - Big AI-O-Ween Party

For your review / comments. Thank you.

Jami Bonner
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4005 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
www.waxahachie.com

(5w)

Bonner, Jami

From: Lawrence, Albert
Sent: Thursday, July 29, 2021 10:15 AM
To: Bonner, Jami
Subject: RE: Event Application - Big AI-O-Ween Party

I don't have any objections.

Albert Lawrence
Assistant City Manager

City of Waxahachie
401 S. Rogers
PO Box 757
Waxahachie, TX 75165
Direct Line: 469-309-4001

From: Bonner, Jami <jami.bonner@waxahachie.com>
Sent: Wednesday, July 28, 2021 12:04 PM
To: Wade Goolsbey <wgoolsby@waxahachiepd.org>; Ricky Boyd <rboyd@waxahachiefire.org>; Gaertner, James <jgaertner@waxahachie.com>; Mosley, Laurie <Imosley@waxahachiecvb.com>; Simpson, Anita <asimpson@waxahachie.com>; Griffith, Thomas <john.griffith@waxahachie.com>; Massey, Matt <mmassey@waxahachie.com>
Cc: Scott, Michael <msscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Ludwig, Tommy <tludwig@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: Event Application - Big AI-O-Ween Party

For your review / comments. Thank you.

Jami Bonner
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4005 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
www.waxahachie.com

(5h)

Bonner, Jami

From: Wade Goolsby <wgoolsby@waxahachiepd.org>
Sent: Thursday, July 29, 2021 4:55 PM
To: Bonner, Jami
Subject: RE: Event Application - Big Al-O-Ween Party

I have no issue with the street closure because it appears that the other businesses are in approval. But, they will need security for the event.

Wade G. Goolsby

Chief of Police
Waxahachie Police Department
630 Farley St.
Waxahachie, TX 75165
469-309-4414

From: Bonner, Jami <jami.bonner@waxahachie.com>
Sent: Wednesday, July 28, 2021 12:04 PM
To: Wade Goolsby <wgoolsby@waxahachiepd.org>; Ricky Boyd <rboyd@waxahachiefire.org>; James Gaertner <jgaertner@waxahachie.com>; Mosley, Laurie <lmosley@waxahachiecvb.com>; Simpson, Anita <asimpson@waxahachie.com>; Griffith, Thomas <john.griffith@waxahachie.com>; Matt Massey <mmassey@waxahachie.com>
Cc: Michael Scott <msscott@waxahachie.com>; Albert Lawrence <alawrence@waxahachie.com>; Tommy Ludwig <tludwig@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: Event Application - Big Al-O-Ween Party

For your review / comments. Thank you.

Jami Bonner
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4005 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
www.waxahachie.com

(5h)

Bonner, Jami

From: Simpson, Anita
Sent: Monday, August 2, 2021 9:36 AM
To: Bonner, Jami; Wade Goolsbey; Ricky Boyd; Gaertner, James; Mosley, Laurie; Griffith, Thomas; Massey, Matt
Cc: Scott, Michael; Lawrence, Albert; Ludwig, Tommy; Villarreal, Amber; Crocker, Clarice
Subject: RE: Event Application - Big AI-O-Ween Party

Looks like he got all the affected parties to agree so I have no concerns with this event.



From: Bonner, Jami <jami.bonner@waxahachie.com>
Sent: Wednesday, July 28, 2021 12:04 PM
To: Wade Goolsbey <wgoolsby@waxahachiepd.org>; Ricky Boyd <rboyd@waxahachiefire.org>; Gaertner, James <jgaertner@waxahachie.com>; Mosley, Laurie <lmosley@waxahachiecvb.com>; Simpson, Anita <asimpson@waxahachie.com>; Griffith, Thomas <john.griffith@waxahachie.com>; Massey, Matt <mmassey@waxahachie.com>
Cc: Scott, Michael <msscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Ludwig, Tommy <tludwig@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: Event Application - Big AI-O-Ween Party

For your review / comments. Thank you.

Jami Bonner
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4005 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
www.waxahachie.com

(5h)

Bonner, Jami

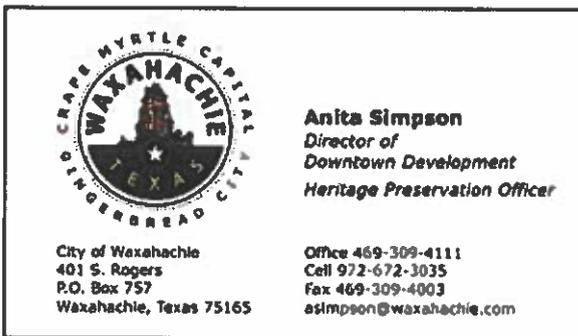
From: Gaertner, James
Sent: Monday, August 2, 2021 1:06 PM
To: Simpson, Anita; Bonner, Jami; Wade Goolsbey; Ricky Boyd; Mosley, Laurie; Griffith, Thomas; Massey, Matt
Cc: Scott, Michael; Lawrence, Albert; Ludwig, Tommy; Villarreal, Amber; Crocker, Clarice
Subject: RE: Event Application - Big AI-O-Ween Party

I don't have issues with this request. Matt can coordinate what is necessary for the road closures.

James Gaertner, PE, CFM, CPM
Director of Public Works & Engineering
Office: 469-309-4301
jgaertner@waxahachie.com

From: Simpson, Anita <asimpson@waxahachie.com>
Sent: Monday, August 2, 2021 9:36 AM
To: Bonner, Jami <jami.bonner@waxahachie.com>; Wade Goolsbey <wgoalsby@waxahachiepd.org>; Ricky Boyd <rboyd@waxahachiefire.org>; Gaertner, James <jgaertner@waxahachie.com>; Mosley, Laurie <imosley@waxahachiecvb.com>; Griffith, Thomas <john.griffith@waxahachie.com>; Massey, Matt <mmassey@waxahachie.com>
Cc: Scott, Michael <msscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Ludwig, Tommy <tludwig@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: RE: Event Application - Big AI-O-Ween Party

Looks like he got all the affected parties to agree so I have no concerns with this event.



From: Bonner, Jami <jami.bonner@waxahachie.com>
Sent: Wednesday, July 28, 2021 12:04 PM
To: Wade Goolsbey <wgoalsby@waxahachiepd.org>; Ricky Boyd <rboyd@waxahachiefire.org>; Gaertner, James <jgaertner@waxahachie.com>; Mosley, Laurie <imosley@waxahachiecvb.com>; Simpson, Anita <asimpson@waxahachie.com>; Griffith, Thomas <john.griffith@waxahachie.com>; Massey, Matt <mmassey@waxahachie.com>
Cc: Scott, Michael <msscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Ludwig, Tommy <tludwig@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: Event Application - Big AI-O-Ween Party



Memorandum

To: Honorable Mayor and City Council
From: Albert Lawrence, Deputy City Manager
Thru: Michael Scott, City Manager
Date: August 11, 2021
Re: Consider Resolution to Approve a Negotiated Settlement Between the Atmos Cities Steering Committee and the Atmos Energy Corp., Mid-Tex Division.

Item Description: Consider resolution to approve a negotiated settlement between the Atmos Cities Steering Committee (ACSC) and the Atmos Energy Corp, Mid-Tex Division (Atmos) regarding the company's 2020 rate review mechanism filing.

Item Summary: Waxahachie, along with 171 other Mid-Texas cities served by Atmos, is a member of the ACSC. On or about April 1, 2021, Atmos filed a rate request pursuant to the as Rate Review Mechanism (RRM) Tariff adopted by ACSC members. Atmos claimed that its cost-of-service in a test year ending December 31, 2020, entitled it to additional system-wide revenues of \$43.4 million. Application of the standards set forth in ACSC's RRM Tariff required Atmos to reduce its request to \$40.5 million, \$29.3 million of which would be applicable to ACSC members. ACSC's consultants concluded that the system-wide deficiency under the RRM regime should be \$22.34 million instead of the claimed \$40.5 million. The amount of the \$22.34 million deficiency applicable to ACSC members would be \$16.8 million.

After Atmos reviewed ACSC's consultants' report, ACSC's Executive Committee and Atmos negotiated a settlement whereby Atmos would receive an increase of \$22.78 million from ACSC Cities, but with a two-month delay in the effective date until December 1, 2021. This should save ratepayers approximately \$3.8 million.

The average Atmos residential customer will see an increase in their monthly bill of about 2.2% (\$1.28) and commercial customers will see an average increase of about 1.61% (\$4.03).

Fiscal Impact: The City of Waxahachie is already a member of the ACSC and there were no additional costs associated with hiring of legal services or consultants to conduct the negotiations on behalf of the ACSC. All legal expenses associated with this negotiation must be paid by Atmos.

(51)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE (“ACSC”) AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY’S 2021 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHED EXHIBIT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; APPROVING AN ATTACHED EXHIBIT REGARDING AMORTIZATION OF REGULATORY LIABILITY; REQUIRING THE COMPANY TO REIMBURSE ACSC’S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC’S LEGAL COUNSEL.

WHEREAS, the City of Waxahachie, Texas (“City”) is a gas utility customer of Atmos Energy Corp., Mid-Tex Division (“Atmos Mid-Tex” or “Company”), and a regulatory authority with an interest in the rates, charges, and services of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee (“ACSC”), a coalition of similarly-situated cities served by Atmos Mid-Tex (“ACSC Cities”) that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a Rate Review Mechanism (“RRM”) tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program (“GRIP”) process instituted by the

(51)

Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, the current RRM tariff was adopted by the City in a rate ordinance in 2018; and

WHEREAS, on about April 1, 2021, Atmos Mid-Tex filed its 2021 RRM rate request with ACSC Cities based on a test year ending December 31, 2020; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2021 RRM filing through its Executive Committee, assisted by ACSC's attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of \$22.78 million applicable to ACSC Cities with an Effective Date of December 1, 2021; and

WHEREAS, ACSC agrees that Atmos' plant-in-service is reasonable; and

WHEREAS, with the exception of approved plant-in-service, ACSC is not foreclosed from future reasonableness evaluation of costs associated with incidents related to gas leaks; and

WHEREAS, the two month delayed Effective Date from October 1 to December 1 will save ACSC ratepayers approximately \$3.8 million off new rates imposed by the attached tariffs (Exhibit A); and

WHEREAS, the attached tariffs (Exhibit A) implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the settlement agreement sets a new benchmark for pensions and retiree medical benefits (Exhibit B); and

(5i)

WHEREAS, the settlement agreement establishes an amortization schedule for regulatory liability prepared by Atmos Mid-Tex (Exhibit C); and

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS:

Section 1. That the findings set forth in this Resolution are hereby in all things approved.

Section 2. That, without prejudice to future litigation of any issue identified by ACSC, the City Council finds that the settled amount of an increase in revenues of \$22.78 million for ACSC Cities represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2021 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

Section 3. That despite finding Atmos Mid-Tex's plant-in-service to be reasonable, ACSC is not foreclosed in future cases from evaluating the reasonableness of costs associated with incidents involving leaks of natural gas.

Section 4. That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Exhibit A, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional \$22.78 million from customers in ACSC Cities, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

(51)

Section 5. That the ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Exhibit B, attached hereto and incorporated herein.

Section 6. That subject to any future settlement or decision regarding the balance of Excess Deferred Income Tax to be refunded to ratepayers, the amortization of regulatory liability shall be consistent with the schedule found in Exhibit C, attached hereto and incorporated herein.

Section 7. That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC in processing the Company's 2021 RRM filing.

Section 8. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Resolution, it is hereby repealed.

Section 9. That the meeting at which this Resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 10. That if any one or more sections or clauses of this Resolution is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Resolution, and the remaining provisions of the Resolution shall be interpreted as if the offending section or clause never existed.

Section 11. That consistent with the City Ordinance that established the RRM process, this Resolution shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after December 1, 2021.

Section 12. That a copy of this Resolution shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Thomas Brocato,

(51)

General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue,
Suite 1900, Austin, Texas 78701.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
WAXAHACHIE, TEXAS, BY A VOTE OF ___ TO ___, ON THIS THE 16TH DAY OF
AUGUST, 2021.

Doug Barnes, Mayor

ATTEST:

Amber Villarreal, City Secretary

(5i)

**Exhibit A
to 2021 RRM Resolution or Ordinance**

**Mid-Tex Tariffs
Effective December 1, 2021**

(5i)

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	R – RESIDENTIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2021	PAGE:

Application

Applicable to Residential Customers for all natural gas provided at one Point of Delivery and measured through one meter.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	\$ 20.85 per month
Rider CEE Surcharge	\$ 0.05 per month ¹
Total Customer Charge	\$ 20.90 per month
Commodity Charge – All <u>Ccf</u>	\$0.27979 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

¹Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2021.

(5i)

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	C – COMMERCIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2021	PAGE: Page

Application

Applicable to Commercial Customers for all natural gas provided at one Point of Delivery and measured through one meter and to Industrial Customers with an average annual usage of less than 30,000 Ccf.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	\$ 56.50 per month
Rider CEE Surcharge	\$ 0.01 per month ¹
Total Customer Charge	\$ 56.51 per month
Commodity Charge – All Ccf	\$ 0.12263 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

¹ Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2021.

(5i)

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2021	PAGE:

Application

Applicable to Industrial Customers with a maximum daily usage (MDU) of less than 3,500 MMBtu per day for all natural gas provided at one Point of Delivery and measured through one meter. Service for Industrial Customers with an MDU equal to or greater than 3,500 MMBtu per day will be provided at Company's sole option and will require special contract arrangements between Company and Customer.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and MMBtu charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Meter	\$ 1,054.75 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.4330 per MMBtu
Next 3,500 MMBtu	\$ 0.3171 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.0680 per MMBtu

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Curtailment Overpull Fee

Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index

In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

(51)

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2021	PAGE:

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions

In order to receive service under Rate I, Customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

(51)

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RRC Tariff No:

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2021	PAGE:

Application

Applicable, in the event that Company has entered into a Transportation Agreement, to a customer directly connected to the Atmos Energy Corp., Mid-Tex Division Distribution System (Customer) for the transportation of all natural gas supplied by Customer or Customer's agent at one Point of Delivery for use in Customer's facility.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's bill will be calculated by adding the following Customer and MMBtu charges to the amounts and quantities due under the riders listed below:

Charge	Amount
Customer Charge per Meter	\$ 1,054.75 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.4330 per MMBtu
Next 3,500 MMBtu	\$ 0.3171 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.0680 per MMBtu

Upstream Transportation Cost Recovery: Plus an amount for upstream transportation costs in accordance with Part (b) of Rider GCR.

Retention Adjustment: Plus a quantity of gas as calculated in accordance with Rider RA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Imbalance Fees

All fees charged to Customer under this Rate Schedule will be charged based on the quantities determined under the applicable Transportation Agreement and quantities will not be aggregated for any Customer with multiple Transportation Agreements for the purposes of such fees.

Monthly Imbalance Fees

Customer shall pay Company the greater of (i) \$0.10 per MMBtu, or (ii) 150% of the difference per MMBtu between the highest and lowest "midpoint" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" during such month, for the MMBtu of Customer's monthly Cumulative Imbalance, as defined in the applicable Transportation Agreement, at the end of each month that exceeds 10% of Customer's receipt quantities for the month.

(5i)

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2021	PAGE:

Curtailment Overpull Fee

Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index

In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

Agreement

A transportation agreement is required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions

In order to receive service under Rate T, customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

(5i)

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	WNA – WEATHER NORMALIZATION ADJUSTMENT	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2021	PAGE:

Provisions for Adjustment

The Commodity Charge per Ccf (100 cubic feet) for gas service set forth in any Rate Schedules utilized by the cities of the Mid-Tex Division service area for determining normalized winter period revenues shall be adjusted by an amount hereinafter described, which amount is referred to as the "Weather Normalization Adjustment." The Weather Normalization Adjustment shall apply to all temperature sensitive residential and commercial bills based on meters read during the revenue months of November through April. The five regional weather stations are Abilene, Austin, Dallas, Waco, and Wichita Falls.

Computation of Weather Normalization Adjustment

The Weather Normalization Adjustment Factor shall be computed to the nearest one-hundredth cent per Ccf by the following formula:

$$WNAF_i = R_i \frac{(HSF_i \times (NDD-ADD))}{(BL_i + (HSF_i \times ADD))}$$

Where

- i = any particular Rate Schedule or billing classification within any such particular Rate Schedule that contains more than one billing classification
- $WNAF_i$ = Weather Normalization Adjustment Factor for the i^{th} rate schedule or classification expressed in cents per Ccf
- R_i = Commodity Charge rate of temperature sensitive sales for the i^{th} schedule or classification.
- HSF_i = heat sensitive factor for the i^{th} schedule or classification divided by the average bill count in that class
- NDD = billing cycle normal heating degree days calculated as the simple ten-year average of actual heating degree days.
- ADD = billing cycle actual heating degree days.
- BL_i = base load sales for the i^{th} schedule or classification divided by the average bill count in that class

The Weather Normalization Adjustment for the j th customer in i th rate schedule is computed as:

$$WNA_{ij} = WNAF_i \times q_{ij}$$

Where q_{ij} is the relevant sales quantity for the j th customer in i th rate schedule.

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MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	WNA – WEATHER NORMALIZATION ADJUSTMENT	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2021	PAGE:

Base Use/Heat Use Factors

Weather Station	<u>Residential</u>		<u>Commercial</u>	
	Base use <u>Ccf</u>	Heat use <u>Ccf/HDD</u>	Base use <u>Ccf</u>	Heat use <u>Ccf/HDD</u>
Abilene	11.88	0.1459	85.39	0.6996
Austin	10.34	0.1452	194.82	0.9398
Dallas	15.21	0.1915	148.19	1.0986
Waco	10.63	0.1373	130.39	0.7436
Wichita Falls	12.63	0.1398	109.17	0.5803

Weather Normalization Adjustment (WNA) Report

On or before June 1 of each year, the company posts on its website at atmosenergy.com/mtx-wna, in Excel format, a *Weather Normalization Adjustment (WNA) Report* to show how the company calculated its WNA factor during the preceding winter season. Additionally, on or before June 1 of each year, the company files one hard copy and an Excel version of the *WNA Report* with the Railroad Commission of Texas' Gas Services Division, addressed to the Director of that Division.

(5i)

**Exhibit B
to 2021 RRM Resolution or Ordinance**

**Mid-Tex
2021 Benchmark for Pensions
and Retiree Benefits**

**ATMOS ENERGY CORP., MID-TEX DIVISION
PENSIONS AND RETIREE MEDICAL BENEFITS FOR CITIES APPROVAL
TEST YEAR ENDING DECEMBER 31, 2020**

Line No.	Description	Shared Services		Mid-Tex Direct			Adjustment Total
		Pension Account Plan	Post-Employment Benefit Plan	Pension Account Plan	Supplemental Executive Benefit Plan	Post-Employment Benefit Plan	
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
1	Proposed Benefits Benchmark - Fiscal Year 2021 Willis Towers Watson Report as adjusted (1) (2) (3)	\$ 2,917,949	\$ 4,908,358	\$ 5,447,063	\$ 293,818	\$ 6,600,073	
2	Allocation to Mid-Tex	43.68%	43.68%	76.11%	100.00%	76.11%	
3	Proposed Benefits Benchmark Costs Allocated to Mid-Tex (Ln 1 x Ln 2)	\$ 1,274,655	\$ 2,144,130	\$ 4,145,546	\$ 293,818	\$ 5,023,057	
4	O&M and Capital Allocation Factor	100.00%	100.00%	100.00%	100.00%	100.00%	
5	Proposed Benefits Benchmark Costs to Approve (Ln 3 x Ln 4) (3)	\$ 1,274,655	\$ 2,144,130	\$ 4,145,546	\$ 293,818	\$ 5,023,057	\$ 12,881,205
6							
7							
8	Summary of Costs to Approve (1):						
9							
10	O&M Expense Factor (WP_F-2.3, Ln 2)	75.07%	75.07%	38.66%	11.00%	38.66%	
11							
12							
13	Total Pension Account Plan	\$ 956,873		\$ 1,602,484			\$ 2,559,357
14	Total Post-Employment Benefit Plan		\$ 1,609,582			\$ 1,941,691	3,551,272
15	Total Supplemental Executive Benefit Plan				\$ 32,322		32,322
16	Total (Ln 13 + Ln 14 + Ln 15)	\$ 956,873	\$ 1,609,582	\$ 1,602,484	\$ 32,322	\$ 1,941,691	\$ 6,142,952

17 Notes:

- 18 1. Studies not applicable to Mid-Tex or Shared Services are omitted.
- 19 2. Mid-Tex is proposing that the Fiscal Year 2021 Willis Towers Watson actuarial amounts shown on WP_F-2.3 and WP_F-2.3.1, be approved by the RRM Cities as the
- 20 benchmark amounts to be used to calculate the regulatory asset or liability for future periods. The benchmark amount approved by the RRM Cities for future periods
- 21 includes only the expense amount. The amount attributable to capital is recorded to utility plant through the overhead process as described in the CAM.
- 22 3. SSU amounts exclude cost centers which do not allocate to Mid-Tex for rate making purposes.
- 23

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**Exhibit C
to 2021 RRM Resolution or Ordinance**

**Mid-Tex 2021 Schedule for
Amortization for Regulatory Liability**

(51)

**ATMOS ENERGY CORP., MID-TEX DIVISION
RATE BASE ADJUSTMENTS
TEST YEAR ENDING DECEMBER 31, 2020
AMORTIZATION OF REGULATORY LIABILITY**

Line No.	Year Ended Dec. 31	Beginning Protected Balance	Protected Amortization	Ending Protected Balance	Beginning Unprotected Balance	Unprotected Amortization	Ending Unprotected Balance	Total Protected & Unprotected Amortization	Total Protected & Unprotected Balance
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
1	2017 (3)	\$ -	\$ -	\$ (51,477,654)	\$ -	\$ -	\$ 343,746,535	\$ -	\$ 292,268,881
2	2018	(51,477,654)	494,977	(50,982,677)	343,746,535	(3,513,868)	340,232,667	(3,018,891)	289,249,991
3	2019	(50,982,677)	1,979,910	(49,002,767)	340,232,667	(14,057,872)	326,174,795	(12,077,963)	277,172,028
4	2020	(49,002,767)	1,979,910	(47,022,857)	326,174,795	(13,988,908)	312,185,886	(12,008,999)	265,163,029
5	2021	(47,022,857)	3,464,842	(43,558,015)	312,185,886	(26,390,127)	285,795,760	(22,925,284)	242,237,745
6	2022	(43,558,015)	1,979,910	(41,578,105)	285,795,760	(60,167,528)	225,628,231	(58,187,619)	184,050,126
7	2023	(41,578,105)	1,979,910	(39,598,195)	225,628,231	(60,167,528)	165,460,703	(58,187,619)	125,862,508
8	2024	(39,598,195)	1,979,910	(37,618,286)	165,460,703	(60,167,528)	105,293,175	(58,187,619)	67,874,889
9	2025	(37,618,286)	1,979,910	(35,638,376)	105,293,175	(60,167,528)	45,125,646	(58,187,619)	9,487,270
10	2026	(35,638,376)	1,979,910	(33,658,466)	45,125,646	(45,125,646)	(0)	(43,145,737)	(33,658,466)
11	2027	(33,658,466)	1,979,910	(31,678,556)	(0)	0	1,979,910	1,979,910	(31,678,556)
12	2028	(31,678,556)	1,979,910	(29,698,647)	-	-	1,979,910	1,979,910	(29,698,647)
13	2029	(29,698,647)	1,979,910	(27,718,737)	-	-	1,979,910	1,979,910	(27,718,737)
14	2030	(27,718,737)	1,979,910	(25,738,827)	-	-	1,979,910	1,979,910	(25,738,827)
15	2031	(25,738,827)	1,979,910	(23,758,917)	-	-	1,979,910	1,979,910	(23,758,917)
16	2032	(23,758,917)	1,979,910	(21,779,007)	-	-	1,979,910	1,979,910	(21,779,007)
17	2033	(21,779,007)	1,979,910	(19,799,098)	-	-	1,979,910	1,979,910	(19,799,098)
18	2034	(19,799,098)	1,979,910	(17,819,188)	-	-	1,979,910	1,979,910	(17,819,188)
19	2035	(17,819,188)	1,979,910	(15,839,278)	-	-	1,979,910	1,979,910	(15,839,278)
20	2036	(15,839,278)	1,979,910	(13,859,368)	-	-	1,979,910	1,979,910	(13,859,368)
21	2037	(13,859,368)	1,979,910	(11,879,459)	-	-	1,979,910	1,979,910	(11,879,459)
22	2038	(11,879,459)	1,979,910	(9,899,549)	-	-	1,979,910	1,979,910	(9,899,549)
23	2039	(9,899,549)	1,979,910	(7,919,639)	-	-	1,979,910	1,979,910	(7,919,639)
24	2040	(7,919,639)	1,979,910	(5,939,729)	-	-	1,979,910	1,979,910	(5,939,729)
25	2041	(5,939,729)	1,979,910	(3,959,820)	-	-	1,979,910	1,979,910	(3,959,820)
26	2042	(3,959,820)	1,979,910	(1,979,910)	-	-	1,979,910	1,979,910	(1,979,910)
27	2043	(1,979,910)	1,979,910	0	-	-	1,979,910	1,979,910	0
28									
29	Revenue Related Tax Factor				See WP_F-5.1			6.79%	
30	Revenue Related Taxes on Annual Amortization				Amortization * Tax Factor		\$	3,949,355	
31	Amortization Including Revenue Related Taxes				Amortization + Taxes		\$	<u>62,136,973</u>	
32									
33	Notes:								
34	1	The annual amortization of the protected balance is a 26 year recovery period based on the Reverse South Georgia Method. The annual amortization of the unprotected balance is 5 years.							
35	2	The Regulatory Liability is recorded to FERC Accounts 253 and 242. Sub Account 27909							
36	3	This is the final Mid-Tex liability balance filing the Fiscal Year 2018 tax return.							

(let 7)



Memorandum

To: Honorable Mayor and City Council
From: Shon Brooks, Executive Director of Development Services
Thru: Albert Lawrence, Deputy City Manager 
Date: August 5, 2021
Re: ZDC-105-2021 – Gibson Crossing

On August 5, 2021, 2021 the applicant requested to continue case number ZDC-105-2021 from the August 10, 2021 Planning and Zoning Commission meeting agenda and the August 16, 2021 City Council meeting agenda to the August 24, 2021 Planning and Zoning Commission meeting agenda, and the September 7, 2021 City Council meeting agenda.

(8)

Planning & Zoning Department
Zoning Staff Report

Case: ZDC-111-2021



MEETING DATE(S)

Planning & Zoning Commission: Tuesday, August 10, 2021

City Council: Monday, August 16, 2021

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held August 10, 2021, the Commission voted 6-0 to recommend denial of case number ZDC-111-2021.

CAPTION

Public Hearing on a request by Jaclyn Archer, Archer Recycling Inc., for a Specific Use Permit (SUP) for **Clothing Bin Donation Box** use within a Planned Development-25-Commercial zoning district located at 2100 Brown Street (Property ID 179006) - Owner: BRIDGEPOINT JOINT VENTURE (ZDC-111-2021)

APPLICANT REQUEST

The applicant is requesting approval to allow four (4) clothing bin donation boxes to operate in the parking lot of the proposed site.

CASE INFORMATION

Applicant: Jaclyn Archer, Archer Recycling Inc.

Property Owner(s): Bridgepoint Joint Venture

Site Acreage: 0.172 acres

Current Zoning: Planned Development-25-Commercial (PD-25-C)

Requested Zoning: Planned Development-25-Commercial (PD-25-C) w/ SUP

SUBJECT PROPERTY

General Location: 2100 Brown Street

Parcel ID Number(s): 179006

Existing Use: A gas station and convenience store is currently located on the site.

Development History: The subject property was platted as part of Indian Plaza. (Lot 1R, Block A)

(8)

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD & GR w/ SUP	Undeveloped & Car Wash
East	PD-25-GR	Assisted Living Facility
South	PD-26-MF-1	Apartment Complex
West	PD-GR	General Retail Strip

Future Land Use Plan: Retail

Comprehensive Plan: Retail includes areas that have restaurants, shops, grocery stores, and personal service establishments. Retail businesses generally require greater visibility than do other types of nonresidential land use (e.g., office, commercial).

Thoroughfare Plan: This property is accessible via Brown Street.

Site Image:



PLANNING ANALYSIS

Purpose of Request:

The applicant is requesting approval of a Specific Use Permit (SUP) to allow for the continued use of four (4) clothing recycling bins in the parking lot the Tiger Mart gas station at 2100 Brown Street. A Specific Use Permit is required to be reviewed by City Council.

Proposed Use:

The applicant is requesting to place four (4) Clothing Recycling Bins in the parking lot of 2100 Brown Street. The bins are used to accept donations of clothes, shoes and textiles exclusively. The bins are placed in a single parking space on the subject property; which the applicant leases monthly.

The bins are equipped with an electronic monitoring system which senses the capacity of each bin and sends a notification to the owner when the container is full. Once the owner receives the notification,

the bins are emptied and/or cleaned within 48 hours. The applicant is also alerted by the property owner via phone when a bin is full or items are accumulating outside the bin. At that point, an employee is sent to service the bins within 24-48 hours. Additionally, the bins are tentatively scheduled for regular service on Mondays and Fridays.

Staff Concerns

Staff does not believe that continuing to operate the clothing recycling bins on the subject property would be the highest and best use for the site. This is due to the unsightly nature of the bins themselves along with the subsequent trash accumulation outside the bins. Additionally, the presence of the bins may harm the value of the site or hinder the primary use of the site. Staff reached out to the applicant regarding these concerns as noted below:

Maintenance/Service

Staff has concerns regarding the accumulation of donations and trash around the bin site. To address this concern, staff has asked the applicant to provide their operational plan as it pertains to maintenance and the pick-up schedule for the bins.

- The applicant has informed staff that the bins are required to be maintained in an orderly state as per the applicant's franchise agreement. In addition, the applicant stated that they are required to service the bins within 48 hours of any notification of a full bin or trash accumulation at the site. The applicant also noted that the bins are typically, serviced regularly on Monday's and Fridays.

Location

Staff has concerns with the proposed location of the bins. The bins are currently located within a utility easement and a visibility easement. Due to this, the bins are not be allowed in the proposed location on the site. Staff has requested an updated an update layout plan, showing setbacks, easements and/or an alternative location for the bins, in order to address this concern. At the time of this report (8/12/2021), staff has yet to receive an updated plan. (Note: While the applicant may provide an alternate location for the bins, staff is still not supportive of the bins at this site as a whole.)

Property Ownership

Staff has concerns regarding whether or not the applicant has received permission from the property owner to place the bins on the site. The property owner noted by the applicant is not the property owner according to ECAD.

- The applicant has informed staff that they have received permission from the property lessee in writing and pay rent monthly to the lessee to place the bins on the property. However, the actual property owner has not provided written permission for the applicant to use the site, and instead has differed to the lessee.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, eight (8) notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning and Zoning Department recommends:

Denial

Staff believes that the placement of a clothing bin on the subject property is not the highest and best use for the subject property. Due to this, staff recommends denial for the proposed use.

If City Council decides to approve the requested Specific Use Permit, staff suggests the applicant meet the following conditions:

1. The clothing donation bins shall not be located within any easements or Right-of-Way (ROW).
2. No trash or donations shall be allowed to accumulate around the bins. The applicant will be responsible for maintaining and cleaning the site.
3. The donation bins shall not occupy any required parking for the property or cause the number of available parking spaces to fall below the minimum parking requirement for the primary use of the site.
 - It should be noted that the minimum parking requirement for the site is 17 spaces. There are currently 18 parking spaces provided.
4. The clothing donation bins shall be located in the southeast corner of the property (Property ID: 179006). The bins shall back up directly to the fence running along the southern boundary of the property.

- Approval, as presented.
- Approval, per the following comments:

ATTACHED EXHIBITS

1. Ordinance
2. Location Exhibit
3. Indian Plaza Plat
4. Site Photos

APPLICANT REQUIREMENTS

1. If approved by City Council, applicant can apply for a Certificate of Occupancy from the Building and Community Services Department.

STAFF CONTACT INFORMATION

Prepared by:
 Zack King
 Planner
zking@waxahachie.com

Reviewed by:
 Shon Brooks, AICP
 Executive Director of Development Services
sbrooks@waxahachie.com

(8)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN ELECTRONIC CLOTHING BIN DONATION BOX USE WITHIN A PLANNED DEVELOPMENT-25-COMMERCIAL (PD-25-C) ZONING DISTRICT, LOCATED AT 2100 BROWN ST, BEING PROPERTY ID 179006, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING A PORTION OF LOT 1R, BLOCK A, INDIAN PLAZA, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS:

WHEREAS, the City Council of the City of Waxahachie having heretofore adopted a zoning ordinance and map showing the classification of the various property located within the city limits of said City; and

WHEREAS, the described property is classified in said ordinance and any amendments thereto as PD-25-C; and

WHEREAS, a proper application for an SUP has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number ZDC-111-2021. Said application having been referred to the Planning and Zoning (P&Z) Commission was recommended by the P&Z Commission for denial and the issuance thereof; and

WHEREAS, proper notification has been published for the time and in the manner as prescribed by the city ordinance of the City of Waxahachie for a public hearing thereon; and,

WHEREAS, a proper hearing was held as required by law and the Council having heard all arguments for and against said SUP;

NOW, THEREFORE, this property is rezoned from PD-25-C to PD-25-C, with an SUP in order to permit an Clothing Bin Donation Box use on the following property: A portion of Lot 1R, Block A, Indian Plaza, which is shown on Exhibit A.

SPECIFIC USE PERMIT

Purpose and Intent

The purpose of this Ordinance is to provide the appropriate restrictions and development controls that ensure this Specific Use Permit is compatible with the surrounding development and zoning and to also ensure that the development complies with the City's Comprehensive Plan and Zoning Ordinance.

(8)

Specific Use Permit

FOR OPERATION OF A SPECIFIC USE PERMIT FOR AN CLOTHING BIN DONATION BOX USE IN THE PLANNED DEVELOPMENT-25-COMMERCIAL (PD-25-C) DISTRICT; the following standards and conditions are hereby established as part of this ordinance:

1. The site plan shall conform as approved by the City Council under case number ZDC-111-2021.
2. The development shall maintain compliance with all Federal, State and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the City of Waxahachie Municipal Code and City of Waxahachie Zoning Ordinance.
3. The clothing donation bins shall not be located within any easements or Right-of-Way (ROW).
4. No trash or donations shall be allowed to accumulate around the bins. The applicant will be responsible for maintaining and cleaning the site.
5. The donation bins shall not occupy any required parking for the property or cause the number of available parking spaces to fall below the minimum parking requirement for the primary use of the site.
6. The clothing donation bins shall be located in the southeast corner of the property (Property ID: 179006). The bins shall back up directly to the fence running along the southern boundary of the property.
7. If approved, the City Council shall have the right to review the Specific Use Permit at any point, if needed.

Compliance

1. It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted, and the violation of those conditions could result in a citation being issued by the appropriate enforcement officers of the City of Waxahachie.
2. Furthermore, by this Ordinance, if the premises covered by this Specific Use Permit is vacated and/or ceases to operate for a period exceeding six months (6 months), a new Specific Use Permit shall be required to reestablish the use.
3. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its number and title.

An emergency is declared to exist in that needed and approved improvements will be unnecessarily delayed if this ordinance is not effective upon passage and this ordinance is to be effective upon passage.

The zoning map of the City of Waxahachie is hereby authorized and directed to be demarked in accordance therewith.

(8)

PASSED, APPROVED AND ADOPTED on this 16th day of August, 2021.

MAYOR

ATTEST:

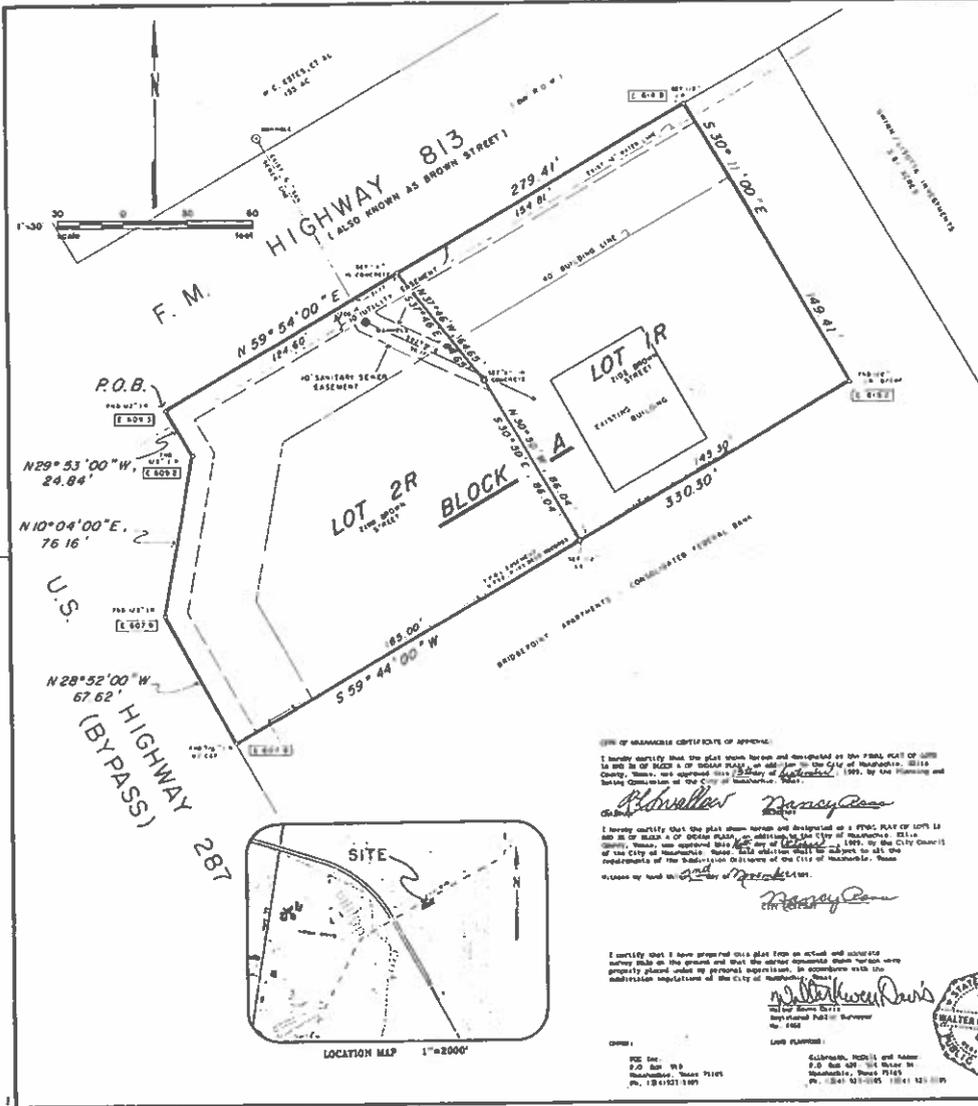
City Secretary

(8)



(8)

B666



ORIGINAL FILED

NOV 9 1989

FAYE M. WASHINGTON
Dist. County Court,
Ellis County, Tx.

FILED NOTES FOR REFERENCE:

FILED BY

1.8715 1432

NOTE: All that certain lot, tract, or parcel of land lying in the City of Waxahachie, in Ellis County, Texas, and being a part of Lot 1 of Block A of Indian Plaza, in addition to the City of Waxahachie, Ellis County, Texas, according to the plat heretofore recorded as Subdivision 1 of the Plat of Indian Plaza, in addition to the City of Waxahachie, Ellis County, Texas, and also to the lot, tract, or parcel of land in addition to the City of Waxahachie, Ellis County, Texas, and being more particularly described as follows:

- SECTION 1: A 1/2" line and found in the intersection of the south line of P.O.B. 1302 with the south line of P.O. 1303 for the northern corner of said Lot 1 of Block A and the northeast corner of this tract.
- SECTION 2: 95°34'00" E. 279.41 feet to a 1/2" iron nail set for the northern corner of said Lot 1 of Block A and the northeast corner of this tract.
- SECTION 3: 10°04'00" E. 149.84 feet to a 1/2" iron nail set for the northeast corner of said Lot 1 of Block A.
- SECTION 4: 95°34'00" E. 150.50 feet along the north line of said Lot 1 to a 1/2" iron nail set placed on ground at the west line of P.O. 1303 for the northern corner of this tract and southeast corner of said Lot 1 of Block A.
- SECTION 5: 89°34'00" E. 171.42 feet along said east line to a 1/2" iron nail found on survey.
- SECTION 6: 10°04'00" E. 76.16 feet along said east line to a 1/2" iron nail found on survey.
- SECTION 7: 110°04'00" E. 76.16 feet to the POINT OF BEGINNING and containing approximately 44.742 square feet of 1.8715 acres of land.

WITNESSE ME FROM ALL MEN OF THESE PRESENTS:

That F.M.W. is represented by Miss Nancy Davis being the name of the above described tract as heretofore being the plat of said tract designated as the FINAL PLAT OF LOTS 1R AND 2R OF BLOCK A OF INDIAN PLAZA, in addition to the City of Waxahachie, Ellis County, Texas, and do hereby declare to the public and all persons that the above, survey, and appraisals thereon, to be made, shall be subject to the requirements of the Subdivision Laws of the State of Texas.

Nancy Davis
Nancy Davis, Clerk

Before me this 9th day of November, 1989, a Notary Public in and for the State of Texas, in and for the County of Ellis, Texas, did appear to me the above named F.M. Washington, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the presence of me.

Given under my hand and seal this 9th day of November, 1989.

Richard A. Johnson
Notary Public in and for the State of Texas

CITY OF WAXAHACHIE CERTIFICATE OF APPROVAL:

I hereby certify that the plat shown herein and designated as the FINAL PLAT OF LOTS 1R AND 2R OF BLOCK A OF INDIAN PLAZA, in addition to the City of Waxahachie, Ellis County, Texas, was approved this 9th day of November, 1989, by the Planning and Zoning Commission of the City of Waxahachie, Texas.

Richard Johnson *Nancy Davis*
Richard Johnson Nancy Davis
City Manager Clerk

I hereby certify that the plat shown herein and designated as the FINAL PLAT OF LOTS 1R AND 2R OF BLOCK A OF INDIAN PLAZA, in addition to the City of Waxahachie, Ellis County, Texas, was approved this 9th day of November, 1989, by the City Council of the City of Waxahachie, Texas. This action shall be subject to all the requirements of the Subdivision Laws of the State of Texas.

Witness my hand this 9th day of November, 1989.

Nancy Davis
Nancy Davis
City Clerk

I certify that I have prepared this plat from an actual and accurate survey made on the ground and that the corner monuments shown herein were properly placed, used as ground monuments, in accordance with the subdivision regulations of the City of Waxahachie, Texas.

Nancy Davis
Nancy Davis
Professional Public Surveyor
No. 128

DATE PLANNED: _____

DATE FILED: _____

FILED BY: _____

FILED IN: _____

FILED AT: _____

FILED FOR: _____

Final Plat
LOTS 1R AND 2R OF BLOCK A
INDIAN PLAZA
Being a revision of Lot 1 of Block A
Indian Plaza, the City of Waxahachie
Ellis County, Texas

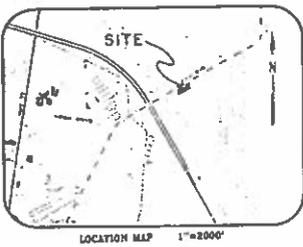
Gilbreath, McDill & Associates, Inc.
CONSULTING ENGINEERS - LAND SURVEYORS

GMA ENGINEERS

P.O. Box 1398
Lubbock, Texas 79407
(817) 436-9702

P.O. Box 428
Waxahachie, Texas 75165
(214) 223-9825

DRAWN BY: A. SIAS DATE: JULY 1989 JOB NO.: 89113



(8)



(8)



(8)



(9)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN ELECTRONIC CLOTHING BIN DONATION BOX USE WITHIN A PLANNED DEVELOPMENT-25-COMMERCIAL (PD-25-C) ZONING DISTRICT, LOCATED AT 2100 BROWN ST, BEING PROPERTY ID 179006, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING A PORTION OF LOT 1R, BLOCK A, INDIAN PLAZA, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS:

WHEREAS, the City Council of the City of Waxahachie having heretofore adopted a zoning ordinance and map showing the classification of the various property located within the city limits of said City; and

WHEREAS, the described property is classified in said ordinance and any amendments thereto as PD-25-C; and

WHEREAS, a proper application for an SUP has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number ZDC-111-2021. Said application having been referred to the Planning and Zoning (P&Z) Commission was recommended by the P&Z Commission for denial and the issuance thereof; and

WHEREAS, proper notification has been published for the time and in the manner as prescribed by the city ordinance of the City of Waxahachie for a public hearing thereon; and,

WHEREAS, a proper hearing was held as required by law and the Council having heard all arguments for and against said SUP;

NOW, THEREFORE, this property is rezoned from PD-25-C to PD-25-C, with an SUP in order to permit an Clothing Bin Donation Box use on the following property: A portion of Lot 1R, Block A, Indian Plaza, which is shown on Exhibit A.

SPECIFIC USE PERMIT

Purpose and Intent

The purpose of this Ordinance is to provide the appropriate restrictions and development controls that ensure this Specific Use Permit is compatible with the surrounding development and zoning and to also ensure that the development complies with the City's Comprehensive Plan and Zoning Ordinance.

(9)

Specific Use Permit

FOR OPERATION OF A SPECIFIC USE PERMIT FOR AN CLOTHING BIN DONATION BOX USE IN THE PLANNED DEVELOPMENT-25-COMMERCIAL (PD-25-C) DISTRICT; the following standards and conditions are hereby established as part of this ordinance:

1. The site plan shall conform as approved by the City Council under case number ZDC-111-2021.
2. The development shall maintain compliance with all Federal, State and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the City of Waxahachie Municipal Code and City of Waxahachie Zoning Ordinance.
3. The clothing donation bins shall not be located within any easements or Right-of-Way (ROW).
4. No trash or donations shall be allowed to accumulate around the bins. The applicant will be responsible for maintaining and cleaning the site.
5. The donation bins shall not occupy any required parking for the property or cause the number of available parking spaces to fall below the minimum parking requirement for the primary use of the site.
6. The clothing donation bins shall be located in the southeast corner of the property (Property ID: 179006). The bins shall back up directly to the fence running along the southern boundary of the property.
7. If approved, the City Council shall have the right to review the Specific Use Permit at any point, if needed.

Compliance

1. It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted, and the violation of those conditions could result in a citation being issued by the appropriate enforcement officers of the City of Waxahachie.
2. Furthermore, by this Ordinance, if the premises covered by this Specific Use Permit is vacated and/or ceases to operate for a period exceeding six months (6 months), a new Specific Use Permit shall be required to reestablish the use.
3. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its number and title.

An emergency is declared to exist in that needed and approved improvements will be unnecessarily delayed if this ordinance is not effective upon passage and this ordinance is to be effective upon passage.

The zoning map of the City of Waxahachie is hereby authorized and directed to be demarked in accordance therewith.

(9)

PASSED, APPROVED AND ADOPTED on this 16th day of August, 2021.

MAYOR

ATTEST:

City Secretary

(10)

Planning & Zoning Department

Zoning Staff Report



Case: ZDC-112-2021

MEETING DATE(S)

Planning & Zoning Commission: August 10, 2021

City Council: August 16, 2021

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held August 10, 2021, the Commission voted 6-0 to recommend denial of zoning change ZDC-112-2021.

CAPTION

Public Hearing on a request by Jaclyn Archer, Archer Recycling Inc., for a Specific Use Permit (SUP) for a **Clothing Bin Donation Box** within a Commercial zoning district located at 1713 W Hwy 287 Business (Property ID 201987) - Owner: RAJU CORPORATION (ZDC-112-2021)

APPLICANT REQUEST

The applicant is requesting a Specific Use Permit (SUP) to allow for one (1) clothing bin to be located at 1713 W Hwy 287 Business.

CASE INFORMATION

Applicant: Jaclyn Archer, Archer Recycling
Property Owner(s): Nick Pandey, Raju Corporation
Site Acreage: 0.555 acres
Current Zoning: Commercial
Requested Zoning: Commercial with SUP for a Clothing Donation Box

SUBJECT PROPERTY

General Location: 1713 W Hwy 287 Bus.
Parcel ID Number(s): 201987
Existing Use: Convenience Store with Gasoline Sales; Laundromat
Development History: N/A

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	C	Undeveloped
East	C	Office/Medical Office
South	C	RV Storage
West	C	Commercial Garage

Future Land Use Plan:

Commercial

Comprehensive Plan:

Commercial areas are intended for establishments that provide services to customers. Examples include car dealerships, self-storage businesses, and repair shops. Such uses are generally not significant contributors to a municipality's tax revenue, and, by their nature, commercial businesses can detract from positive aesthetics. Primarily for these reasons, commercial uses have generally only been recommended in locations consistent with where such uses currently exist.

Thoroughfare Plan:

The subject property is accessible via both W US Hwy 287 Business and Brookside Rd.

Site Image:



PLANNING ANALYSIS

Purpose of Request

The applicant is requesting an SUP to allow for one (1) clothing bin to be located at 1713 W Hwy 287 Business. A Specific Use Permit is required to be reviewed by City Council.

Proposed Use:

The applicant is requesting a SUP to allow an existing Clothing Recycling Bin at 1713 W Highway 287. The bin is used to accept donations of clothes, shoes and textiles exclusively. The bins are placed in a single parking space on the subject property, which the applicant leases monthly.

The bins are equipped with an electronic monitoring system which senses the capacity of each bin and sends a notification to the owner when the container is full. Once the owner receives the notification, the bins are emptied and/or cleaned within 48 hours. The applicant is also alerted by the property owner via phone when a bin is full or items are accumulating outside the bin. At that point, an employee is sent to service the bins within 24-48 hours.

Staff Concerns:

Maintenance

Staff has concerns regarding the accumulation of trash around the bin on the site. Though the bins are equipped with electronic monitoring devices, and per the applicant, require a 48 hour site pick-up once notified, staff has observed trash accumulation and overflow surrounding the bin on the site.

Location

The bin is currently located in TXDOT right-of-way (ROW) and not on the subject property. Due to this, it creates an increased hazard for motorists that are driving by the site, as well as creating safety concerns for individuals making donations.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, **11** notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

PROPERTY OWNER NOTIFICATION RESPONSES

Staff received two (2) letters of opposition for the proposed development.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning and Zoning Department recommends:

Denial

Staff believes that the placement of a clothing bin on the subject property is not the highest and best use for the property. Due to this, staff recommends denial for the proposed use.

If City Council decides to approve the requested Specific Use Permit, staff suggests the applicant meet the following conditions:

1. The clothing donation bins shall not be located within any easements or Right-of-Way (ROW).
2. No trash or donations shall be allowed to accumulate around the bins. The applicant will be responsible for maintaining and cleaning the site.
3. Though staff does not want the clothing bin to affect the minimum parking space requirement, due to limited availability on the site, staff suggests that the clothing bin be placed adjacent to the dumpster located at the northwest portion of the site.

- Due to the dumpster and clothing bin occupying 2 spaces, the site would have 16 available parking spaces as opposed to the required 18 spaces.

- Approval, as presented.
- Approval, per the following comments:

ATTACHED EXHIBITS

1. PON Responses
2. Ordinance
3. Location Exhibit
4. Site Photos

APPLICANT REQUIREMENTS

1. If approved by City Council, applicant can apply for building permits from the Building and Community Services Department.

STAFF CONTACT INFORMATION

Prepared by:

Chris Webb

Senior Planner

cwebb@waxahachie.com

Reviewed by:

Shon Brooks, AICP

Executive Director of Development Services

sbrooks@waxahachie.com

(10)

PropertyID	Owner's Address	Acreage	Legal Description	Owner's Address	Owner's City	Owner's State	Owner's ZIP	Physical Address
136314	GRYPHONS WLD INC ATTN KEVIN LONGVILLE TREASURER	8.452	827 A POLK 10-12 8.452 ACRES	PO BOX 1443	MIDCOTTIAN	TX	76065	HIGHWAY 287 BUS WAXAHACHE TX 75185
189005	MENSER TOMMY	0.23	827 A POLK 14 0.23 ACRES	2297 W HIGHWAY 287 BUSINESS	WAXAHACHE	TX	75187	1705 W HIGHWAY 287 BUS WAXAHACHE TX 75185
189006	MENSER TOMMY	0.19	827 A POLK 13 0.19 ACRES	2297 W HIGHWAY 287 BUSINESS	WAXAHACHE	TX	75187	1701 W HIGHWAY 287 BUS WAXAHACHE TX 75185
189008	GRAHAM GREGORY & GINGER CLINTON	0.692	827 A POLK 0.692 ACRES	P O BOX 3099	WAXAHACHE	TX	75188	1711 W HIGHWAY 287 BUS WAXAHACHE TX 75185
189012	JUST SETTLE INVESTMENTS LLC	0.613	827 A POLK 0.613 ACRES	101 BROOKSIDE RD	WAXAHACHE	TX	75185	101 BROOKSIDE RD WAXAHACHE TX 75187
189024	BENSON TOM R	0.382	827 A POLK 0.382 ACRES	6259 WOODCREST LN	DALLAS	TX	75214	1702 W HIGHWAY 287 BUS WAXAHACHE TX 75185
189025	GARZA JAMES G	1.61	827 A POLK 1.61 ACRES	1804 W HIGHWAY 287 BUSINESS	WAXAHACHE	TX	75185	1804 W HIGHWAY 287 BUS WAXAHACHE TX 75185
189091	DML LAND LLC	14.585	827 A POLK 14.585 ACRES	487 CUNNINGHAM MEADOWS RD	WAXAHACHE	TX	75187	1829 W HIGHWAY 287 WAXAHACHE TX 75185
189500	TEXAS STATE OF TX EMPLOYMENT COMMISSION	1.42	1 1 TEC ADDN 1.42 ACRES	101 W 15TH ST	AUSTIN	TX	78701	1712 W HIGHWAY 287 BUS WAXAHACHE TX 75185
201987	RAJU CORPORATION	0.555	827 A POLK 0.555 ACRES	1713 W HIGHWAY 287 BUSINESS	WAXAHACHE	TX	75185	1713 W HIGHWAY 287 BUS WAXAHACHE TX 75185
221819	STRENGTH M KEVIN & M JEAN STRENGTH	0.766	1 STRENGTH ADDN 0.766 ACRES	1710 W HIGHWAY 287 BUSINESS STE 100	WAXAHACHE	TX	75185	1710 W HIGHWAY 287 BUS WAXAHACHE TX 75185



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-112-2021



JUST SETTLE INVESTMENTS LLC
101 BROOKSIDE RD
WAXAHACHIE, TX 75165

RECEIVED JUL 26 2021

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 10, 2021 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 16, 2021 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

- 1. Request Jaelyn Archer, Archer Recycling Inc., for a Specific Use Permit (SUP) for a Clothing Donation Box within a Commercial zoning district located at 1713 W Hwy 287 Business (Property ID 201987) - Owner: RAJU CORPORATION (ZDC-112-2021)

You received this notice because your property is within the area of notification as required by law. As an interested party you are welcome to make your views known by attending the hearings. If you cannot attend the hearings, you may express your views by filling in and returning the bottom portion of this notice. Please contact the Planning Department at (469) 309-4290 or via email: Planning@Waxahachie.com for additional information on this request.

Case Number: ZDC-112-2021

City Reference: 189012

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Tuesday, August 3, 2021* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

The box that is there is always trashy
and actually sets on the state right away


Signature

7/23/21
Date

Dean Settlemeyer
Printed Name and Title

101 Brookside
Address

It is a crime to knowingly submit a false zoning reply form. (Texas Penal Code 37.10)

If you are not the addressee at the top of this form, but would like to submit a response, please contact the City for a blank form.



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-112-2021

STRENGTH M KEVIN & M JEAN STRENGTH
1710 W HIGHWAY 287 BUSINESS STE 100
WAXAHACHIE, TX 75165

RECEIVED JUL 27 2021

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 10, 2021 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 16, 2021 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

- 1. Request Jaclyn Archer, Archer Recycling Inc., for a Specific Use Permit (SUP) for a Clothing Donation Box within a Commercial zoning district located at 1713 W Hwy 287 Business (Property ID 201987) - Owner: RAJU CORPORATION (ZDC-112-2021)

You received this notice because your property is within the area of notification as required by law. As an interested party you are welcome to make your views known by attending the hearings. If you cannot attend the hearings, you may express your views by filling in and returning the bottom portion of this notice. Please contact the Planning Department at (469) 309-4290 or via email: Planning@Waxahachie.com for additional information on this request.

Case Number: ZDC-112-2021

City Reference: 221818

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Tuesday, August 3, 2021 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

Comments: SUPPORT OPPOSE
No

Signature [Handwritten Signature]

Date 7-27-21

Printed Name and Title M.J. Strength

Address 1710 W. 287
Business Ste 100
Waxahachie TX 75165

It is a crime to knowingly submit a false zoning reply form. (Texas Penal Code 37.10)

If you are not the addressee at the top of this form, but would like to submit a response, please contact the City for a blank form.

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN ELECTRONIC CLOTHING BIN DONATION BOX USE WITHIN A COMMERCIAL (C) ZONING DISTRICT, LOCATED AT 1713 W HWY 287 BUS., BEING PROPERTY ID 201987, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING SITUATED IN THE A. POLK SURVEY, ABSTRACT 555, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS:

WHEREAS, the City Council of the City of Waxahachie having heretofore adopted a zoning ordinance and map showing the classification of the various property located within the city limits of said City; and

WHEREAS, the described property is classified in said ordinance and any amendments thereto as C; and

WHEREAS, a proper application for an SUP has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number ZDC-112-2021. Said application having been referred to the Planning and Zoning (P&Z) Commission was recommended by the P&Z Commission for denial and the issuance thereof; and

WHEREAS, proper notification has been published for the time and in the manner as prescribed by the city ordinance of the City of Waxahachie for a public hearing thereon; and,

WHEREAS, a proper hearing was held as required by law and the Council having heard all arguments for and against said SUP;

NOW, THEREFORE, this property is rezoned from C to C, with an SUP in order to permit an Clothing Bin Donation Box use on the following property: A property situated in the A. Polk Survey, Abstract 555, which is shown on Exhibit A.

SPECIFIC USE PERMIT

Purpose and Intent

The purpose of this Ordinance is to provide the appropriate restrictions and development controls that ensure this Specific Use Permit is compatible with the surrounding development and zoning and to also ensure that the development complies with the City’s Comprehensive Plan and Zoning Ordinance.

Specific Use Permit

FOR OPERATION OF A **SPECIFIC USE PERMIT FOR AN CLOTHING BIN DONATION BOX USE IN THE COMMERCIAL (C) DISTRICT**; the following standards and conditions are hereby established as part of this ordinance:

1. The site plan shall conform as approved by the City Council under case number ZDC-112-2021.
2. The development shall maintain compliance with all Federal, State and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the City of Waxahachie Municipal Code and City of Waxahachie Zoning Ordinance.
3. The clothing donation bins shall not be located within any easements or Right-of-Way (ROW).
4. No trash or donations shall be allowed to accumulate around the bins. The applicant will be responsible for maintaining and cleaning the site.
5. The clothing bin shall be placed adjacent to the dumpster located at the northwest portion of the site.
6. If approved, the City Council shall have the right to review the Specific Use Permit at any point, if needed.

Compliance

1. It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted, and the violation of those conditions could result in a citation being issued by the appropriate enforcement officers of the City of Waxahachie.
2. Furthermore, by this Ordinance, if the premises covered by this Specific Use Permit is vacated and/or ceases to operate for a period exceeding six months (6 months), a new Specific Use Permit shall be required to reestablish the use.
3. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its number and title.

An emergency is declared to exist in that needed and approved improvements will be unnecessarily delayed if this ordinance is not effective upon passage and this ordinance is to be effective upon passage.

The zoning map of the City of Waxahachie is hereby authorized and directed to be demarked in accordance therewith.

(11)

PASSED, APPROVED AND ADOPTED on this 16th day of August, 2021.

MAYOR

ATTEST:

City Secretary

(11)



Exhibit A - Location Map

0 100 200 400 600 800 Feet

ZDC-112-2021 (SUP)

(11)



(11)



(11)



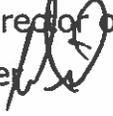
(11)



(12-14)



Memorandum

To: Honorable Mayor and City Council
From: Shon Brooks, Executive Director of Development Services
Thru: Michael Scott, City Manager 
Date: August 10, 2021
Re: ZDC-113-2021 – 1851 HWY 77 – 7-Eleven

At the August 10, 2021 Planning and Zoning meeting, the Planning and Zoning Commission voted 6-0 to continue case number ZDC-113-2021 to the August 24, 2021 Planning and Zoning meeting. The continuance request is currently scheduled to be reviewed by City Council at the August 16, 2021 City Council meeting. Please inform staff if there are any questions or concerns.

(15)

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-110-2021



MEETING DATE(S)

Planning & Zoning Commission: August 10, 2021

City Council: August 16, 2021

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held August 10, 2021, the Commission voted 6-0 to recommend approval of case number ZDC-110-2021, subject to staff comments.

CAPTION

Public Hearing request by Anita Linney-Isaacson, HKS, Inc., for an **Amendment to Ordinance No. 2649** to allow for an additional **Medical Facility**, within an approved commercial planned development located at 2400 N I-35 (Property IDs 180334) - Owner: BAYLOR HEALTH CARE SYSTEM (ZDC-110-2021)

APPLICANT REQUEST

The applicant is requesting to amend Ordinance No. 2649 to allow for an additional Medical Facility for Baylor Scott & White Hospital. The proposed project will include an additional building to the site that will house a second hospital, medical office suites, and shell space that will be connected to the existing hospital with a second floor connector.

CASE INFORMATION

Applicant: Anita Linney-Isaacson, HKS, Inc.

Property Owner(s): Baylor Health Care System

Site Acreage: 43.76 acres

Current Zoning: Planned Development-Commercial

Requested Zoning: Planned Development-Commercial (w/ amendment to Ord. 2649)

SUBJECT PROPERTY

General Location: 2400 N. Interstate 35E

Parcel ID Number(s): 180334

Existing Use: Existing Baylor Scott & White Hospital

Development History:

At the February 1, 2021 City Council meeting, City Council approved the relocation of a billboard sign on the property.

At the November 17, 2014 City Council meeting, City Council approved a Final Plat for the site.

Table 1: Adjoining Zoning & Uses

Direction	Zoning	Current Use
North	HI	Undeveloped Land
East	HI	Lifoam Industries
South	N/A	W. US Highway 287
West	N/A	N. Interstate 35 E.

Future Land Use Plan:

Medical District

Comprehensive Plan:

The Medical District area signifies an area that revolves solely around the medical industry. This area will provide all of the uses one would need when siting or working at Baylor Scott & White and other medical offices, specialty healthcare facilities, or research and development locations that are anticipated to develop in the area. Therefore, appropriate businesses in the district include retail, dining, hotel, office building, multi-family housing, and gyms.

Thoroughfare Plan:

The subject property is accessible via N. Interstate 35 E. service road and W. US Highway 287 Bypass.

Site Image:



PLANNING ANALYSIS**Purpose of Request:**

The applicant is requesting to amend Ordinance No. 2649 to allow for an additional Medical Facility for Baylor Scott & White Hospital. The proposed project will include an additional building to the site that will house a second hospital, medical office suites, and shell space that will be connected to the existing hospital with a second floor connector. Due to the proposed amendment request, the case must be reviewed by City Council.

Proposed Use:

The applicant, Baylor Scott & White Hospital, is requesting to construct a 78,697 sq. ft. building addition to the existing hospital campus. The building will house both hospital and clinical space, and will be connected to the existing hospital at the second floor through an elevated connector. The exterior façade of the building addition is proposed to consist of brick, calcium silicate masonry, glass, EIFS, and composite metal panel. The proposed materials all have precedent on the existing hospital building, and will be consistent with the overall development.

Access to the proposed structure will be provided by the existing site drives, and additional parking will be provided to serve the new building. Landscaping for the site is intended to match the design of the existing site. Though the applicant intends to remove some existing trees for the construction of the new structure, additional understory trees and shrubs will be provided to replace the removed trees. All landscaping areas will be fully irrigated with an automatic underground irrigation system that will be connected to the existing irrigation system for the site.

The existing primary signage (two monument signs) at the site is proposed to remain at the main entries of the campus. Once the building addition is completed, the applicant intends to provide additional directional signage to the site. The existing signage will be utilized and updated to include information for the new building as needed to provide wayfinding for the new structure.

The project is planned to begin construction in October 2021 and substantial completion is expected in April 2023. Staff believes that the proposed amendment will remain consistent with the intent of the previously approved Ordinance (Ord. 2649).

SPECIAL EXCEPTION/VARIANCE REQUEST:**Window Glazing**

Sec 5.01(b) (iv) (7) (b) (v): Windows and glazing shall be a minimum of thirty (30) percent and up to a maximum of seventy (70) percent of each building elevation.

- **Applicant Response**

The design of the building proposes as little as 5.73% up to 19.06% glazing. The reason that this percentage falls below the prescribed 30% is a result of the use of the building. Typically, healthcare construction must accommodate for privacy as well as infrastructure to support the building use. As a result, there is much less need for glazing; however, as a design firm we always try to incorporate windows wherever possible as access to daylight and exterior views improves the experience and outcomes for patients, visitors, and staff.

Landscaping

Sec 5.04 (f) (v): In addition to the required landscaping per parking space above, one (1) linear island with a minimum width of ten (10) feet is required for every two (2) parking bays. The intent is to prevent the massing of a large number of parking spaces and to address safety issues concerning the flow of traffic in the parking lot.

- Applicant Response

To maximize parking adjacent to the building a parking area to the south of the existing ring road is being proposed. This parking is bound by the ring road and the property setback line; due to the two boundaries the lot is unable to provide the ten-foot linear landscaped island. In lieu of the island we are proposing a landscape diamond every third car.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 7 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning and Zoning Department recommends:

- Denial
- Approval, as presented.
- Approval, per the following comments:**
 1. A mutually agreed upon Development Agreement must be signed by the applicant.
 2. Any revisions not included in the Planned Development Amendment shall meet the Ordinance 2649 requirements.

ATTACHED EXHIBITS

1. Development Agreement/Ordinance
2. Location Exhibit
3. Site Layout Plan
4. Landscape Plan
5. Elevation/Façade Plan
6. Ordinance 2649
7. Staff Report

APPLICANT REQUIREMENTS

1. If approved by City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
 - a. If comments were not satisfied, then applicant will be notified to make corrections.
 - b. If all comments satisfied, applicant shall provide a set of drawings that incorporate all comments.

STAFF CONTACT INFORMATION

Prepared by:

Colby Collins

Planning Manager

ccollins@waxahachie.com

Reviewed by:

Shon Brooks, AICP

Executive Director of Development Services

sbrooks@waxahachie.com

ORDINANCE NO. _____

AN AMENDMENT TO ORDINANCE 2649 AUTHORIZING A ZONING CHANGE FROM PLANNED DEVELOPMENT-COMMERCIAL (PD-C) TO PLANNED DEVELOPMENT-COMMERCIAL (PD-C) WITH AMENDED ORDINANCE, TO ALLOW AN ADDITIONAL MEDICAL FACILITY (PHASE II ADDITION) FOR BAYLOR SCOTT & WHITE HOSPITAL, LOCATED AT 2400 N. INTERSTATE 35E, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 43.76 ACRES KNOWN AS PROPERTY ID 180334, LOT PT 1, BLOCK A, OF BAYLOR WAXAHACHIE HOSPITAL, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS:

WHEREAS, the City Council of the City of Waxahachie having heretofore adopted a zoning ordinance and map showing the classification of the various property located within the city limits of said City; and

WHEREAS, a proper application for a PD, with Site Plan has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number ZDC-110-2021. Said application, having been referred to the Planning and Zoning (P&Z) Commission for their final report, was recommended by the P&Z Commission for zoning change approval of the subject property from PD-C to PD-C, with Site Plan; and

WHEREAS, proper notification has been published for the time and in the manner as prescribed by the city ordinance of the City of Waxahachie for a public hearing thereon; and

WHEREAS, a proper hearing was held as required by law and the Council having heard all arguments for and against said zoning amendment;

NOW, THEREFORE, this property is rezoned from PD-C to PD-C, with Site Plan in order to allow an additional Medical Facility (Phase II Addition) for Baylor Scott & White Hospital on the following property: a portion of Property ID 180334, Lot PT 1, Block A, of Baylor Waxahachie Hospital, which is shown on Exhibit A, in accordance with the Site Layout Plan attached as Exhibit B, Landscape Plan attached as Exhibit C, Elevation/Façade Plan attached as Exhibit D, and Staff Report attached as Exhibit E.

PLANNED DEVELOPMENT

Purpose and Intent

The purpose of this planned development is to create an additional Medical Facility (Phase II Addition) for Baylor Scott & White Hospital and to establish appropriate restrictions and development controls necessary to ensure predictable land development, safe and efficient vehicular and pedestrian circulation, compatible uses of land and compliance with appropriate design standards.

(16)

Development Standards

All development on land located within the boundaries of this Planned Development District shall adhere to the rules and regulations set forth in this ordinance. The locations of buildings, driveways, parking areas, amenity areas, trails, fencing, and other common areas shall substantially conform to the locations shown on the approved Site Plan Packet (Exhibits B-D).

Development Regulations

1. A mutually agreed upon Development Agreement will be required for the property.
2. The development shall conform as approved by the City Council under case number ZDC-110-2021.
3. All materials, location of materials, and percentage of materials for the building shall be consistent with the Elevation/Façade Plan (Exhibit D).
4. Any revisions not included in the Planned Development Amendment shall meet the Ordinance 2649 requirements.
5. Any zoning, land use requirement, or restriction not contained within this zoning ordinance shall conform to those requirements and/or standards prescribed in Exhibits B – Site Layout Plan, Exhibit C – Landscape Plan, Exhibit D - Elevation/Façade Plan, and Exhibit E – Staff Report. Where regulations are not specified in Exhibits B, C, D, E, or in this ordinance, the regulations of Ordinance 2649 shall apply to this development.
6. A detailed Site Plan packet shall be administratively reviewed and can be approved in accordance with the Concept Plan.
7. The development shall maintain compliance with all Federal, State and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the City of Waxahachie Municipal Code and City of Waxahachie Zoning Ordinance.

An emergency is declared to exist in that needed and approved improvements will be unnecessarily delayed if this ordinance is not effective upon passage and this ordinance is to be effective upon passage.

The zoning map of the City of Waxahachie is hereby authorized and directed to be demarked in accordance therewith.

PASSED, APPROVED, AND ADOPTED on this 16th day of August 2021.

MAYOR

ATTEST:

City Secretary

STATE OF TEXAS § DEVELOPMENT AGREEMENT
 § FOR BAYLOR SCOTT & WHITE (PHASE II
 § ADDITION
 COUNTY OF ELLIS §

This Development Agreement for Baylor Scott & White (Phase II Addition) ("**Agreement**") is entered into between Baylor Health Care System ("**BHCS**") and the City of Waxahachie, Texas ("**City**"). BHCS and the City are sometimes referred herein together as the "**Parties**" and individually as a "**Party**."

Recitals:

1. BHCS is the owner of approximately 43.76 acres of real property generally located at 2400 N. Interstate 35E, parcel number 180334, in the City of Waxahachie, Texas (the "**Property**"), for which he has requested a change in the Property's Planned Development-Commercial to a Planned Development ("**PD**") Commercial (Ord. 2649 – text amendment) zoning, revising specific development standards. The Property is currently zoned Planned Development-Commercial by the City, and is anticipated to have the zoning changed to a new PD zoning on August 16, 2021.

2. The planned use of the Property is to create a Planned Development to allow for the development of an additional Medical Facility (Phase II Addition) for Baylor Scott & White Hospital. The PD zoning process is utilized to ensure that the Property would develop in a manner that meets the City's desired development standards, as well as providing BHCS with agreed-upon and negotiated standards consistent with their business objectives.

3. As is reflected by the public records of the City, significant discussions and negotiations between representatives of BHCS and the City of Waxahachie staff have occurred during various meetings, in an effort to obtain an agreed-upon and negotiated set of zoning and development standards to be reflected in the PD zoning amendment **Ordinance No. (TBD)** (the "**Baylor Scott & White (Phase II Addition) PD Ordinance**"), a copy of which is attached hereto as *Exhibit A* and which contains the negotiated zoning and development standards for Baylor Scott & White (Phase II Addition).

4. This Agreement seeks to incorporate the negotiated and agreed upon zoning and development standards contained in Baylor Scott & White (Phase II Addition) PD Ordinance as contractually-binding obligations between the City of Waxahachie and BHCS, and to recognize BHCS's reasonable investment-backed expectations in Baylor Scott & White (Phase II Addition) PD Ordinance and the planned development of Baylor Scott & White (Phase II Addition).

NOW, THEREFORE, for and in consideration of the above and foregoing premises, the benefits to each of the Parties from this Agreement, and other good and valuable consideration, the sufficiency of which is hereby acknowledged and agreed, the Parties do hereby agree as follows:

Section 1. Incorporation of Premises. The above and foregoing Recitals are true and correct and are incorporated herein and made a part hereof for all purposes.

Section 2. Term. This Agreement shall be effective as of the date of execution of this Agreement by the last of the Parties to do so ("**Effective Date**"). This Agreement shall remain in full force and effect from the Effective Date until terminated by the mutual agreement of all of the Parties in writing ("**Term**").

Section 3. Agreements. The Parties agree as follows:

Incorporation of Zoning and Recognition of Investment-Backed Expectations: The negotiated and agreed upon zoning and development standards contained in the Baylor Scott & White (Phase II Addition) PD Ordinance, which incorporate by reference the general zoning regulations of the City of Waxahachie zoning ordinance, are hereby adopted and incorporated into this Agreement as contractually-binding obligations of the developer.

The Developer agrees to:

- (A) A mutually agreed upon Development Agreement will be required for the property.
- (B) The development shall conform as approved by the City Council under case number ZDC-110-2021.
- (C) All materials, location of materials, and percentage of materials for the building shall be consistent with the Elevation/Façade Plan (Exhibit D).
- (D) Any revisions not included in the Planned Development Amendment shall meet the Ordinance 2649 requirements.
- (E) Any zoning, land use requirement, or restriction not contained within this Development Agreement, Zoning Ordinance, or Staff Report shall conform to those requirements and/or standards prescribed in Exhibits B – Site Layout Plan, Exhibit C – Landscape Plan, Exhibit D - Elevation/Façade Plan, and Exhibit E – Staff Report. Where regulations are not specified in Exhibits B, C, D, E, or in this ordinance, the regulations of Ordinance 2649 shall apply to this development.
- (F) The development shall maintain compliance with all Federal, State and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the City of Waxahachie Municipal Code and City of Waxahachie Zoning Ordinance.

In consideration of BHCS's agreement in this regard, the City of Waxahachie agrees that BHCS has reasonable investment-backed expectations in the Baylor Scott & White (Phase II Addition) PD Ordinance, and that the City of Waxahachie may not unilaterally change the zoning and development standards contained in the Baylor Scott & White (Phase II Addition) PD Ordinance without impacting BHCS's reasonable investment-backed expectations.

Section 4. Miscellaneous

A. This Agreement and any dispute arising out of or relating to this Agreement shall be governed by and construed in accordance with the laws of the State of Texas, without reference to its conflict of law rules. In the event of any dispute or action under this Agreement, venue for any and all disputes or actions shall be instituted and maintained in Ellis County, Texas.

B. It is acknowledged and agreed by the Parties that the terms hereof are not intended to and shall not be deemed to create a partnership, joint venture, joint enterprise, or other relationship between or among the Parties.

C. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect other provisions, and it is the intention of the Parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

D. The rights and remedies provided by this Agreement are cumulative and the use of any one right or remedy by either Party shall not preclude or waive its right to use any or all other remedies. Said rights and remedies are given in addition to any other rights the Parties may have by law statute, ordinance, or otherwise. The failure by any Party to exercise any right, power, or option given to it by this Agreement, or to insist upon strict compliance with the terms of this Agreement, shall not constitute a waiver of the terms and conditions of this Agreement with respect to any other or subsequent breach thereof, nor a waiver by such Party of its rights at any time thereafter to require exact and strict compliance with all the terms hereof. Any rights and remedies any Party may have with respect to the other arising out of this Agreement shall survive the cancellation, expiration or termination of this Agreement, except as otherwise expressly set forth herein.

E. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

F. Any of the representations, warranties, covenants, and obligations of the Parties, as well as any rights and benefits of the parties, pertaining to a period of time following the termination or expiration of this Agreement shall survive termination or expiration.

G. This Agreement is made subject to the existing provisions of the City of Waxahachie, its present rules, regulations, procedures and ordinances, and all applicable laws, rules, and regulations of the State of Texas and the United States.

H. The undersigned officers and/or agents of the Parties hereto are the properly authorized persons and have the necessary authority to execute this Agreement on behalf of the Parties hereto.

I. This Agreement may be only amended or altered by written instrument signed by the Parties.

J. The headings and captions used in this Agreement are for the convenience of the Parties only and shall not in any way define, limit or describe the scope or intent of any provisions of this Agreement.

K. This Agreement is the entire agreement between the Parties with respect to the subject matters covered in this Agreement. There are no other collateral oral or written agreements between the Parties that in any manner relates to the subject matter of this Agreement, except as provided or referenced in this Agreement.

L. This Agreement shall be recorded in the real property records of Ellis County, Texas. This Agreement and all of its terms, conditions, and provisions is and shall constitute a restriction and condition upon the development of the Property and all portions thereof and a covenant running with the Property and all portions thereof, and is and shall be binding upon BHCS and all heirs, successors, and assigns and the future owners of the Property and any portion thereof; provided, however, this Agreement shall not constitute an obligation of or be deemed a restriction or encumbrance with respect to any platted residential lot upon which a completed structure has been constructed.

(17)

{Signature Pages Follow}

EXECUTED by the Parties on the dates set forth below, to be effective as of the date first written above.

CITY OF WAXAHACHIE, TEXAS

By: _____
Michael Scott, City Manager

Date: _____

ATTEST:

By: _____
City Secretary

STATE OF TEXAS §
§
COUNTY OF ELLIS §

Before me, the undersigned authority, on this _____ day of _____, personally appeared MICHAEL SCOTT, City Manager of the City of Waxahachie, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

[Seal]

By: _____
Notary Public, State of Texas

My Commission Expires: _____

: Baylor Health Care System (Applicant)

By: _____

Date: _____

: Baylor Health Care System (Owner)

By: _____

Date: _____

STATE OF TEXAS §
§
COUNTY OF ELLIS §

Before me, the undersigned authority, on this _____ day of _____, personally appeared _____, representative of Baylor Health Care System, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

[Seal]

By: _____
Notary Public, State of Texas

My Commission Expires: _____

EXHIBIT A

The Baylor Scott & White (Phase II Addition) PD Ordinance

ORDINANCE NO. _____

AN AMENDMENT TO ORDINANCE 2649 AUTHORIZING A ZONING CHANGE FROM PLANNED DEVELOPMENT-COMMERCIAL (PD-C) TO PLANNED DEVELOPMENT-COMMERCIAL (PD-C) WITH AMENDED ORDINANCE, TO ALLOW AN ADDITIONAL MEDICAL FACILITY (PHASE II ADDITION) FOR BAYLOR SCOTT & WHITE HOSPITAL, LOCATED AT 2400 N. INTERSTATE 35E, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 43.76 ACRES KNOWN AS PROPERTY ID 180334, LOT PT 1, BLOCK A, OF BAYLOR WAXAHACHIE HOSPITAL, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS:

WHEREAS, the City Council of the City of Waxahachie having heretofore adopted a zoning ordinance and map showing the classification of the various property located within the city limits of said City; and

WHEREAS, a proper application for a PD, with Site Plan has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number ZDC-110-2021. Said application, having been referred to the Planning and Zoning (P&Z) Commission for their final report, was recommended by the P&Z Commission for zoning change approval of the subject property from PD-C to PD-C, with Site Plan; and

WHEREAS, proper notification has been published for the time and in the manner as prescribed by the city ordinance of the City of Waxahachie for a public hearing thereon; and

WHEREAS, a proper hearing was held as required by law and the Council having heard all arguments for and against said zoning amendment;

NOW, THEREFORE, this property is rezoned from PD-C to PD-C, with Site Plan in order to allow an additional Medical Facility (Phase II Addition) for Baylor Scott & White Hospital on the following property: a portion of Property ID 180334, Lot PT 1, Block A, of Baylor Waxahachie Hospital, which is shown on Exhibit A, in accordance with the Site Layout Plan attached as Exhibit B, Landscape Plan attached as Exhibit C, Elevation/Façade Plan attached as Exhibit D, and Staff Report attached as Exhibit E.

PLANNED DEVELOPMENT

Purpose and Intent

The purpose of this planned development is to create an additional Medical Facility (Phase II Addition) for Baylor Scott & White Hospital and to establish appropriate restrictions and development controls necessary to ensure predictable land development, safe and efficient

vehicular and pedestrian circulation, compatible uses of land and compliance with appropriate design standards.

Development Standards

All development on land located within the boundaries of this Planned Development District shall adhere to the rules and regulations set forth in this ordinance. The locations of buildings, driveways, parking areas, amenity areas, trails, fencing, and other common areas shall substantially conform to the locations shown on the approved Site Plan Packet (Exhibits B-D).

Development Regulations

1. A mutually agreed upon Development Agreement will be required for the property.
2. The development shall conform as approved by the City Council under case number ZDC-110-2021.
3. All materials, location of materials, and percentage of materials for the building shall be consistent with the Elevation/Façade Plan (Exhibit D).
4. Any revisions not included in the Planned Development Amendment shall meet the Ordinance 2649 requirements.
5. Any zoning, land use requirement, or restriction not contained within this Zoning Ordinance, Development Agreement, or Staff Report shall conform to those requirements and/or standards prescribed in Exhibits B – Site Layout Plan, Exhibit C – Landscape Plan, Exhibit D - Elevation/Façade Plan, and Exhibit E – Staff Report. Where regulations are not specified in Exhibits B, C, D, E, or in this ordinance, the regulations of Ordinance 2649 shall apply to this development.
6. A detailed Site Plan packet shall be administratively reviewed and can be approved in accordance with the Concept Plan.
7. The development shall maintain compliance with all Federal, State and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the City of Waxahachie Municipal Code and City of Waxahachie Zoning Ordinance.

An emergency is declared to exist in that needed and approved improvements will be unnecessarily delayed if this ordinance is not effective upon passage and this ordinance is to be effective upon passage.

The zoning map of the City of Waxahachie is hereby authorized and directed to be demarked in accordance therewith.

PASSED, APPROVED, AND ADOPTED on this 16th day of August 2021.

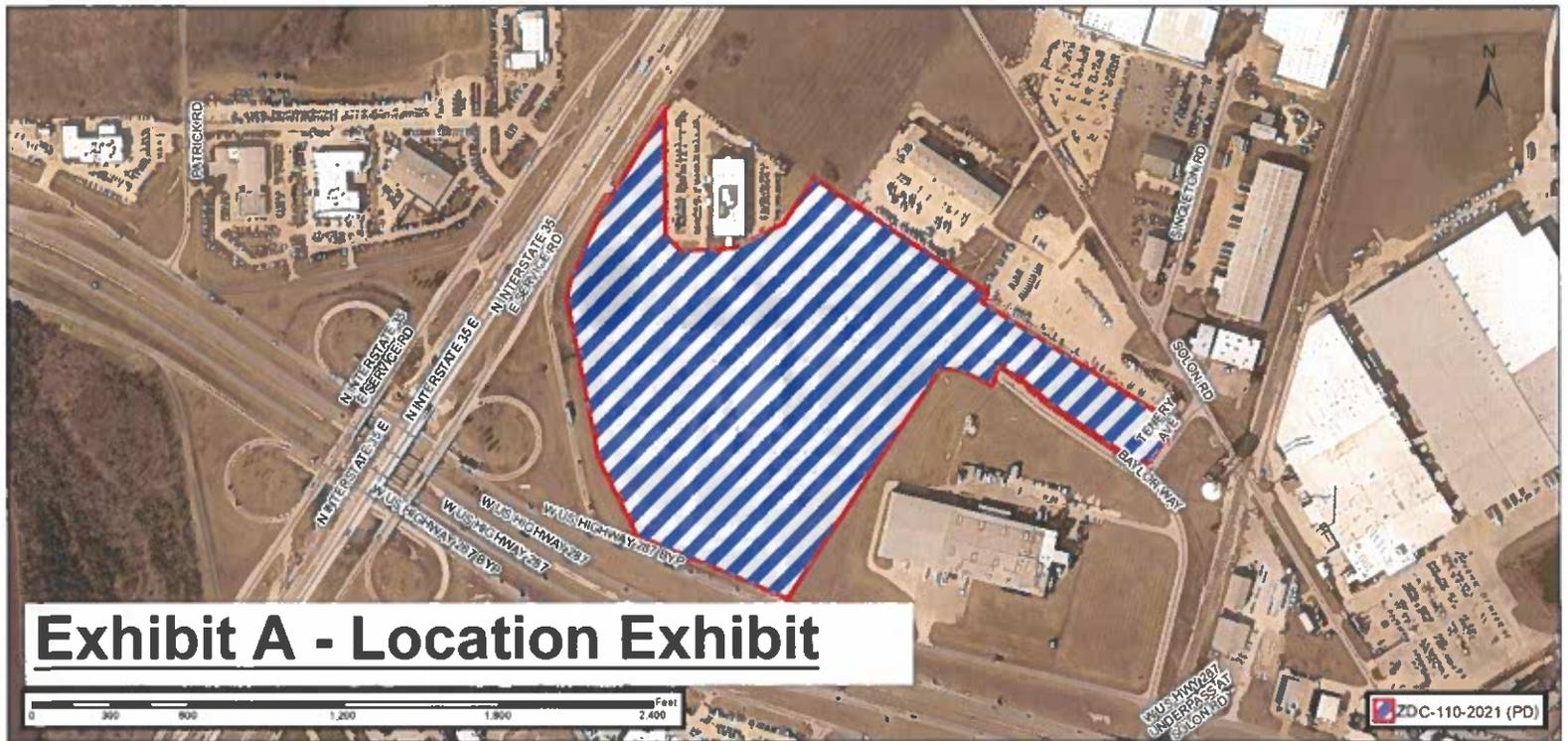
(17)

MAYOR

ATTEST:

City Secretary

(17)



(17)

Exhibit B - Site Layout Plan



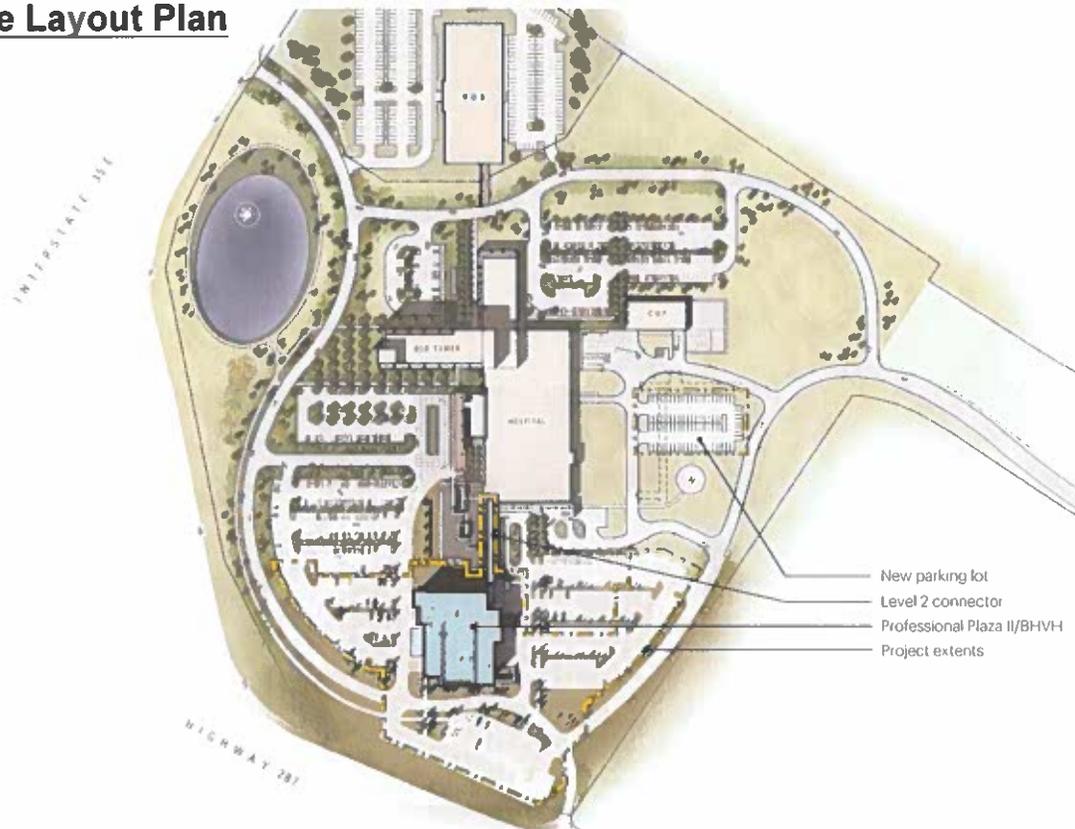
INTERSTATE HIGHWAY 35E



PROPOSED MEDICAL OFFICE BUILDING DATA SUMMARY TABLE

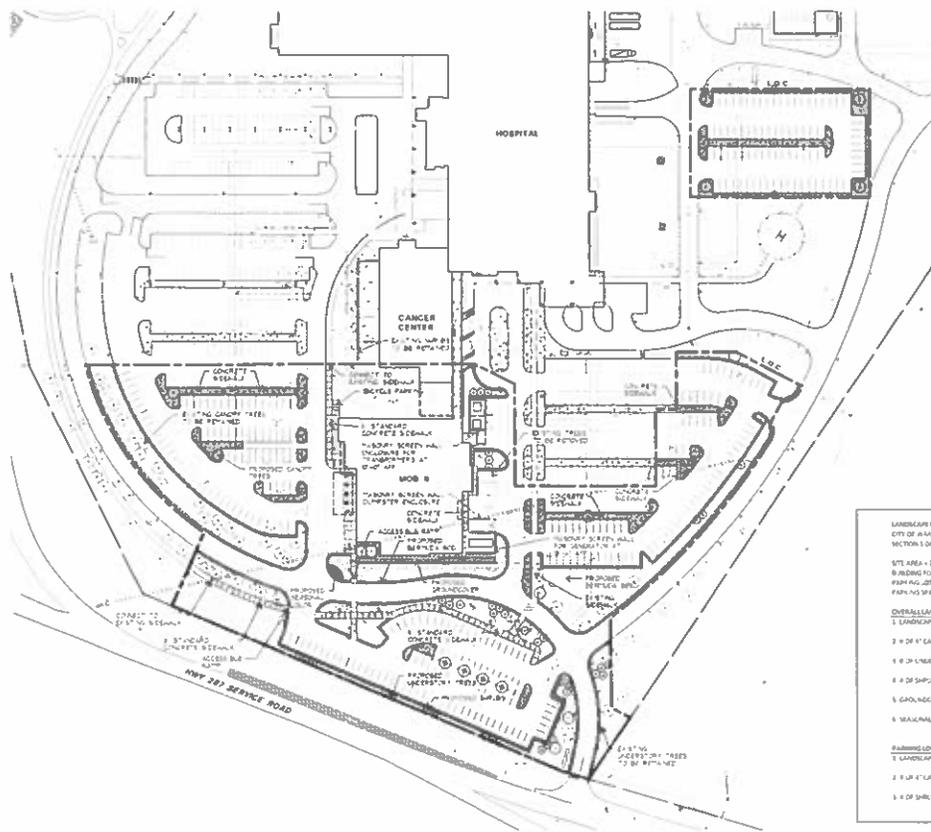
NO.	DESCRIPTION	LENGTH	WIDTH	AREA	PERIMETER
1	PROPOSED MEDICAL OFFICE BUILDING	100.00	100.00	10000.00	400.00
2	PROPOSED MEDICAL OFFICE BUILDING	150.00	150.00	22500.00	600.00
3	PROPOSED MEDICAL OFFICE BUILDING	200.00	200.00	40000.00	800.00
4	PROPOSED MEDICAL OFFICE BUILDING	250.00	250.00	62500.00	1000.00
5	PROPOSED MEDICAL OFFICE BUILDING	300.00	300.00	90000.00	1200.00
6	PROPOSED MEDICAL OFFICE BUILDING	350.00	350.00	122500.00	1400.00
7	PROPOSED MEDICAL OFFICE BUILDING	400.00	400.00	160000.00	1600.00
8	PROPOSED MEDICAL OFFICE BUILDING	450.00	450.00	202500.00	1800.00
9	PROPOSED MEDICAL OFFICE BUILDING	500.00	500.00	250000.00	2000.00
10	PROPOSED MEDICAL OFFICE BUILDING	550.00	550.00	302500.00	2200.00
11	PROPOSED MEDICAL OFFICE BUILDING	600.00	600.00	360000.00	2400.00
12	PROPOSED MEDICAL OFFICE BUILDING	650.00	650.00	422500.00	2600.00
13	PROPOSED MEDICAL OFFICE BUILDING	700.00	700.00	490000.00	2800.00
14	PROPOSED MEDICAL OFFICE BUILDING	750.00	750.00	562500.00	3000.00
15	PROPOSED MEDICAL OFFICE BUILDING	800.00	800.00	640000.00	3200.00
16	PROPOSED MEDICAL OFFICE BUILDING	850.00	850.00	722500.00	3400.00
17	PROPOSED MEDICAL OFFICE BUILDING	900.00	900.00	810000.00	3600.00
18	PROPOSED MEDICAL OFFICE BUILDING	950.00	950.00	902500.00	3800.00
19	PROPOSED MEDICAL OFFICE BUILDING	1000.00	1000.00	1000000.00	4000.00
20	PROPOSED MEDICAL OFFICE BUILDING	1050.00	1050.00	1102500.00	4200.00
21	PROPOSED MEDICAL OFFICE BUILDING	1100.00	1100.00	1210000.00	4400.00
22	PROPOSED MEDICAL OFFICE BUILDING	1150.00	1150.00	1322500.00	4600.00
23	PROPOSED MEDICAL OFFICE BUILDING	1200.00	1200.00	1440000.00	4800.00
24	PROPOSED MEDICAL OFFICE BUILDING	1250.00	1250.00	1562500.00	5000.00
25	PROPOSED MEDICAL OFFICE BUILDING	1300.00	1300.00	1700000.00	5200.00
26	PROPOSED MEDICAL OFFICE BUILDING	1350.00	1350.00	1852500.00	5400.00
27	PROPOSED MEDICAL OFFICE BUILDING	1400.00	1400.00	1920000.00	5600.00
28	PROPOSED MEDICAL OFFICE BUILDING	1450.00	1450.00	2092500.00	5800.00
29	PROPOSED MEDICAL OFFICE BUILDING	1500.00	1500.00	2250000.00	6000.00
30	PROPOSED MEDICAL OFFICE BUILDING	1550.00	1550.00	2422500.00	6200.00
31	PROPOSED MEDICAL OFFICE BUILDING	1600.00	1600.00	2600000.00	6400.00
32	PROPOSED MEDICAL OFFICE BUILDING	1650.00	1650.00	2792500.00	6600.00
33	PROPOSED MEDICAL OFFICE BUILDING	1700.00	1700.00	2900000.00	6800.00
34	PROPOSED MEDICAL OFFICE BUILDING	1750.00	1750.00	3022500.00	7000.00
35	PROPOSED MEDICAL OFFICE BUILDING	1800.00	1800.00	3160000.00	7200.00
36	PROPOSED MEDICAL OFFICE BUILDING	1850.00	1850.00	3312500.00	7400.00
37	PROPOSED MEDICAL OFFICE BUILDING	1900.00	1900.00	3480000.00	7600.00
38	PROPOSED MEDICAL OFFICE BUILDING	1950.00	1950.00	3662500.00	7800.00
39	PROPOSED MEDICAL OFFICE BUILDING	2000.00	2000.00	3860000.00	8000.00
40	PROPOSED MEDICAL OFFICE BUILDING	2050.00	2050.00	4072500.00	8200.00
41	PROPOSED MEDICAL OFFICE BUILDING	2100.00	2100.00	4300000.00	8400.00
42	PROPOSED MEDICAL OFFICE BUILDING	2150.00	2150.00	4542500.00	8600.00
43	PROPOSED MEDICAL OFFICE BUILDING	2200.00	2200.00	4800000.00	8800.00
44	PROPOSED MEDICAL OFFICE BUILDING	2250.00	2250.00	5072500.00	9000.00
45	PROPOSED MEDICAL OFFICE BUILDING	2300.00	2300.00	5360000.00	9200.00
46	PROPOSED MEDICAL OFFICE BUILDING	2350.00	2350.00	5662500.00	9400.00
47	PROPOSED MEDICAL OFFICE BUILDING	2400.00	2400.00	5980000.00	9600.00
48	PROPOSED MEDICAL OFFICE BUILDING	2450.00	2450.00	6312500.00	9800.00
49	PROPOSED MEDICAL OFFICE BUILDING	2500.00	2500.00	6260000.00	10000.00
50	PROPOSED MEDICAL OFFICE BUILDING	2550.00	2550.00	6522500.00	10200.00
51	PROPOSED MEDICAL OFFICE BUILDING	2600.00	2600.00	6800000.00	10400.00
52	PROPOSED MEDICAL OFFICE BUILDING	2650.00	2650.00	7092500.00	10600.00
53	PROPOSED MEDICAL OFFICE BUILDING	2700.00	2700.00	7400000.00	10800.00
54	PROPOSED MEDICAL OFFICE BUILDING	2750.00	2750.00	7722500.00	11000.00
55	PROPOSED MEDICAL OFFICE BUILDING	2800.00	2800.00	8060000.00	11200.00
56	PROPOSED MEDICAL OFFICE BUILDING	2850.00	2850.00	8412500.00	11400.00
57	PROPOSED MEDICAL OFFICE BUILDING	2900.00	2900.00	8780000.00	11600.00
58	PROPOSED MEDICAL OFFICE BUILDING	2950.00	2950.00	9162500.00	11800.00
59	PROPOSED MEDICAL OFFICE BUILDING	3000.00	3000.00	9560000.00	12000.00
60	PROPOSED MEDICAL OFFICE BUILDING	3050.00	3050.00	9972500.00	12200.00
61	PROPOSED MEDICAL OFFICE BUILDING	3100.00	3100.00	10400000.00	12400.00
62	PROPOSED MEDICAL OFFICE BUILDING	3150.00	3150.00	10842500.00	12600.00
63	PROPOSED MEDICAL OFFICE BUILDING	3200.00	3200.00	11300000.00	12800.00
64	PROPOSED MEDICAL OFFICE BUILDING	3250.00	3250.00	11772500.00	13000.00
65	PROPOSED MEDICAL OFFICE BUILDING	3300.00	3300.00	12260000.00	13200.00
66	PROPOSED MEDICAL OFFICE BUILDING	3350.00	3350.00	12762500.00	13400.00
67	PROPOSED MEDICAL OFFICE BUILDING	3400.00	3400.00	13280000.00	13600.00
68	PROPOSED MEDICAL OFFICE BUILDING	3450.00	3450.00	13812500.00	13800.00
69	PROPOSED MEDICAL OFFICE BUILDING	3500.00	3500.00	14360000.00	14000.00
70	PROPOSED MEDICAL OFFICE BUILDING	3550.00	3550.00	14922500.00	14200.00
71	PROPOSED MEDICAL OFFICE BUILDING	3600.00	3600.00	15500000.00	14400.00
72	PROPOSED MEDICAL OFFICE BUILDING	3650.00	3650.00	16092500.00	14600.00
73	PROPOSED MEDICAL OFFICE BUILDING	3700.00	3700.00	16700000.00	14800.00
74	PROPOSED MEDICAL OFFICE BUILDING	3750.00	3750.00	17322500.00	15000.00
75	PROPOSED MEDICAL OFFICE BUILDING	3800.00	3800.00	17960000.00	15200.00
76	PROPOSED MEDICAL OFFICE BUILDING	3850.00	3850.00	18612500.00	15400.00
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79	PROPOSED MEDICAL OFFICE BUILDING	4000.00	4000.00	20660000.00	16000.00
80	PROPOSED MEDICAL OFFICE BUILDING	4050.00	4050.00	21372500.00	16200.00
81	PROPOSED MEDICAL OFFICE BUILDING	4100.00	4100.00	22100000.00	16400.00
82	PROPOSED MEDICAL OFFICE BUILDING	4150.00	4150.00	22842500.00	16600.00
83	PROPOSED MEDICAL OFFICE BUILDING	4200.00	4200.00	23600000.00	16800.00
84	PROPOSED MEDICAL OFFICE BUILDING	4250.00	4250.00	24372500.00	17000.00
85	PROPOSED MEDICAL OFFICE BUILDING	4300.00	4300.00	25160000.00	17200.00
86	PROPOSED MEDICAL OFFICE BUILDING	4350.00	4350.00	25962500.00	17400.00
87	PROPOSED MEDICAL OFFICE BUILDING	4400.00	4400.00	26780000.00	17600.00
88	PROPOSED MEDICAL OFFICE BUILDING	4450.00	4450.00	27612500.00	17800.00
89	PROPOSED MEDICAL OFFICE BUILDING	4500.00	4500.00	28460000.00	18000.00
90	PROPOSED MEDICAL OFFICE BUILDING	4550.00	4550.00	29322500.00	18200.00
91	PROPOSED MEDICAL OFFICE BUILDING	4600.00	4600.00	30200000.00	18400.00
92	PROPOSED MEDICAL OFFICE BUILDING	4650.00	4650.00	31092500.00	18600.00
93	PROPOSED MEDICAL OFFICE BUILDING	4700.00	4700.00	32000000.00	18800.00
94	PROPOSED MEDICAL OFFICE BUILDING	4750.00	4750.00	32922500.00	19000.00
95	PROPOSED MEDICAL OFFICE BUILDING	4800.00	4800.00	33860000.00	19200.00
96	PROPOSED MEDICAL OFFICE BUILDING	4850.00	4850.00	34812500.00	19400.00
97	PROPOSED MEDICAL OFFICE BUILDING	4900.00	4900.00	35780000.00	19600.00
98	PROPOSED MEDICAL OFFICE BUILDING	4950.00	4950.00	36762500.00	19800.00
99	PROPOSED MEDICAL OFFICE BUILDING	5000.00	5000.00	37760000.00	20000.00
100	PROPOSED MEDICAL OFFICE BUILDING	5050.00	5050.00	38772500.00	20200.00
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102	PROPOSED MEDICAL OFFICE BUILDING	5150.00	5150.00	40842500.00	20600.00
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104	PROPOSED MEDICAL OFFICE BUILDING	5250.00	5250.00	42972500.00	21000.00
105	PROPOSED MEDICAL OFFICE BUILDING	5300.00	5300.00	44060000.00	21200.00
106	PROPOSED MEDICAL OFFICE BUILDING	5350.00	5350.00	45162500.00	21400.00
107	PROPOSED MEDICAL OFFICE BUILDING	5400.00	5400.00	46280000.00	21600.00
108	PROPOSED MEDICAL OFFICE BUILDING	5450.00	5450.00	47412500.00	21800.00
109	PROPOSED MEDICAL OFFICE BUILDING	5500.00	5500.00	48560000.00	22000.00
110	PROPOSED MEDICAL OFFICE BUILDING	5550.00	5550.00	49722500.00	22200.00
111	PROPOSED MEDICAL OFFICE BUILDING	5600.00	5600.00	50900000.00	22400.00
112	PROPOSED MEDICAL OFFICE BUILDING	5650.00	5650.00	52092500.00	22600.00
113	PROPOSED MEDICAL OFFICE BUILDING	5700.00	5700.00	53300000.00	22800.00
114	PROPOSED MEDICAL OFFICE BUILDING	5750.00	5750.00	54522500.00	23000.00
115	PROPOSED MEDICAL OFFICE BUILDING	5800.00	5800.00	55760000.00	23200.00
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117	PROPOSED MEDICAL OFFICE BUILDING	5900.00	5900.00	58280000.00	23600.00
118	PROPOSED MEDICAL OFFICE BUILDING	5950.00	5950.00	59562500.00	23800.00
119	PROPOSED MEDICAL OFFICE BUILDING	6000.00	6000.00	60860000.00	24000.00
120	PROPOSED MEDICAL OFFICE BUILDING	6050.00	6050.00	62172500.00	24200.00
121	PROPOSED MEDICAL OFFICE BUILDING	6100.00	6100.00	63500000.00	24400.00
122	PROPOSED MEDICAL OFFICE BUILDING	6150.00	6150.00	64842500.00	24600.00
123	PROPOSED MEDICAL OFFICE BUILDING	6200.00	6200.00	66200000.00	24800.00
124	PROPOSED MEDICAL OFFICE BUILDING	6250.00	6250.00	67572500.00	25000.00
125	PROPOSED MEDICAL OFFICE BUILDING	6300.00	6300.00	68960000.00	25200.00
126	PROPOSED MEDICAL OFFICE BUILDING	6350.00	6350.00	70362500.00	25400.00
127	PROPOSED MEDICAL OFFICE BUILDING	6400.00	6400.00	71780000.00	25600.00
128	PROPOSED MEDICAL OFFICE BUILDING	6450.00	6450.00	73212500.00	25800.00
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130	PROPOSED MEDICAL OFFICE BUILDING	6550.00	6550.00	76122500.00	26200.00
131	PROPOSED MEDICAL OFFICE BUILDING	6600.00	6600.00	77600000.00	26400.00
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136	PROPOSED MEDICAL OFFICE BUILDING	6850.00	6850.00	85212500.00	27400.00
137	PROPOSED MEDICAL OFFICE BUILDING	6900.00	6900.00	86780000.00	27600.00
138	PROPOSED MEDICAL OFFICE BUILDING	6950.00	6950.00	88362500.00	27800.00
139	PROPOSED MEDICAL OFFICE BUILDING	7000.00	7000.00	89960000.00	28000.00
140	PROPOSED MEDICAL OFFICE BUILDING	7050.00	7050.00	91572500.00	

Exhibit B - Site Layout Plan



(17)

Exhibit C - Landscape Plan



PLANTING LEGEND

- EXISTING TREES TO BE REMOVED
- EXISTING CANOPY TREES TO REMAIN
- PROPOSED CANOPY TREES
- PROPOSED UNDERSTORY TREES
- PROPOSED SHRUBS
- PROPOSED SEASONAL DEEP
- PROPOSED SEASONAL 900
- PROPOSED SPANADIC/EVER
- PROPOSED SEASONAL 00-00

IRRIGATION NOTES

ALL LANDSCAPE AREAS TO BE FULLY IRRIGATED WITH AUTOMATIC UNDERGROUND ZONEVALVE SYSTEMS CONNECTED TO THE EXISTING CANAL SYSTEM. ALL LAWN AREAS TO HAVE IRRIGATION. ALL BED AREAS TO HAVE Drip IRRIGATION AND ALL TREES TO HAVE BUBBLING.

LANDSCAPE PLAN
CITY OF IRVING
SECTION 1.04 LANDSCAPE REQUIREMENTS

SITE AREA = 272,135 SF
BUILDING FOOTPRINT = 24,980 SF
PARKING LOT AREA = 99,850 SF
PARKING SPACES = 112

OVERALL LANDSCAPE REQUIREMENTS

1. LANDSCAPE AREA = 6% OF BUILDING FOOTPRINT	REQUIRED	16,200 SF
2. 2" DIAMETER TREES = ONE EVERY 500 SF LANDSCAPE AREA	PROVIDED	69,437 SF
3. 4" DIAMETER TREES = ONE EVERY 100 SF LANDSCAPE AREA	PROVIDED	25
4. 6" DIAMETER TREES = ONE EVERY 100 SF LANDSCAPE AREA	PROVIDED	63
5. 8" DIAMETER TREES = ONE EVERY 75 SF LANDSCAPE AREA	PROVIDED	149
6. GRASS COVER AREA = 15% LANDSCAPE AREA	PROVIDED	180
7. MAINTENANCE AREA = 2% LANDSCAPE AREA	REQUIRED	324 SF
8. MAINTENANCE AREA = 2% LANDSCAPE AREA	PROVIDED	320 SF

PARKING LOT LANDSCAPE REQUIREMENTS

1. LANDSCAPE AREA = 1% OF PAVEMENT	REQUIRED	1,736 SF
2. 4" DIAMETER TREES = ONE EVERY 500 SF LANDSCAPE AREA	PROVIDED	41,716 SF
3. 6" DIAMETER TREES = ONE EVERY 100 SF LANDSCAPE AREA	PROVIDED	33
4. 8" DIAMETER TREES = ONE EVERY 75 SF LANDSCAPE AREA	PROVIDED	90
5. 10" DIAMETER TREES = ONE EVERY 50 SF LANDSCAPE AREA	PROVIDED	51



NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50	NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60	NO. 61	NO. 62	NO. 63	NO. 64	NO. 65	NO. 66	NO. 67	NO. 68	NO. 69	NO. 70	NO. 71	NO. 72	NO. 73	NO. 74	NO. 75	NO. 76	NO. 77	NO. 78	NO. 79	NO. 80	NO. 81	NO. 82	NO. 83	NO. 84	NO. 85	NO. 86	NO. 87	NO. 88	NO. 89	NO. 90	NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100
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24348.000
22 JULY 2021
PLANNING & ZONING
SUBMISSION
LANDSCAPE PLAN
L1.01

1 LANDSCAPE PLAN



(17)

EXTERIOR MATERIALS

01	06
02	07
03	08
04	09
05	10



Exhibit D - Elevation/Facade Plan

OVERALL NORTH ELEVATION TAKE OFF

Material	Area (sq ft)	Percentage
Brick	1,234,567	45.2%
Stone	876,543	32.1%
Concrete	543,210	20.3%
Other	123,456	4.7%
TOTAL	2,777,776	100.0%



OVERALL EAST ELEVATION TAKE OFF

Material	Area (sq ft)	Percentage
Brick	1,567,890	58.4%
Stone	987,654	35.6%
Concrete	432,109	15.7%
Other	112,345	4.1%
TOTAL	2,699,998	100.0%



TOTAL BUILDING MATERIAL TAKE OFF

Material	Area (sq ft)	Percentage
Brick	2,801,457	51.8%
Stone	1,864,197	33.7%
Concrete	975,319	17.7%
Other	236,803	4.3%
TOTAL	5,877,776	100.0%

HKS

ARCHITECT OF RECORD
 1000 RIVERSIDE DRIVE
 HOUSTON, TEXAS 77001
 TEL: 713.865.1000
 FAX: 713.865.1001
 WWW.HKS.COM

BaylorScott&Whire
 ARCHITECTS
 MEDICAL OFFICE BUILDING II
 AT WALKAMACHE
 COME, SHELL AND SITE

DATE: 08/14/2013
 DRAWING NO: 00/2021
 SHEET: EXTERIOR ELEVATIONS

A1.02

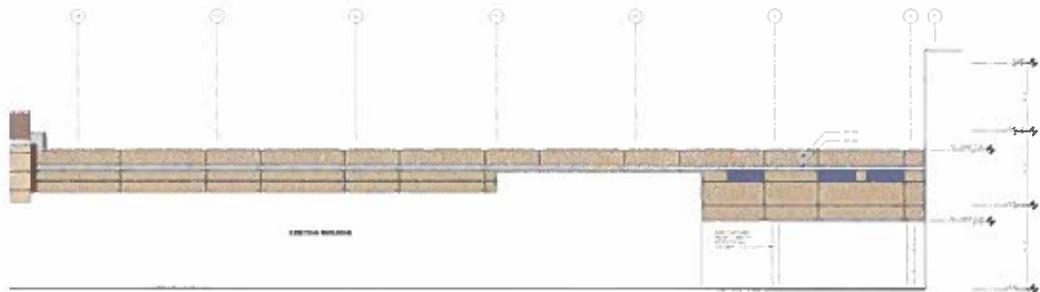
(17)

EXTERIOR MATERIALS

01 [Material Swatch]	04 [Material Swatch]
02 [Material Swatch]	07 [Material Swatch]
03 [Material Swatch]	08 [Material Swatch]
06 [Material Swatch]	09 [Material Swatch]
05 [Material Swatch]	10 [Material Swatch]
08 [Material Swatch]	11 [Material Swatch]



Exhibit D - Elevation/Facade Plan



TOTAL CONNECTOR MATERIAL TAKEOFF

01	1,200 SF
02	1,200 SF
03	1,200 SF
04	1,200 SF
05	1,200 SF
06	1,200 SF
07	1,200 SF
08	1,200 SF
09	1,200 SF
10	1,200 SF
11	1,200 SF

02 CONNECTOR WEST ELEVATION



01 CONNECTOR EAST ELEVATION

HKS

ARCHITECT - ARCHITECT DESIGN

1000 RIVERSIDE DRIVE

HOUSTON, TEXAS 77002

PHOTOGRAPH COURTESY

LANCASTER, PA

BaylorScott&White
HEALTH
MEDICAL OFFICE BUILDING II
AT WAXAHACHIE
CORE, SHELL AND SITE

ARCHITECT
ARCHITECT DESIGN
1000 RIVERSIDE DRIVE
HOUSTON, TEXAS 77002

PHOTOGRAPH COURTESY
LANCASTER, PA

A1.03

ORDINANCE NO. 2649

AN ORDINANCE CHANGING THE ZONING ON 50.23 ACRES LOCATED AT THE INTERSECTION OF I-35E AND Hwy 287 BYPASS, IN THE WILLIAM PAINE SURVEY, ABSTRACT NO. 835, JONATHAN PRINCE SURVEY, ABSTRACT NO. 844, JOHN B. BOUNDS SURVEY, ABSTRACT NO. 99, JAMES E. HADDON SURVEY, ABSTRACT NO. 495, AND N. P. NEAL SURVEY, ABSTRACT NO. 1320, CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, AS DESCRIBED IN EXHIBIT "A" TO PLANNED DEVELOPMENT-COMMERCIAL (PD-C), WITH AMENDED PROVISIONS, AND BEING FURTHER DESCRIBED ON EXHIBIT "A", AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE, DECLARING AN EMERGENCY, AND SETTING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS:

WHEREAS, the City Council of the City of Waxahachie having heretofore adopted a zoning ordinance and map showing the classification of the various property located within the city limits of said City; and,

WHEREAS, proper application for the change of zoning has been made in accordance with the zoning ordinances in the City of Waxahachie, and same having been referred to the Planning and Zoning Commission, and said Planning and Zoning Commission has recommended the rezoning thereto from Heavy Industrial-1 (HI-1) to Planned Development-Commercial (PD-C), with amended provisions; and

WHEREAS, proper notification has been published for the time and in the manner as prescribed by the city ordinance of the City of Waxahachie for a public hearing thereon; and

WHEREAS, a proper hearing was held as required by law and the Council having heard all arguments for and against said rezoning to Planned Development-Commercial (PD-C), and the amendments to provisions on use and development;

NOW, THEREFORE, the following described property be, and the same hereby is, rezoned as follows:

50.23 acres located at the intersection of I-35E and Hwy 287 Bypass, in the William Paine Survey, Abstract No. 835, Jonathan E. Prince Survey, Abstract No. 844, John B. Bounds Survey, Abstract No. 99, James E. Haddon Survey, Abstract No. 495, and N. P. Neal Survey, Abstract No. 1320, City of Waxahachie, Ellis County, Texas, as shown on Exhibit "A" attached hereto.

To:

Planned Development-Commercial (PD-C) as follows:

Planned Development District permitting uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the Commercial (C) District, subject to the approval of a Site Plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy. Such site plans shall set forth the building areas off-street parking, points of access, screening walls as required by the City, open areas, building setbacks, curbs, sidewalks, drainage facilities indicated as necessary by the location, suitable water and sewer facilities, and provide for the dedication and improvement of any street deemed essential by the Planning and Zoning Commission for access to the property, to adjacent property or for circulation around the site and for safe access thereto.

The density, coverage, height, parking and off-street loading standards shall be set forth on the Site Plan or as specified for the Planned Development-Commercial (PD-C) District. A detailed site plan must be submitted and approved within four (4) years from the date of this ordinance.

The following provisions shall apply over the general provisions hereinabove stated:

- (1) Detailed site plan shall be submitted for approval within four (4) years from the approval of this ordinance establishing this Planned Development District;
- (2) In addition to uses allowed in Commercial Zoning Districts, the following uses will be allowed:

A. Child Care Center

- B. Retirement housing for the elderly
- C. Laboratory, medical or dental
- D. Laboratory Scientific or Research
- E. Auto parking lot or structure
- F. Helistop
- G. Multi-family Dwelling
- H. Temporary Batch Plant

The maximum height will be three (3) stories on A. through H., and following uses I. through O. which will be allowed to be up to fourteen (14) stories, a story will be defined as twelve (12') feet

- I. Hospital, Acute or Chronic Care
 - J. Medical or Dental Clinic
 - K. Medical or Dental Laboratory
 - L. Scientific or Research Laboratory
 - M. Medical Facilities
 - N. Office professional or administrative
 - O. Parking structure as an accessory use
 - P. Any building all of which complies with one or more of the uses listed in A.- O. of this section and any other use allowed in this district, with heights to be not over three (3) stories, except in I. through O.
- (3) Set back for buildings over thirty-six (36') feet – one additional foot for each two feet above thirty-six (36') feet.
- (4) Size of Lot
- A. Minimum area – Five thousand (5000) square feet
 - B. Minimum lot width – Fifty (50') feet
 - C. Minimum lot depth – One hundred (100') feet
- (5) Size of Yard
- A. Minimum front yard – twenty five (25') feet
 - B. Minimum side yard – fifteen (15') feet, twenty (20') feet, if adjacent to a street, twenty-five (25') feet when adjacent to residential
 - C. Interior side yard- When retail or medical uses are platted adjacent to other compatible uses (non-residential) no side yard is required provided that adequate fire lanes and circulation is provided on site and appropriate building codes can be met
- (6) Maximum lot coverage is sixty (60%) percent
- (7) Required parking for any use allowed in the district may be located anywhere in the district.
- (8) Ten (10%) percent of required parking may be compact space.
- (9) Use of temporary buildings are allowed if attached to permanent foundation. Maximum size is 5,000 square feet for the entire district.
- (10) Maximum height for poles with lights is thirty (30') feet, unless approved on site plan
- (11) Communications antennas and support structures may exceed building height by twelve (12) feet
- A. No additional setbacks are required for adjacency to residential
 - B. Satellite dishes are limited to twelve (12') feet in diameter or less
- (12) Maximum height and size provisions for signs located along Interstate 35-E and Highway 287 Bypass apply to this Planned Development District.
- A. Except as provided in this subsection, the provision for wall signs as specified in Section 43, Waxahachie Zoning Ordinance, Sign Regulations, apply to this Planned Development District

- B. Wall signs located above thirty six (36') feet may be increased to a maximum size of four hundred and fifty (450') feet. Except for hospital use, the total square footage for all wall signs on a building is four hundred and fifty (450) square feet. The total square footage for all wall signs for a hospital use is 1,520 square feet and no wall sign can exceed 800 square feet
- C. The maximum number of wall signs is eight per building if shown on approved site plan
- D. One pole sign is allowed for this district
- E. Monument signs located at an entrance may be eight (8') feet in height and one hundred ninety-two (192') square feet

(13) For the purpose of this ordinance a building will be defined as a structure intended for shelter, occupancy, housing or enclosure for persons, animals or chattel. When separated by dividing walls without openings, each portion of such structure so separated shall be deemed a separate building, or, an addition to an existing building with a minimum size of 50,000 square feet, is considered as a separate building for the purpose of enforcing the sign provisions of this ordinance

(14) Signs required by the State of Texas for hospital use are exempted from the 1,520 square foot limitation and are not part of the 1,520 foot calculation

(15) All signage will be part of the detailed site plan

(16) Detailed site plan will have to be submitted for each building phase

The district shall in all other specifications meeting the regular Commercial standards. The provisions of the previous Planned Development-Commercial ordinances are repealed.

An emergency is declared to exist, as the plan for construction of a facility to serve the public health and welfare needs to be built as soon as possible, and this ordinance is to be effective upon passage and publication.

The zoning map of the City of Waxahachie is hereby authorized and directed to be demarked in accordance therewith.

PASSED, APPROVED AND ADOPTED on this 7th day of May, 2012.



[Handwritten Signature]
MAYOR

[Handwritten Signature]
City Secretary

Planning & Zoning Department
Zoning Staff Report

Case: ZDC-110-2021



MEETING DATE(S)

Planning & Zoning Commission: August 10, 2021

City Council: August 16, 2021

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held August 10, 2021, the Commission voted 6-0 to recommend approval of case number ZDC-110-2021, subject to staff comments.

CAPTION

Public Hearing request by Anita Linney-Isaacson, HKS, Inc., for an **Amendment to Ordinance No. 2649** to allow for an additional **Medical Facility**, within an approved commercial planned development located at 2400 N I-35 (Property IDs 180334) - Owner: BAYLOR HEALTH CARE SYSTEM (ZDC-110-2021)

APPLICANT REQUEST

The applicant is requesting to amend Ordinance No. 2649 to allow for an additional Medical Facility for Baylor Scott & White Hospital. The proposed project will include an additional building to the site that will house a second hospital, medical office suites, and shell space that will be connected to the existing hospital with a second floor connector.

CASE INFORMATION

Applicant: Anita Linney-Isaacson, HKS, Inc.

Property Owner(s): Baylor Health Care System

Site Acreage: 43.76 acres

Current Zoning: Planned Development-Commercial

Requested Zoning: Planned Development-Commercial (w/ amendment to Ord. 2649)

SUBJECT PROPERTY

General Location: 2400 N. Interstate 35E

Parcel ID Number(s): 180334

Existing Use: Existing Baylor Scott & White Hospital

Exhibit E - Staff Report (17)

Development History:

At the February 1, 2021 City Council meeting, City Council approved the relocation of a billboard sign on the property.

At the November 17, 2014 City Council meeting, City Council approved a Final Plat for the site.

Table 1: Adjoining Zoning & Uses

Direction	Zoning	Current Use
North	HI	Undeveloped Land
East	HI	Lifoam Industries
South	N/A	W. US Highway 287
West	N/A	N. Interstate 35 E.

Future Land Use Plan:

Medical District

Comprehensive Plan:

The Medical District area signifies an area that revolves solely around the medical industry. This area will provide all of the uses one would need when siting or working at Baylor Scott & White and other medical offices, specialty healthcare facilities, or research and development locations that are anticipated to develop in the area. Therefore, appropriate businesses in the district include retail, dining, hotel, office building, multi-family housing, and gyms.

Thoroughfare Plan:

The subject property is accessible via N. Interstate 35 E. service road and W. US Highway 287 Bypass.

Site Image:



Exhibit E - Staff Report (17)

PLANNING ANALYSIS

Purpose of Request:

The applicant is requesting to amend Ordinance No. 2649 to allow for an additional Medical Facility for Baylor Scott & White Hospital. The proposed project will include an additional building to the site that will house a second hospital, medical office suites, and shell space that will be connected to the existing hospital with a second floor connector. Due to the proposed amendment request, the case must be reviewed by City Council.

Proposed Use:

The applicant, Baylor Scott & White Hospital, is requesting to construct a 78,697 sq. ft. building addition to the existing hospital campus. The building will house both hospital and clinical space, and will be connected to the existing hospital at the second floor through an elevated connector. The exterior façade of the building addition is proposed to consist of brick, calcium silicate masonry, glass, EIFS, and composite metal panel. The proposed materials all have precedent on the existing hospital building, and will be consistent with the overall development.

Access to the proposed structure will be provided by the existing site drives, and additional parking will be provided to serve the new building. Landscaping for the site is intended to match the design of the existing site. Though the applicant intends to remove some existing trees for the construction of the new structure, additional understory trees and shrubs will be provided to replace the removed trees. All landscaping areas will be fully irrigated with an automatic underground irrigation system that will be connected to the existing irrigation system for the site.

The existing primary signage (two monument signs) at the site is proposed to remain at the main entries of the campus. Once the building addition is completed, the applicant intends to provide additional directional signage to the site. The existing signage will be utilized and updated to include information for the new building as needed to provide wayfinding for the new structure.

The project is planned to begin construction in October 2021 and substantial completion is expected in April 2023. Staff believes that the proposed amendment will remain consistent with the intent of the previously approved Ordinance (Ord. 2649).

SPECIAL EXCEPTION/VARIANCE REQUEST:

Window Glazing

Sec 5.01(b) (iv) (7) (b) (v): Windows and glazing shall be a minimum of thirty (30) percent and up to a maximum of seventy (70) percent of each building elevation.

- Applicant Response

The design of the building proposes as little as 5.73% up to 19.06% glazing. The reason that this percentage falls below the prescribed 30% is a result of the use of the building. Typically, healthcare construction must accommodate for privacy as well as infrastructure to support the building use. As a result, there is much less need for glazing; however, as a design firm we always try to incorporate windows wherever possible as access to daylight and exterior views improves the experience and outcomes for patients, visitors, and staff.

Landscaping

Sec 5.04 (f) (v): In addition to the required landscaping per parking space above, one (1) linear island with a minimum width of ten (10) feet is required for every two (2) parking bays. The intent is to prevent the massing of a large number of parking spaces and to address safety issues concerning the flow of traffic in the parking lot.

Exhibit E - Staff Report (17)

- Applicant Response

To maximize parking adjacent to the building a parking area to the south of the existing ring road is being proposed. This parking is bound by the ring road and the property setback line; due to the two boundaries the lot is unable to provide the ten-foot linear landscaped island. In lieu of the island we are proposing a landscape diamond every third car.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 7 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning and Zoning Department recommends:

- Denial
- Approval, as presented.
- Approval, per the following comments:**
 1. A mutually agreed upon Development Agreement must be signed by the applicant.
 2. Any revisions not included in the Planned Development Amendment shall meet the Ordinance 2649 requirements.

ATTACHED EXHIBITS

1. Development Agreement/Ordinance
2. Location Exhibit
3. Site Layout Plan
4. Landscape Plan
5. Elevation/Façade Plan
6. Ordinance 2649
7. Staff Report

APPLICANT REQUIREMENTS

1. If approved by City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
 - a. If comments were not satisfied, then applicant will be notified to make corrections.
 - b. If all comments satisfied, applicant shall provide a set of drawings that incorporate all comments.

STAFF CONTACT INFORMATION

Prepared by:

Colby Collins

Planning Manager

ccollins@waxahachie.com

Reviewed by:

Shon Brooks, AICP

Executive Director of Development Services

sbrooks@waxahachie.com

MUNICAP, INC.

PUBLIC FINANCE

Waxahachie PID

Summary of Annual Service Plan Update

Presented for City Council consideration on August 16, 2021

1. Authorized Improvement Budgets

- a. Phase One and Phase Two improvements are complete and accepted by the City
- b. Phase #3

Phase Three District Improvements	Actual Cost¹
Phase 3 - Street Grading and Paving	\$2,879,317
Phase 3 – Utility Improvements	\$3,791,010
Phase 3 - Onsite Wastewater Management System	\$0
Phase 3 - Storm Drainage Management System	\$0
Phase 3 - Engineering	\$746,633
Total Phase Three Costs of District Improvements	\$7,416,960

2. 2021-22 Annual Budget

Phase	2021-22 Budget	2020-21 Budget
Phase One		
Principal	\$30,000	\$25,000
Interest	\$86,783	\$88,888
Annual Collection Costs	\$18,000	\$18,000
<i>Subtotal - Phase One</i>	<i>\$134,783</i>	<i>\$131,888</i>
Phase Two		
Principal	\$5,000	\$4,000
Interest	\$49,786	\$50,066
Annual Collection Costs	\$14,000	\$12,000
<i>Subtotal - Phase Two</i>	<i>\$68,786</i>	<i>\$66,066</i>
Phase Three		
Principal	\$1,000	-
Interest	\$111,046	-
Annual Collection Costs	\$20,000	-
<i>Subtotal - Phase Three</i>	<i>\$132,046</i>	<i>\$0</i>
Total Annual Installments	\$335,615	\$197,954

3. 2021-22 Annual Installments per Lot Type

Phase	2021-22 Annual Installment	2020-21 Annual Installment
Phase One		
Lot Type One	\$790	\$773
Lot Type Two	\$664	\$650
Lot Type Three	\$593	\$580
Phase Two		
Lot Type One	\$734	\$705
Lot Type Two	\$617	\$592
Lot Type Three	\$551	\$529
Phase Three		
Lot Type One	-	-
Lot Type Two	-	-
Lot Type Three	\$522	-

4. Changes to Assessment Methodology

- a. No changes to assessment methodology.

5. Parcel Subdivision Summary

- a. The Parcels within the Phase One and Phase Two of the District have been fully subdivided.

6. Prepayment Summary

a. Phase One

- i. No additional prepayments since last year's annual SAP update.
- ii. Four Lot Type 2 Parcels and two Lot Type 3 Parcels were prepaid in full within Phase One of the PID.

b. Phase Two

- i. One additional prepayment for a Lot Type 1 Parcel since last year's annual SAP update.
- ii. One Lot Type 1 Parcel, One Lot Type 2 Parcel, and three Lot Type 3 Parcels were prepaid in full within Phase Two of the PID.

c. Phase Three

- i. No prepayments as of the date of this report.

(18)

**WAXAHACHIE
PUBLIC IMPROVEMENT DISTRICT NO. 1
CITY OF WAXAHACHIE, TEXAS**

**ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 8/15/21 – 8/14/22)**

**AS APPROVED BY CITY COUNCIL ON:
AUGUST 16, 2021**

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

**WAXAHACHIE
PUBLIC IMPROVEMENT DISTRICT NO. 1**

**ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 8/15/21 – 8/14/22)**

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I. INTRODUCTION

The Waxahachie Township Public Improvement District No. 1 (the "PID") was created pursuant to the petition, notice, and public hearing requirements of the Act and Resolution No. 1087 approved and adopted by the City Council of the City of Waxahachie, Ellis County, Texas (the "City") on April 16, 2007 to finance certain public improvement projects for the benefit of the property in the PID.

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (defined in the Service and Assessment Plan as the "District Improvements") for Phase #1 (the "Phase One District Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. The original Service and Assessment Plan was approved and adopted by the City Council pursuant to Ordinance No. 2413 on June 18, 2007. The Service and Assessment Plan was updated for Phase Two (the "Phase Two District Improvements") on April 13, 2016 to levy the Phase #2 Assessments under a temporary note and updated to execute the Phase #2 Reimbursement Agreement (the "Phase #2 Reimbursement Agreement") and execute the Phase #3 Reimbursement Agreement (the "Phase #3 Reimbursement Agreement") for Phase Three improvements (the Phase #3 District Improvements) on June 7, 2021 (the "Updated Service and Assessment Plan"). Pursuant to the PID Act, the Updated Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Updated Service and Assessment Plan for 2021-22 (the "Annual Service Plan Update").

The City had an assessment roll (defined in the Updated Service and Assessment Plan as the "Assessment Roll") prepared identifying the assessments on each Parcel, based on the method of assessment identified in the Updated Service and Assessment Plan. This Annual Service Plan Update also explains the update of the Assessment Roll for 2021-22.

The City Council intends for the obligations, covenants and burdens on the owner of the Assessed Property, including without limitation such owner's obligations related to the payment of the Assessments, to constitute a covenant running with the land. The Assessments are binding upon the owners of Assessed Property, and their respective transferees, legal representatives, heirs, devisees, successors and assigns. The Assessments have lien priority as specified in the Act.

Capitalized terms not defined herein shall have the meanings assigned to such terms in the Updated Service and Assessment Plan.

(remainder of this page is intentionally left blank)

II. UPDATE OF THE SERVICE PLAN

A. DISTRICT IMPROVEMENTS

Section 372.003 of the Act defines the improvements that may be undertaken by a municipality or county through the establishment of a public improvement district, as follows:

372.003. Authorized Improvements

- (a) If the governing body of a municipality or county finds that it promotes the interests of the municipality or county, the governing body may undertake an improvement project that confers a special benefit on a definable part of the municipality or county or the municipality's extraterritorial jurisdiction. A project may be undertaken in the municipality or county or the municipality's extraterritorial jurisdiction.
- (b) A public improvement may include:
 - (i) landscaping;
 - (ii) erection of fountains, distinctive lighting, and signs;
 - (iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of way;
 - (iv) construction or improvement of pedestrian malls;
 - (v) acquisition and installation of pieces of art;
 - (vi) acquisition, construction, or improvement of libraries;
 - (vii) acquisition, construction, or improvement of off-street parking facilities;
 - (viii) acquisition, construction, improvement, or rerouting of mass transportation facilities;
 - (ix) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements;
 - (x) the establishment or improvement of parks;
 - (xi) projects similar to those listed in Subdivisions (i)-(x);

- (xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;
- (xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement; and
- (xiv) payment of expenses incurred in the establishment, administration and operation of the district.

B. DISTRICT IMPROVEMENTS AND BUDGET - PHASE ONE

Phase One District Improvements

The portions of the District Improvements benefiting the property within Phase One of the PID are identified below (the “Phase One District Improvements”). These improvements include street grading and paving improvements, water distribution system improvements, wastewater collection system improvements and storm drainage system improvements.

The Phase One street grading and paving improvements include the construction of the residential streets that provide access to the Phase One lots. The construction consists of the excavation of the streets and rights-of-way, lime stabilized subgrade and 6” reinforced concrete pavement. The streets are curb and gutter construction and measure 30 feet back of curb to back of curb. The curb and gutter design conveys storm water to the storm drainage system.

The Phase One water distribution system improvements include the construction of 8” PVC water lines, valves, fire hydrants and service lines to the Phase One lots. The water infrastructure constructed is connected to the City water distribution system.

The Phase One wastewater distribution system improvements include the construction of 8” PVC sewer lines, manholes and service lines to the Phase One lots and a sewer trunk line that runs through Phase One. The wastewater infrastructure constructed is connected to the City wastewater collection system.

The Phase One storm drainage system improvements include curb inlets and reinforced concrete pipe to convey storm water through the developed area. The storm drainage system discharges into water courses adjacent to the development and includes headwalls, rock rip rap and erosion control items.

The total projected costs of the Phase One Improvements are estimated to be \$1,340,000, which remains the same as the budget for estimated costs of the District Improvements included in the Updated Service and Assessment Plan. There are some budget line item amount revisions for the costs of the District Improvements as reported by the Developer. The original budget for the costs of the District Improvements, the revised budget for the estimated costs of the District

Improvements and the budget for the Phase One District Improvements provided by the developer are shown in Appendix B attached to this Annual Service Plan Update. The estimated budget of the costs of the District Improvements for the Assessed Property other than the Phase One Assessed Property is also shown in Appendix B attached hereto as calculated by subtracting the estimated costs of the Phase One District Improvements from the revised budget for the estimated costs of the District Improvements.

Phase One Budget

After analyzing the public improvement projects authorized by the Act, the City has determined that the Phase One District Improvements as described in Appendix B should be undertaken by the City for the benefit of the property within Phase One of PID. A summary of the actual costs of the Phase One District Improvements funded with the Phase One Bonds is shown in Table II- B-1 below.

Table II-B-1
Phase One District Improvements

Phase One District Improvement	Total Actual Cost ¹
Phase 1 - Street Grading and Paving	\$328,742
Phase 1 - Onsite Water Distribution System	\$132,078
Phase 1 - Onsite Wastewater Management System	\$120,149
Phase 1 - Storm Drainage Management System	\$147,931
Phase 1 - Engineering	\$106,916
Phase 1 - Bond Financing Costs	\$504,183
Total Phase One Costs of District Improvements	\$1,340,000

1- According to the final official statement issued for the Series 2011 Bonds.

As shown by Table II-B-2 on the following page, the City has incurred indebtedness in the total amount of \$1,340,000 in the form of its Special Assessment Bonds, Series 2011 (Waxahachie Public Improvement District No. 1 Phase One Project) (the “Series 2011 Bonds”), which are to be repaid from Assessments levied against the Parcels in Phase One, and the Developer has funded the balance of the costs of the Phase One District Improvements as shown in Table II-B-2 on the following page.

(remainder of page left intentionally blank)

Table II-B-2
Sources and Uses of Funds
Phase One District Improvements

Sources of Funds	Total¹
Bond proceeds	\$1,340,000
Other private funds	\$50,000
Total Sources of Funds	\$1,390,000
Uses of Funds	
Phase One District Improvements	\$835,817
Capitalized Interest Account	\$54,558
Cost of Issuance	\$297,095
Reserve Account	\$131,093
Prepayment Reserve Account	\$1,437
Developer's Reserve Account	\$50,000
Collection Costs Account	\$20,000
Total Uses of Funds	\$1,390,000

1- According to the final official statement issued for the Series 2011 Bonds.

A service plan must cover a period of five years. According to the final official statement for the Series 2011 Bonds, all of the Phase One District Improvements have been completed.

A schedule of the cost of the Phase One District Improvements undertaken is set forth in Table II-B-3 below.

Table II-B-3
Phase One District Improvements

Year which Cost Expended	Total
2010-2021	\$1,340,000
2022	\$0
2023	\$0
2024	\$0
2025	\$0
2026	\$0
2027	\$0

A schedule showing the indebtedness undertaken to pay for the Phase One District Improvements is set forth in Table II-B-4 on the following page.

Table II-B-4
Phase One Indebtedness

Year Indebtedness Undertaken	Total
2010-2021	\$1,340,000
2022	\$0
2023	\$0
2024	\$0
2025	\$0
2026	\$0
2027	\$0

Table II-B-5 below sets forth the sources and uses of the Series 2011 Bond proceeds for the Phase One District Improvements.

Table II-B-5
Sources and Uses of Bond Proceeds (Phase One)

Sources of Bond Proceeds	Total
Series 2011 Bonds	\$1,340,000
Total Sources of Bond Proceeds	\$1,340,000
Uses of Bond Proceeds	
Debt Service Reserve Fund	\$131,093
Capitalized Interest	\$54,558
Bond Counsel	\$26,860
Underwriters Counsel	\$5,000
Developers Financial Advisor	\$28,430
City Financial Advisor	\$13,430
Underwriters Fee	\$26,800
Interest from Dev. Fund	\$0
Developers Counsel	\$25,000
Assessment Consultant	\$6,715
Other Administrative Costs	\$186,297
<i>Subtotal</i>	<i>\$504,183</i>
Deposit to Project Fund	\$835,817
Total Uses of Funds	\$1,340,000

C. DISTRICT IMPROVEMENTS AND BUDGET - PHASE TWO

Phase Two District Improvements

The portions of the District Improvements benefiting the property within Phase Two of the PID are identified below. These improvements include street grading and paving improvements, water

distribution system improvements, wastewater collection system improvements and storm drainage system improvements.

The Phase Two street grading and paving improvements include the construction of the residential streets that provide access to the Phase Two lots. The construction consists of the excavation of the streets and rights-of-way, lime stabilized subgrade and 6" reinforced concrete pavement. The streets are curb and gutter construction and measure 30 feet back of curb to back of curb. The curb and gutter design convey storm water to the storm drainage system.

The Phase Two water distribution system improvements include the construction of 8" PVC water lines, valves, fire hydrants and service lines to the Phase Two lots. The water infrastructure constructed is connected to the City water distribution system.

The Phase Two wastewater distribution system improvements include the construction of 8" PVC sewer lines, manholes and service lines to the Phase Two lots and a sewer trunk line that runs through Phase Two. The wastewater infrastructure constructed is connected to the City wastewater collection system.

The Phase Two storm drainage system improvements include curb inlets and reinforced concrete pipe to convey storm water through the developed area. The storm drainage system discharges into water courses adjacent to the development and includes headwalls, rock rip rap and erosion control items.

The total projected costs of the District Improvements are estimated to be \$1,782,157, which remains the same as the budget for estimated costs of the District Improvements included in the Updated Service and Assessment Plan. There are some budget line item amount revisions for the costs of the District Improvements as reported by the Developer. The original budget for the costs of the District Improvements, the revised budget for the estimated costs of the District Improvements and the budget for the Phase Two District Improvements provided by the developer are shown in Appendix B attached to this Annual Service Plan Update. The estimated budget of the costs of the District Improvements for the Assessed Property other than the Phase Two Assessed Property is also shown in Appendix B attached hereto as calculated by subtracting the estimated costs of the Phase Two District Improvements from the revised budget for the estimated costs of the District Improvements.

Phase Two Budget

After analyzing the public improvement projects authorized by the Act, the City has determined that the Phase Two District Improvements as described in Appendix B should be undertaken by the City for the benefit of the property within Phase Two of the PID. A summary of the actual costs of the Phase Two District Improvements is shown in Table II-C-1 on the following page.

Table II-C-1
Phase Two District Improvements

Phase Two District Improvement	Actual Costs¹
Phase 2 - Street Grading and Paving	\$936,493
Phase 2 - Onsite Water Distribution System	\$275,351
Phase 2- Onsite Wastewater Management System	\$278,831
Phase 2- Storm Drainage Management System	\$107,796
Phase 2 - Engineering	\$183,686
Total Phase Two Costs of District Improvements	\$1,782,157

1- According to information provided by the Developer on 9/30/2020.

As shown by Table II-C-2 below, the City has incurred indebtedness in the total amount of \$749,059 in the form of the Phase Two Reimbursement Agreement which are to be repaid from Assessments levied against the Parcels in Phase Two (“Phase Two Assessments”), and the Developer has funded the balance of the costs of the Phase Two District Improvements.

Table II-C-2
Sources and Uses of Funds
Phase Two District Improvements

Sources of Funds	Total¹
Phase Two Assessments	\$749,059
Other private funds	\$1,033,098
Total Sources of Funds	\$1,782,157
Uses of Funds	
Phase Two District Improvements	\$1,782,157
Total Uses of Funds	\$1,782,157

1- According to information provided by the Developer as of April 14, 2020.

A service plan must cover a period of five years. According to the Developer, all of the Phase Two District Improvements have been completed.

A schedule of the cost of the Phase Two District Improvements undertaken is set forth in Table II-C-3 on the following page.

Table II-C-3
Phase Two District Improvements

Year which Cost Expended	Total
2017-2021	\$1,782,157
2022	\$0
2023	\$0
2024	\$0
2025	\$0
2026	\$0

1- According to Developer report as of April 14, 2020.

A schedule showing the indebtedness undertaken to pay for the Phase Two District Improvements is set forth in Table II-C-4 below.

Table II-C-4
Phase Two Indebtedness

Year Indebtedness Undertaken	Total
2017-2021	\$749,059
2022	\$0
2023	\$0
2024	\$0
2025	\$0
2026	\$0

1- According to information provided by the Developer as of April 14, 2020.

D. DISTRICT IMPROVEMENTS AND BUDGET - PHASE THREE

Phase Three District Improvements

The portions of the District Improvements benefiting the property within Phase Three of the PID are identified below (the "Phase Three District Improvements"). These improvements include street grading and paving improvements, water distribution system improvements, wastewater collection system improvements and storm drainage system improvements.

The Phase Three street grading and paving improvements include the construction of the residential streets that provide access to the Phase Three lots. The construction consists of the excavation of the streets and rights-of-way, lime stabilized subgrade and 6" reinforced concrete pavement. The streets are curb and gutter construction and measure 30 feet back of curb to back of curb. The curb and gutter design conveys storm water to the storm drainage system.

The Phase Three water distribution system improvements include the construction of 8" PVC water lines, valves, fire hydrants and service lines to the Phase Three lots. The water infrastructure constructed is connected to the City water distribution system.

The Phase Three wastewater distribution system improvements include the construction of 8” PVC sewer lines, manholes and service lines to the Phase Three lots and a sewer trunk line that runs through Phase Three. The wastewater infrastructure constructed is connected to the City wastewater collection system.

The Phase Three storm drainage system improvements include curb inlets and reinforced concrete pipe to convey storm water through the developed area. The storm drainage system discharges into water courses adjacent to the development and includes headwalls, rock riprap and erosion control items.

The total projected costs of the District Improvements are estimated to be \$7,455,027, which remains the same as the budget for estimated costs of the District Improvements included in the Updated Service and Assessment Plan. There are some budget line item amount revisions for the costs of the District Improvements as reported by the Developer. The original budget for the costs of the District Improvements, the revised budget for the estimated costs of the District Improvements and the budget for the Phase Three District Improvements provided by the developer are shown in Appendix B attached to this Annual Service Plan Update. The estimated budget of the costs of the District Improvements for the Assessed Property other than the Phase Three Assessed Property is also shown in Appendix B attached hereto as calculated by subtracting the estimated costs of the Phase Three District Improvements from the revised budget for the estimated costs of the District Improvements.

Phase Three Budget

After analyzing the public improvement projects authorized by the Act, the City has determined that the Phase Three District Improvements as described in Appendix B should be undertaken by the City for the benefit of the property within Phase Three of the PID. A summary of the estimated costs of the Phase Three District Improvements is shown in Table II-D-1 below.

**Table II-D-1
Phase Three District Improvements**

Phase Three District Improvements	Actual Cost¹
Phase 3 - Street Grading and Paving	\$2,879,317
Phase 3 – Utility Improvements	\$3,791,010
Phase 3 - Onsite Wastewater Management System	\$0
Phase 3 - Storm Drainage Management System	\$0
Phase 3 - Engineering	\$746,633
Total Phase Three Costs of District Improvements	\$7,416,960

¹ - According to Information provided by the Developer as of August 2021.

As shown by Table II-D-2 on the following page, the City has incurred indebtedness in the total amount of \$1,453,485 in the form the Phase Three Reimbursement Agreement which are to be

repaid from Assessments levied against the Parcels in Phase Three (“Phase Three Assessments”), and the Developer has funded the balance of the costs of the Phase Three District Improvements.

Table II-D-2
Sources and Uses of Funds
Phase Three District Improvements

Sources of Funds	Total¹
Phase Three Assessments	\$1,453,485
Other private funds	\$5,963,475
Total Sources of Funds	\$7,416,960
Uses of Funds	
Phase Three District Improvements	\$7,416,960
Total Uses of Funds	\$7,416,960

¹ - The Developer has not yet submitted disbursements under the Phase #3 Reimbursement Agreement.

A service plan must cover a period of five years. According to the Developer, the updated actual costs of the Phase Three District Improvements are \$7,416,960 as of August 2021.

A schedule of the cost of the Phase Three District Improvements undertaken is set forth in Table II-D-3 below.

Table II-D-3
Phase Three District Improvements

Year which Cost Expended	Total
2017-2021	\$7,416,960
2022	\$0
2023	\$0
2024	\$0
2025	\$0
2026	\$0

A schedule showing the indebtedness undertaken to pay for the Phase Three District Improvements is set forth in Table II-D-4 on the following page.

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Table II-D-4
Phase Three Indebtedness

Year Indebtedness Undertaken	Total
2017-2021	\$1,453,485
2022	\$0
2023	\$0
2024	\$0
2025	\$0
2026	\$0

E. ASSESSMENT METHODOLOGY

Pursuant to the Updated Service and Assessment Plan, the cost of the District Improvements may be assessed by the City Council against the Assessed Property so long as the special benefit conferred upon the Assessed Property by the District Improvements equals or exceeds the Assessments on the Assessed Property. The Cost may be assessed by using any methodology that results in the imposition of equal shares of the Cost on Assessed Property similarly benefited.

The City Council has determined that the cost of the District Improvements shall be allocated to the Assessed Property on the basis of the relative value of Parcels after undertaking the District Improvements and that such method of allocation will result in the imposition of equal shares of the Cost on Parcels similarly situated. The City Council has determined that allocating the cost of the District Improvements among Parcels based on value after undertaking the District Improvements is best accomplished (and most easily illustrated) by creating a hierarchy of benefited Parcels based on the “Lot Types” defined in Section I.B of the Updated Service and Assessment Plan. This hierarchy of value (from Lot Type 1 representing the highest value to Lot Type 3 representing the lowest value) is set forth in Table II-E-1 on the following page for the Phase One lots. Table II-E-2 on the following page illustrates that the City Council has determined: (i) that a Lot Type 1 dwelling unit receives the greatest benefit from the District Improvements, which benefit is given an “Equivalent Unit” value of 1.0 per dwelling unit; (ii) that a Lot Type 2 dwelling unit receives a smaller benefit; namely, 84% of the benefit received by a Type 1 Lot dwelling unit (hence the Equivalent Unit value of 0.84 per dwelling unit); and (iii) that a Lot Type 3 dwelling unit receives an even smaller benefit; namely, 75% of the benefit received by a Type 1 dwelling unit (hence the Equivalent Unit value of 0.75 per dwelling unit).

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Table II-E-1
Equivalent Unit Factor - Phase One

Lot Type	Equivalent Units	Total Number of Dwelling Units	Total Equivalent Units
Lot Type 1 (90 ft Lots)	1.00 per dwelling unit	43 dwelling units	43.00
Lot Type 2 (70 ft Lots)	0.84 per dwelling unit	88 dwelling units	73.92
Lot Type 3 (60 ft Lots)	0.75 per dwelling unit	78 dwelling units	58.50
Total Equivalent Units			175.42
Total Phase One Assessments			\$1,340,000
Original Assessment Per Equivalent Unit			\$7,639

The total Assessments for the Phase One Parcels are allocated among 175.42 Equivalent Units resulting in a cost per Equivalent Unit of \$7,639. The Phase One Assessment per dwelling unit is calculated as the product of (i) \$7,639 multiplied times (ii) the applicable Equivalent Unit value for each Lot Type. Table II-E-2 below sets forth the Phase One Assessment per dwelling unit.

Table II-E-2
Phase One Assessment per Lot Type

Lot Type	Equivalent Units	Phase One Assessment per Dwelling Unit
Lot Type 1 (90 ft Lots)	1.00 per dwelling unit	\$7,639 per dwelling unit
Lot Type 2 (70 ft Lots)	0.84 per dwelling unit	\$6,417 per dwelling unit
Lot Type 3 (60 ft Lots)	0.75 per dwelling unit	\$5,729 per dwelling unit

Table II-E-3 below shows the Equivalent Units for Phase Two.

Table II-E-3
Equivalent Unit Factor - Phase Two

Lot Type	Equivalent Units	Total Number of Dwelling Units	Total Equivalent Units
Lot Type 1 (90 ft Lots)	1.00 per dwelling unit	17 dwelling units	17.00
Lot Type 2 (70 ft Lots)	0.84 per dwelling unit	31 dwelling units	26.04
Lot Type 3 (60 ft Lots)	0.75 per dwelling unit	73 dwelling units	54.75
Total Equivalent Units			97.79
Total Phase Two Assessments			\$749,059
Original Assessment Per Equivalent Unit			\$7,660

The total Assessments for the Phase Two Parcels are allocated among 97.79 Equivalent Units resulting in a cost per Equivalent Unit of \$7,660. The Phase Two Assessment per dwelling unit is

calculated as the product of (i) \$7,660 multiplied times (ii) the applicable Equivalent Unit value for each Lot Type. Table II-E-4 below sets forth the Phase Two Assessment per dwelling unit.

Table II-E-4
Phase Two Assessment per Lot Type

Lot Type	Equivalent Units	Phase Two Assessment per Dwelling Unit
Lot Type 1 (90 ft Lots)	1.00 per dwelling unit	\$7,660 per dwelling unit
Lot Type 2 (70 ft Lots)	0.84 per dwelling unit	\$6,434 per dwelling unit
Lot Type 3 (60 ft Lots)	0.75 per dwelling unit	\$5,745 per dwelling unit

There have been no changes to the Assessment methodology shown above.

Table II-E-5
Equivalent Unit Factor - Phase Three

Lot Type	Equivalent Units	Total Number of Dwelling Units	Total Equivalent Units
Lot Type 3 (60 ft Lots)	0.75 per dwelling unit	253 dwelling units	189.75
Total Equivalent Units			189.75
Total Phase Three Assessments			\$1,453,485
Original Assessment Per Equivalent Unit			\$7,660

The total Assessments for the Phase Three Parcels are allocated among 189.75 Equivalent Units resulting in a cost per Equivalent Unit of \$7,660. The Phase Three Assessment per dwelling unit is calculated as the product of (i) \$7,660 multiplied times (ii) the applicable Equivalent Unit value for each Lot Type. Table II-E-6 below sets forth the Phase Three Assessment per dwelling unit.

Table II-E-6
Phase Three Assessment per Lot Type

Lot Type	Equivalent Units	Phase Three Assessment per Dwelling Unit
Lot Type 3 (60 ft Lots)	0.75 per dwelling unit	\$5,745 per dwelling unit

There have been no changes to the Assessment methodology shown above.

F. ANNUAL BUDGET – PHASE ONE

Annual Installments

The Assessment imposed on any Phase One Parcel may be paid in full at any time. If not paid in full, such Assessment shall be payable in twenty-eight annual installments of principal and interest beginning with the tax year following the issuance of the Series 2011 Bonds, of which seventeen (17) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at one-half of one percent above than the actual interest rate paid on the public debt used to finance the District Improvements. The interest rate on the Series 2011 Bonds is 7.15 percent per annum for 2021-22. Pursuant to Section 372.018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent (0.5 percent) higher than the actual interest rate paid on the debt. Accordingly, the interest rate of 7.65 percent per annum is used as the interest on the Assessments for the Phase One Parcels. These payments, the “Phase One Annual Installments” of the Assessments, shall be billed by the City in 2021 and will be delinquent on February 1, 2022.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment and the Annual Collection Costs to be collected from each Parcel. Annual Collection Costs shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an applicable Bond Indenture, such as capitalized interest and interest earnings on any account balances and by any other funds available to the Trustee.

Annual Budget for the Repayment of Indebtedness

Debt service is to be paid on the Series 2011 Bonds from the collection of the Phase One Annual Installments. The interest rate to be calculated on the Assessments for the Phase One Parcels is 7.65 percent per annum. In addition, “Collection Costs” are to be collected with the Phase One Annual Installments to pay expenses related to the collection of the Phase One Annual Installments.

The budget for Phase One of the PID to be paid from the collection of Phase One Annual Installments for 2021-22 is shown in Table II-F-1 on the following page.

Table II-F-1
Budget for the Phase One Annual Installments
to be Collected for 2021-22

Descriptions	Total
Interest payment on February 15, 2022	\$41,092
Principal payment on February 15, 2022	\$30,000
Interest payment on August 15, 2022	\$40,019
<i>Subtotal Debt Service on Bonds</i>	<i>\$111,111</i>
Annual Collection Costs	\$18,000
Excess interest for prepayment and delinquency reserves	\$5,672
<i>Subtotal Expenses</i>	<i>\$134,783</i>
Available Capitalized Interest Account	\$0
Available Collection Costs Account	\$0
<i>Subtotal Funds Available</i>	<i>\$0</i>
Annual Installment to be Collected	\$134,783

Debt Service Payments

Annual Installments are to be collected for principal and interest in the amount of \$111,111. This equals 7.15 percent interest on the outstanding Phase One Assessments balance of \$1,149,422 prior to the February 15, 2022 principal payment (August 15, 2021 - February 15, 2022) and 7.15 percent interest on the outstanding Phase One Assessments balance of \$1,119,422 after the February 15, 2022 principal payment of \$30,000 (February 16, 2022 - August 14, 2022).

Annual Collection Costs

Annual collection costs include the Trustee, Administrator, and contingency fees. As shown in Table II-F-2 below, the total Phase One administrative expenses to be collected for 2021-22 are estimated to be \$18,000.

Table II-F-2
Phase One Administrative Budget Breakdown

Description	2021-22 Estimated Budget (9/1/21-8/31/22)
PID Administrator	\$13,000
Trustee	\$3,800
Contingency	\$1,200
Total	\$18,000

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of \$5,672. This equals 0.5 percent interest on the outstanding Phase One Assessments balance of \$1,149,422 prior to the February 15, 2022 principal payment (August 15, 2021 - February 15, 2022) and 0.5 percent interest on the outstanding Phase One Assessments balance of \$1,119,422 after the February 15, 2022 principal payment (February 16, 2022 - August 14, 2022).

Available Reserve Fund Income

As of June 30, 2021, the balance in the Reserve Fund was \$131,093, which includes the Bond Reserve Requirement of \$131,093. As a result, there are no excess funds available to pay a portion of the Phase One Bonds debt service.

Available Administrative Expense Account

As of June 30, 2021, the balance in the Administrative Expense Fund was \$19,764. The current balance is anticipated to be fully used for the payment of current year administrative expenses through January 31, 2022. As a result, there are no funds anticipated to be available in the Administrative Expense Fund to reduce the Phase One 2021-22 Annual Installment.

G. ANNUAL INSTALLMENT PER UNIT – PHASE ONE

As of June 30, 2021, the total Assessments outstanding is shown as \$1,149,422 in Appendix D. As indicated above, the applicable interest rate on the Assessments for the Phase One Parcels is 7.55 percent per annum. Accordingly, the net interest amount to be collected for the February 15, 2022 interest payment is \$41,092 (i.e. $\$1,149,422 \times 7.15\% \div 2 = \$41,092$). The excess interest of 0.5% to be collected for the February 15, 2022 interest payment is \$2,874 (i.e. $\$1,149,422 \times 0.5\% \div 2 = \$2,874$). A principal payment on the Series 2011 Bonds in the amount of \$30,000 is scheduled for February 15, 2022. The total Assessment outstanding after the February 15, 2022 principal payment will be \$1,119,422 (i.e. $\$1,149,422 - \$30,000 = \$1,119,422$). As a result, the net interest amount to be collected for the August 15, 2022 interest payment is \$40,019 (i.e. $\$1,119,422 \times 7.15\% \div 2 = \$40,019$). The excess interest of 0.5% to be collected for the August 15, 2022 interest payment is \$2,799 (i.e. $\$1,119,422 \times 0.5\% \div 2 = \$2,799$). The total interest to be collected for 2021-22 is, therefore, \$86,784 (i.e. $\$41,092 + \$2,874 + \$40,019 + \$2,799 = \$86,784$). The effective interest rate applicable for calculating the interest amount to be collected from each Parcel in Phase One for 2021-22 is 7.5502% (i.e. $\$86,784 \div \$1,149,422 = 7.5502\%$).

As of June 30, 2021, the total Assessments outstanding is shown as \$1,149,422 in Appendix D. The total Equivalent Units is shown as 175.42 in Table II-E-1 on page 13 of this report. As of June 30, 2021, there were six total prepayments consisting of four prepayments of Assessment for Lot Type 2 (Parcels 240972, 240967, 240940 and 240921) and two prepayments of Assessment for Lot Type 3 (Parcels 240880 and 240836) resulting in a total of 170.56 outstanding Equivalent Units ($175.42 - 4.86 = 170.56$) subject to the Assessments in Phase One. Accordingly, the

Assessment per Equivalent Unit is \$6,739 ($\$1,149,422 \div 170.56 = \$6,739$). The Assessment applicable for each Lot Type, which is calculated by multiplying the Assessment per Equivalent Units by the Equivalent Units of each Lot Type, and the interest on the Assessment due to be collected for 2021-22 are shown in Table II-G-1 below.

Table II-G-1
Interest Due on Phase One Assessments
to be Collected for 2021-22

Land Use Class	Assessment per EU ¹	EU	Assessment per Unit	Assessment Interest Rate	Interest Due per Unit
Lot Type 1	\$6,739	1.00	\$6,739	7.5502%	\$508.81
Lot Type 2	\$6,739	0.84	\$5,661	7.5502%	\$427.40
Lot Type 3	\$6,739	0.75	\$5,054	7.5502%	\$381.61

1 – The amounts shown are rounded to the nearest dollar, whereas the calculations are to the cent.

The Assessment due for 2021-22 is \$30,000, which represents the principal amount due on the Series 2011 Bonds on February 15, 2022. As of July 31, 2021, the total Assessments outstanding is shown as \$1,149,422 in Appendix D. Accordingly, the Assessment due for 2021-22 is 2.61 percent of the outstanding Assessments (i.e., $\$30,000 \div \$1,149,422 = 2.6100\%$).

The Assessment due to be collected from each Lot Type in Phase One for 2021-22 is shown in Table II-G-2 below.

Table II-G-2
Phase One Assessment Due
to be Collected for 2021-22

Land Use Class	Assessment per Unit	Percentage	Assessment Due per Unit
Lot Type 1	\$6,739	2.6100%	\$175.89
Lot Type 2	\$5,661	2.6100%	\$147.75
Lot Type 3	\$5,054	2.6100%	\$131.92

1 – The amounts shown are rounded to the nearest dollar, whereas the calculations are to the cent.

The Annual Collection Costs for the collection of Assessments are estimated to be \$18,000. As of July 31, 2021, the total amount of outstanding Assessments is shown as \$1,119,422 in Appendix D. Accordingly, the total amount of Annual Collection Costs due for 2021-22 is 1.5660 percent of the outstanding Assessments (i.e. $\$18,000 \div \$1,149,422 = 1.5660\%$). The Annual Collection Costs to be collected from each Parcel in Phase One for 2021-22 is shown in Table II-G-3 on the following page.

Table II-G-3
Phase One Annual Collection Costs due for Assessments
to be Collected for 2021-22

Land Use Class	Assessment per Unit¹	Percentage	Annual Collection Costs per Unit
Lot Type 1	\$6,739	1.5660%	\$105.53
Lot Type 2	\$5,661	1.5660%	\$88.65
Lot Type 3	\$5,054	1.5660%	\$79.15

1 – The amounts shown are rounded to the nearest dollar, whereas the calculations are to the cent.

In summary, the Phase One Annual Installment to be collected from each Parcel in Phase One for 2021-22, which includes the interest due, Phase One Assessment due and Annual Collection Costs is shown in Table II-G-4 below.

Table II-G-4
Phase One Annual Installments
to be Collected for 2021-22

Land Use Class	Interest Due per Unit	Assessment Due per Unit	Annual Collection Costs per Unit	Annual Installment per Unit
Lot Type 1	\$508.81	\$175.89	\$105.53	\$790.24
Lot Type 2	\$427.40	\$147.75	\$88.65	\$663.80
Lot Type 3	\$381.61	\$131.92	\$79.15	\$592.68

H. ANNUAL BUDGET – PHASE TWO

Annual Installments

The Assessment imposed on any Phase Two Parcel may be paid in full at any time. If not paid in full, such Assessment shall be payable in thirty annual installments of principal and interest beginning September 1, 2017, of which twenty-five (25) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest 7.00 percent per annum. Accordingly, the interest rate of 7.00 percent per annum is used as the interest on the Assessments for the Phase Two Parcels. These payments, the “Phase Two Annual Installments” of the Assessments, shall be billed by the City in 2021 and will be delinquent on February 1, 2022.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment and the Annual Collection Costs to be collected from each Parcel. Annual Collection Costs shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual

Installment shall be reduced by any credits and interest earnings on any account balances and by any other funds available to the Trustee.

Annual Budget for the Repayment of Indebtedness

Costs of the Phase Two District Improvements including interest are to be paid from the collection of the Phase Two Annual Installments. The interest rate to be calculated on the Assessments for the Phase Two Parcels is 7.00 percent per annum for years 1 through 5 and 5.77 percent per annum following the fifth Annual Installment. In addition, “Collection Costs” are to be collected with the Phase Two Annual Installments to pay expenses related to the collection of the Phase Two Annual Installments.

The budget for Phase Two of the PID to be paid from the collection of Phase Two Annual Installments for 2021-22 is shown in Table II-H-1 below.

Table II-H-1
Budget for the Phase Two Annual Installments
to be Collected for 2021-22

Descriptions	Total
Interest on Phase Two Assessments	\$49,786
Phase Two Assessments due in 2021-22	\$5,000
<i>Subtotal Debt Service on Phase Two Reimbursement Agreement</i>	<i>\$54,786</i>
Annual Collection Costs	\$14,000
<i>Subtotal Expenses</i>	<i>\$68,786</i>
Available Collection Costs Account	\$0
<i>Subtotal Funds Available</i>	<i>\$0</i>
Annual Installment to be Collected	\$68,786

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on February 15, 2022 in the amount of \$49,786, which equal interest on the outstanding Phase Two Assessments balance of \$711,232 and an effective interest rate of 7.00 percent. Annual Installments to be collected include a principal amount of \$5,000 due on August 15, 2022. As a result, total Annual Installments to be collected in 2021-22 for principal and interest is estimated to be equal to \$54,786.

Annual Collection Costs

Annual collection costs include the Trustee, Administrator, and contingency fees. As shown in Table II-H-2 on the following page, the total Phase Two administrative expenses to be collected for 2021-22 are estimated to be \$14,000.

Table II-H-2
Phase Two Administrative Budget Breakdown

Description	2021-22
	Estimated Budget (9/1/21-8/31/22)
PID Administrator	\$13,000
Contingency	\$1,000
Total	\$14,000

Available Administrative Expense Credit

As of July 31, 2021, there are \$13,177 available in funds for administrative expenses. The current balance is anticipated to be fully used for the payment of current year administrative expenses through January 31, 2022. As a result, there are no funds anticipated to be available in the Administrative Expense Fund to reduce the Phase Two 2021-22 Annual Installment.

I. ANNUAL INSTALLMENT PER UNIT – PHASE TWO

The total Phase Two Assessments outstanding is shown as \$711,232 in Appendix E. The total Equivalent Units is shown as 97.79 in Table II-E-3 on page 13 of this report. As of June 30, 2021, there have been 5 total prepayments. Including one prepayment of Assessment for Lot Type 1 (Parcel 264943), one prepayment for Lot Type 2 Parcel (Parcel 264367) and three prepayments of Assessments for Lot Type 3 Parcels (264008, 264011 and 264062) resulting in a total of 93.70 outstanding Equivalent Units ($97.79 - 1.00 - 0.84 - 0.75 - 0.75 - 0.75 = 93.70$) subject to the Assessments within Phase Two of the PID. Accordingly, the Assessment per Equivalent Unit is \$7,591 ($\$711,232 \div 93.70 = \$7,591$). The Assessment applicable for each Lot Type, which is calculated by multiplying the Assessment per Equivalent Units by the Equivalent Units of each Lot Type, and the interest on the Assessment due to be collected for 2021-22 are shown in Table II-I-1 below.

Table II-I-1
Interest Due on Phase Two Assessments
to be Collected for 2021-22

Land Use Class	Assessment per EU	EU	Assessment per Unit	Assessment Interest Rate	Interest Due per Unit
Lot Type 1	\$7,591	1.00	\$7,591	7.0000%	\$531.34
Lot Type 2	\$7,591	0.84	\$6,376	7.0000%	\$446.32
Lot Type 3	\$7,591	0.75	\$5,693	7.0000%	\$398.50

1 – The amounts shown are rounded to the nearest dollar, whereas the calculations are to the cent.

The Assessment due for 2021-22 is \$5,000, which represents the principal amount due on the Phase Two temporary notes in 2021-22. The total Assessments outstanding is shown as \$711,232 in Appendix E. Accordingly, the Assessment due for 2020 is 0.7030 percent of the outstanding Assessments (i.e., $\$5,000 \div \$711,232 = 0.7030\%$).

The Assessment due to be collected from each Lot Type in Phase Two for 2021-22 is shown in Table II-I-2 below.

Table II-I-2
Phase Two Assessment Due
to be Collected for 2021-22

Land Use Class	Assessment per Unit	Percentage	Assessment Due per Unit
Lot Type 1	\$7,591	0.7030%	\$53.36
Lot Type 2	\$6,376	0.7030%	\$44.82
Lot Type 3	\$5,693	0.7030%	\$40.02

1 – The amounts shown are rounded to the nearest dollar, whereas the calculations are to the cent.

The Annual Collection Costs for the collection of the Phase Two Assessments are estimated to be \$14,000. The total amount of outstanding Assessments is shown as \$715,232 in Appendix E. Accordingly, the total amount of Annual Collection Costs due for 2021-22 is 1.9684 percent of the outstanding Assessments (i.e., $\$14,000 \div \$711,232 = 1.9684\%$). The Annual Collection Costs to be collected from each Parcel in Phase Two for 2021-22 is shown in Table II-I-3 below.

Table II-I-3
Phase Two Annual Collection Costs due for Assessments
to be Collected for 2021-22

Land Use Class	Assessment per Unit	Percentage	Annual Collection Costs per Unit
Lot Type 1	\$7,591	1.9684%	\$149.41
Lot Type 2	\$6,376	1.9684%	\$125.51
Lot Type 3	\$5,693	1.9684%	\$112.06

1 – The amounts shown are rounded to the nearest dollar, whereas the calculations are to the cent.

In summary, the Phase Two Annual Installment to be collected from each Parcel in Phase Two for 2021-22, which includes the interest due, principal Assessment due, and Annual Collection Costs is shown in Table II-I-4 on the following page.

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Table II-I-4
Phase Two Annual Installments
to be Collected for 2021-22

Land Use Class	Interest Due per Unit	Assessment Due per Unit	Annual Collection Costs per Unit	Annual Installment per Unit
Lot Type 1	\$531.34	\$53.36	\$149.41	\$734.11
Lot Type 2	\$446.32	\$44.82	\$125.51	\$616.65
Lot Type 3	\$398.50	\$40.02	\$112.06	\$550.58

J. ANNUAL BUDGET – PHASE THREE

Annual Installments

The Assessment imposed on any Phase Three Parcel may be paid in full at any time. If not paid in full, such Assessment shall be payable in thirty annual installments of principal and interest beginning September 1, 2021, of which thirty (30) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest 7.64 percent per annum for years 1 through 5 and 4.64 percent per annum following the fifth Annual Installment. Accordingly, the interest rate of 7.64 percent per annum is used as the interest on the Assessments for the Phase Three Parcels. These payments, the “Phase Three Annual Installments” of the Assessments, shall be billed by the City in 2021 and will be delinquent on February 1, 2022.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment and the Annual Collection Costs to be collected from each Parcel. Annual Collection Costs shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits and interest earnings on any account balances and by any other funds available to the Trustee.

Annual Budget for the Repayment of Indebtedness

Costs of the Phase Three District Improvements including interest are to be paid from the collection of the Phase Three Annual Installments. The interest rate to be calculated on the Assessments for the Phase Three Parcels is 7.64 percent per annum for years 1 through 5 and 4.64 percent per annum following the fifth Annual Installment. In addition, “Collection Costs” are to be collected with the Phase Three Annual Installments to pay expenses related to the collection of the Phase Three Annual Installments.

The budget for Phase Three of the PID to be paid from the collection of Phase Three Annual Installments for 2021-22 is shown in Table II-J-1 on the following page.

Table II-J-1
Budget for the Phase Three Annual Installments
to be Collected for 2021-22

Descriptions	Total
Interest on Phase Three Assessments	\$111,046
Phase Three Assessments due in 2021-22	\$1,000
<i>Subtotal Debt Service on Phase Three Reimbursement Agreement</i>	<i>\$112,046</i>
Annual Collection Costs	\$20,000
<i>Subtotal Expenses</i>	<i>\$132,046</i>
Available Collection Costs Account	\$0
<i>Subtotal Funds Available</i>	<i>\$0</i>
Annual Installment to be Collected	\$132,046

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on February 15, 2022 in the amount of \$111,046, which equal interest on the outstanding Phase Three Assessments balance of \$1,453,485 and an effective interest rate of 7.64 percent. Annual Installments to be collected include a principal amount of \$1,000 due on August 15, 2022. As a result, total Annual Installments to be collected in 2021-22 for principal and interest is estimated to be equal to \$112,046.

Annual Collection Costs

Annual collection costs include the Trustee, Administrator, and contingency fees. As shown in Table II-J-2 below, the total Phase One administrative expenses to be collected for 2021-22 are estimated to be \$20,000.

Table II-J-2
Phase Three Administrative Budget Breakdown

Description	2021-22 Estimated Budget (9/1/21-8/31/22)
PID Administrator	\$17,000
Contingency	\$3,000
Total	\$20,000

Available Administrative Expense Credit

As of July 31, 2021, there are no funds available in funds for administrative expenses. As a result, there are no funds available in the Administrative Expense Fund to reduce the Phase Three 2021-22 Annual Installment.

K. ANNUAL INSTALLMENT PER UNIT – PHASE THREE

The total Phase Three Assessments outstanding is shown as \$1,453,485 in Appendix F. The total Equivalent Units is shown as 189.75 in Table II-E-5 on page 14 of this report. As of June 30, 2021, there have been no prepayments of Assessments within Phase Three of the PID. Accordingly, the Assessment per Equivalent Unit is \$7,660 ($\$1,453,485 \div 189.75 = \$7,660$). The Assessment applicable for each Lot Type, which is calculated by multiplying the Assessment per Equivalent Units by the Equivalent Units of each Lot Type, and the interest on the Assessment due to be collected for 2021-22 are shown in Table II-K-1 below.

**Table II-K-1
Interest Due on Phase Three Assessments
to be Collected for 2021-22**

Land Use Class	Assessment per EU	EU	Assessment per Unit	Assessment Interest Rate	Interest Due per Unit
Lot Type 3	\$7,660	0.75	\$5,745	7.6400%	\$438.92

1 – The amounts shown are rounded to the nearest dollar, whereas the calculations are to the cent.

The Assessment due for 2021-22 is \$1,000, which represents the principal amount due on the Phase Three Reimbursement Agreement in 2021-22. The total Assessments outstanding is shown as \$1,453,485 in Appendix F. Accordingly, the Assessment due for 2021 is 0.0688 percent of the outstanding Assessments (i.e., $\$1,000 \div \$1,456,485 = 0.0688\%$).

The Assessment due to be collected from each Lot Type in Phase Three for 2021-22 is shown in Table II-K-2 below.

**Table II-K-2
Phase Three Assessment Due
to be Collected for 2021-22**

Land Use Class	Assessment per Unit	Percentage	Assessment Due per Unit
Lot Type 3	\$5,745	0.0688%	\$3.95

1 – The amounts shown are rounded to the nearest dollar, whereas the calculations are to the cent.

The Annual Collection Costs for the collection of the Phase Three Assessments are estimated to be \$20,000. The total amount of outstanding Assessments is shown as \$1,453,485 in Appendix F. Accordingly, the total amount of Annual Collection Costs due for 2021-22 is 1.3760 percent of the outstanding Assessments (i.e. $\$20,000 \div \$1,453,485 = 1.3760\%$). The Annual Collection Costs to be collected from each Parcel in Phase Three for 2021-22 is shown in Table II-K-3 on the following page.

Table II-K-3
Phase Three Annual Collection Costs due for Assessments
to be Collected for 2021-22

Land Use Class	Assessment per Unit	Percentage	Annual Collection Costs per Unit
Lot Type 3	\$5,745	1.3760%	\$79.05

1 – The amounts shown are rounded to the nearest dollar, whereas the calculations are to the cent.

In summary, the Phase Three Annual Installment to be collected from each Parcel in Phase Three for 2021-22, which includes the interest due, principal Assessment due, and Annual Collection Costs is shown in Table II-K-4 below.

Table II-K-4
Phase Three Annual Installments
to be Collected for 2021-22

Land Use Class	Interest Due per Unit	Assessment Due per Unit	Annual Collection Costs per Unit	Annual Installment per Unit
Lot Type 3	\$438.92	\$3.95	\$79.05	\$521.92

L. BOND REFUNDING RELATED UPDATES

The Series 2011 Bonds were issued in December 2010. Pursuant to Section 6.1 of the Trust Indenture, the City reserves the right and option to redeem the Series 2011 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **February 15, 2021**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

Preliminary efforts are currently underway to refinance the Series 2011 Bonds and refunding bonds are anticipated to be issued in the very near future. The Updated Service and Assessment Plan updates related to the anticipated refinancing will be reflected in an amended Annual Service Plan Update for 2021-22 or as part of the regular Annual Service Plan Update for 2022-23.

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III. UPDATE OF THE ASSESSMENT PLAN

The Updated Service and Assessment Plan provided for the “Assessed Property” to be classified into one of three categories for purpose of allocating the Assessments, as follows:

- (i) Lot Type 1,
- (ii) Lot Type 2, and
- (iii) Lot Type 3.

Lot Type 1 consists of 90 foot residential dwelling units. Lot Type 2 consists of 70 foot residential dwelling units. Lot Type 3 consists of 60 foot residential dwelling.

The Updated Service and Assessment Plan identified Equivalent Units for each lot in each Lot Type as follows:

Lot Type 1 Lots	1.00 per dwelling unit
Lot Type 2 Lots	0.84 per dwelling unit
Lot Type 2 Lots	0.75 per dwelling unit

The Equivalent Unit factors are the ratio of the Assessments as allocated to each lot in each property class. These Equivalent Unit factors were based on the relative value of the average unit in each class. This method of assessing property has not been changed and Assessed Property will continue to be assessed as provided for in the Updated Service and Assessment Plan.

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IV. UPDATE OF THE ASSESSMENT ROLL

The Assessment Roll is to be updated each year to reflect:

(i) The identification of each Assessed Parcel in the PID (including, if available, the tax parcel identification number for such Parcel), (ii) the Assessments, including any adjustments as provided for in this Updated Service and Assessment Plan; (iii) the Annual Installment for the relevant year (if such Assessment is payable) for each Parcel; (iv) prepayments of the Assessments as provided for in the Updated Service and Assessment Plan and (B) any other changes helpful to the administration of the PID and permitted by law.

The Assessment Roll summaries for the Parcels in Phase One, Phase Two, and Phase Three are shown in Appendix D, E, and F, respectively. Each Parcel in Phase One and Phase Two of the PID is identified, along with the respective Assessment on each Parcel and the respective Annual Installments to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PREPAYMENT OF ASSESSMENTS

Phase One

As of July 31, 2021, four Lot Type 2 Parcels (Parcels 240972, 240967, 240940 and 240921) and two Lot Type 3 Parcels (Parcel 240880 and 240836) were prepaid in full within Phase One of the PID.

Phase Two

As of July 31, 2021, one Lot Type 1 Parcel (264943), one Lot Type 2 Parcel (Parcel 264367) and three Lot Type 3 Parcels (Parcels 264008, 264011 and 264062) were prepaid in full within Phase Two of the PID.

Phase Three

As of July 31, 2021 there have been no prepayments of Assessments on and Parcels within Phase Three of the PID.

See Appendix C of this report for a summary of the Assessment prepayments.

The complete Assessment Rolls updated as described herein is available at the City of Waxahachie, 401 S. Rogers Street, Waxahachie, Texas 75165.

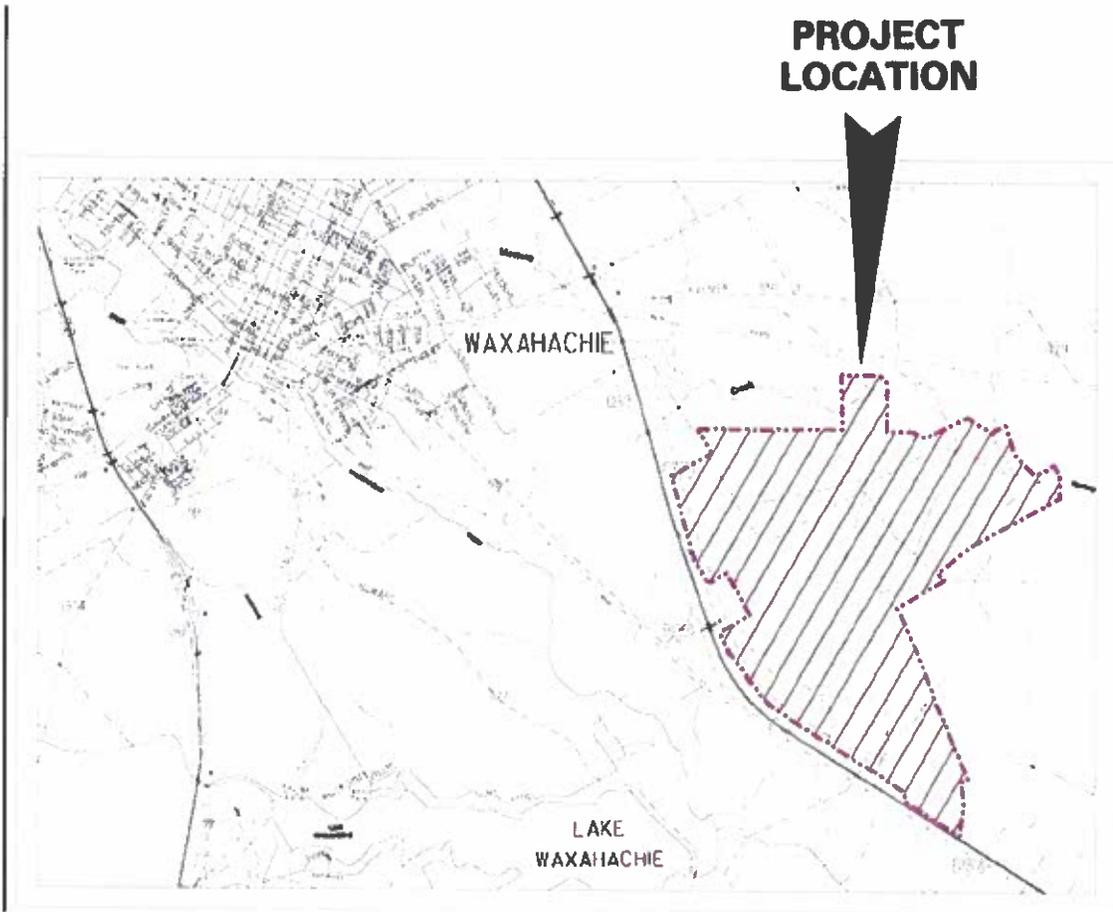
V. UPDATES OF MISCELLANEOUS PROVISIONS

There are no additional updates to be included in the Annual Service Plan update for 2021-22.

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APPENDIX A
PID MAPS

**PROJECT
LOCATION**



Phase Three

PHASE	SF 1	SF 2	ACRES	TOTAL
PHASE 2A-1	100	0	25.9	100
PHASE 2A-2	112	0	25.5	112
PHASE CTW-1	112	0	13.2	112
PHASE CTW-2	60	33	11.9	93
PHASE 2B	60	33	22.6	93
TOTAL	348	42	99.5	390

Phase 1B-1/2/3
600 73
700 21
800 22
Total 121

BUILDER DEED EXHIBIT

SADDLEBROOK - PHASE 2
Warrantee, Texas

October 2018

Project: Saddlebrook (SADDLEBROOK) PHASE 2, LOT 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

JACOBS



NO. 100 The plan is prepared by the engineer and is subject to the approval of the local authority having jurisdiction. It is not to be used for any other purpose without the written consent of the engineer.

APPENDIX B
ESTIMATED COSTS OF THE DISTRICT IMPROVEMENTS

Appendix B
DISTRICT IMPROVEMENTS - PHASE #1

PUBLIC IMPROVEMENT PROJECTS	Original Budget	Budget Changes	Revised Budget	Phase One Budget	Budget for Other Assessed Property
Thoroughfare Paving	\$0	\$0	\$0	\$0	\$0
Median Landscaping	\$0	\$0	\$0	\$0	\$0
6' Concrete Sidewalk	\$0	\$0	\$0	\$0	\$0
Landscape Buffer	\$0	\$0	\$0	\$0	\$0
Thin Screening Wall	\$0	\$0	\$0	\$0	\$0
Engineering/Survey	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0
Recreational Facilities	\$700,000	(\$700,000)	\$0	\$0	\$0
Main Entry	\$250,000	(\$250,000)	\$0	\$0	\$0
Secondary Entry	\$100,000	(\$100,000)	\$0	\$0	\$0
Public Neighborhood Park	\$100,000	(\$100,000)	\$0	\$0	\$0
Pocket Park	\$100,000	(\$100,000)	\$0	\$0	\$0
Hike and Bike Trail	\$52,500	(\$52,500)	\$0	\$0	\$0
Open Space Improvements	\$75,000	(\$75,000)	\$0	\$0	\$0
Pond Improvements	\$100,000	(\$100,000)	\$0	\$0	\$0
6' Concrete Sidewalks (Collectors)	\$184,800	(\$184,800)	\$0	\$0	\$0
Landscape Buffer (Collectors)	\$211,200	(\$211,200)	\$0	\$0	\$0
Thin Screening Wall (Collectors)	\$277,500	(\$277,500)	\$0	\$0	\$0
Engineering/Survey	\$196,339	\$108,569	\$304,908	\$106,916	\$197,992
Contingency	\$97,362	(\$97,362)	\$0	\$0	\$0
Water	\$32,020	\$344,656	\$376,676	\$132,078	\$244,597
Sewer	\$53,298	\$289,853	\$343,151	\$120,149	\$223,002
Drainage	\$61,380	\$360,690	\$422,070	\$147,931	\$274,139
Roads	\$60,050	\$876,761	\$936,811	\$328,742	\$608,068
Public Right of Way	\$5,115	(\$5,115)	\$0	\$0	\$0
Related Appurtenances	\$1,535	(\$1,535)	\$0	\$0	\$0
Street Lighting	\$3,582	(\$3,582)	\$0	\$0	\$0
Storm Water Control Improvements	\$12,378	(\$12,378)	\$0	\$0	\$0
Common Area Fencing, Landscaping	\$13,197	(\$13,197)	\$0	\$0	\$0
Common Area Improvements	\$5,831	(\$5,831)	\$0	\$0	\$0
Other Park Items	\$2,148	(\$2,148)	\$0	\$0	\$0
Other Recreational Facilities	\$5,729	(\$5,729)	\$0	\$0	\$0
Other Trail Improvements	\$4,194	(\$4,194)	\$0	\$0	\$0
Engineering	\$2,864	(\$2,864)	\$0	\$0	\$0
Contract Administration	\$35,805	(\$35,805)	\$0	\$0	\$0
Master Common Utility Improvements	\$24,654	(\$24,654)	\$0	\$0	\$0
Contingencies	\$34,539	(\$34,539)	\$0	\$0	\$0
SUB-TOTAL	\$2,803,020	(\$419,404)	\$2,383,616	\$835,817	\$1,547,799

Appendix B
DISTRICT IMPROVEMENTS - PHASE #1

PUBLIC IMPROVEMENT PROJECTS	Original Budget	Budget Changes	Revised Budget	Phase One Budget	Budget for Other Assessed Property
Debt Service Reserve Fund	\$248,552	\$102,521	\$351,073	\$131,093	\$219,980
Capitalized Interest	\$309,362	(\$151,377)	\$157,985	\$54,558	\$103,427
Bond Counsel	\$45,990	\$25,196	\$71,186	\$26,860	\$44,326
Underwriters Counsel	\$35,566	(\$22,315)	\$13,251	\$5,000	\$8,251
Developers Financial Advisor	\$26,675	\$48,672	\$75,347	\$28,430	\$46,917
City Financial Advisor	\$26,675	\$8,918	\$35,593	\$13,430	\$22,163
Underwriters Fee	\$71,132	\$71,240	\$142,372	\$26,800	\$115,572
Interest from Dev. Fund	(\$30,865)	\$30,865	\$0	\$0	\$0
Developers Counsel	\$7,154	\$59,103	\$66,257	\$25,000	\$41,257
Assessment Consultant	\$7,154	\$10,643	\$17,797	\$6,715	\$11,082
Other Administrative Costs	\$8,892	\$225,617	\$234,509	\$186,297	\$48,212
SUB-TOTAL	\$756,287	\$409,083	\$1,165,370	\$504,183	\$661,187
PAR AMOUNT OF BONDS	\$3,559,307	\$0	\$3,559,307	\$1,340,000	\$2,219,307
DEPOSIT TO PROJECT FUND	\$2,803,020	(\$419,404)	\$2,383,616	\$835,817	\$1,547,799

These costs are estimated and the actual costs may be different than estimates. Costs in one line item may be reallocated to another line item to reflect the actual costs incurred.

Appendix B
DISTRICT IMPROVEMENTS - PHASE #2

BRIX Data Export
CADG- SCARBOROUGH
Job Cost Detail
10/29/2015 5:23:50 PM

Cost Code	Cost Code Description	Actual	PID Eligible
Direct Costs			
8155	Land-Engineering	2,536.23	
8155	Land-Engineering	104,030.33	
8155	Land-Engineering	5,983.45	
8155	Land-Engineering	2,144.62	
8155	Land-Engineering	5,488.73	
8155	Land-Engineering	21,665.68	
8155	Land-Engineering	14,634.52	
8155	Land-Engineering	6,013.20	
8155	Land-Engineering	2,044.72	
8155	Land-Engineering	3,190.50	
8155	Land-Engineering	4,219.32	
8155	Land-Engineering	4,616.21	
8155	Land-Engineering	7,118.20	
		183,685.71	183,686
8175	Land-Excavation	13,393.20	
8175	Land-Excavation	55,355.00	
8175	Land-Excavation	8,554.50	
8175	Land-Excavation	194,570.00	
8175	Land-Excavation	14,012.75	
8175	Land-Excavation	4,886.40	
8175	Land-Excavation	22,525.00	
8175	Land-Excavation	3,739.00	
8175	Land-Excavation	2,253.00	
8175	Land-Excavation	7,141.75	
8175	Land-Excavation	39,918.50	
8175	Land-Excavation	15,125.00	
8175	Land-Excavation	3,638.80	
		385,112.90	308,090
8190	Land-Paving	67,462.28	
8190	Land-Paving	25,874.64	
8190	Land-Paving	531,423.55	
8190	Land-Paving	3,642.23	
		628,402.70	628,403
8230	Land-Storm Drainage	41,805.84	
8230	Land-Storm Drainage	19,885.60	
8230	Land-Storm Drainage	3,757.05	

Appendix B
DISTRICT IMPROVEMENTS - PHASE #2

BRIX Data Export
CADG- SCARBOROUGH
Job Cost Detail
10/29/2015 5:23:50 PM

8230	Land-Storm Drainage	17,731.50	
8230	Land-Storm Drainage	15,563.66	
8230	Land-Storm Drainage	9,052.50	
		107,796.15	107,796
8231	Land-Retainage Storm Drainage	-4,180.58	
8231	Land-Retainage Storm Drainage	-1,988.56	
8231	Land-Retainage Storm Drainage	-1,773.15	
8231	Land-Retainage Storm Drainage	-1,556.37	
8231	Land-Retainage Storm Drainage	-905.25	
8231	Land-Retainage Storm Drainage	10,403.91	
		0.00	
8235	Land-Water	151,201.16	
8235	Land-Water	113,489.84	
8235	Land-Water	4,299.70	
8235	Land-Water	3,180.00	
8235	Land-Water	3,180.00	
		275,350.70	275,351
8240	Land-Sanitary	125,872.71	
8240	Land-Sanitary	101,995.17	
8240	Land-Sanitary	49,313.56	
8240	Land-Sanitary	1,649.10	
		278,830.54	278,831
Total		1,859,178.70	1,782,156.12

Phase 3 - Estimated Public Improvement Costs

	Budget Costs	Reduces to Remove Soft Costs	Revised Budget	Contract	Change Orders	Additional Cost	Revised Contract	Over / (Under) Budget	Private Costs	Public Costs	Developer Portion	PID Portion
Excavation	\$ 1,056,015.64	\$ (47,902.59)	\$ 1,008,113.05	\$ 609,277.00	\$ -	\$ -	\$ 609,277.00	\$ (398,836.05)	\$ 233,735.00	\$ 375,542	38.4%	61.6%
Retaining Walls	\$ 184,200.00	\$ -	\$ 184,200.00	\$ 336,930.00	\$ 23,648.00	\$ -	\$ 360,578.00	\$ 176,378.00	\$ 360,578.00	\$ -	100.0%	0.0%
Erosion Control	\$ -	\$ 99,340.20	\$ 99,340.20	\$ 99,340.20	\$ -	\$ 50,000.00	\$ 149,340.20	\$ 50,000.00	\$ 149,340.20	\$ -	100.0%	0.0%
Utilities	\$ 3,681,225.93	\$ (113,555.96)	\$ 3,567,669.97	\$ 3,730,086.70	\$ -	\$ -	\$ 3,730,086.70	\$ 162,416.73	\$ 3,730,086.70	\$ 3,730,087	50.0%	50.0%
Paving	\$ 3,240,669.54	\$ (99,462.51)	\$ 3,141,207.03	\$ 2,563,314.20	\$ 10,743.81	\$ -	\$ 2,574,058.01	\$ (567,149.02)	\$ 2,574,058.01	\$ 2,574,058	50.0%	50.0%
Soft Costs	\$ 1,432,306.14	\$ (535,144.51)	\$ 897,161.63	\$ 897,161.63	\$ -	\$ -	\$ 897,161.63	\$ -	\$ 121,821.63	\$ 775,340	13.6%	86.4%
Inspection Fees	\$ -	\$ 133,473.56	\$ 133,473.56	\$ 157,603.62	\$ -	\$ -	\$ 157,603.62	\$ 24,130.06	\$ 157,603.62	\$ -	100.0%	0.0%
Geotechnical Testing	\$ -	\$ 100,790.31	\$ 100,790.31	\$ 100,790.31	\$ -	\$ -	\$ 100,790.31	\$ -	\$ 100,790.31	\$ -	100.0%	0.0%
Handicaps/Landscape	\$ -	\$ 187,500.00	\$ 187,500.00	\$ 187,500.00	\$ -	\$ -	\$ 187,500.00	\$ -	\$ 187,500.00	\$ -	100.0%	0.0%
Franchise	\$ -	\$ 274,961.50	\$ 274,961.50	\$ 274,961.50	\$ 22,500.00	\$ -	\$ 274,961.50	\$ -	\$ 274,961.50	\$ -	100.0%	0.0%
Contingency	\$ 673,582.75	\$ -	\$ 673,582.75	\$ -	\$ -	\$ -	\$ -	\$ (673,582.75)	\$ -	\$ -	-	-
Interest/Tax Reserve	\$ 650,000.00	\$ -	\$ 650,000.00	\$ 650,000.00	\$ -	\$ -	\$ 650,000.00	\$ -	\$ 650,000.00	\$ -	100.0%	0.0%
Landscape/Park Improvements	\$ 400,000.00	\$ -	\$ 400,000.00	\$ 400,000.00	\$ -	\$ -	\$ 400,000.00	\$ -	\$ 400,000.00	\$ -	100.0%	0.0%
Development Fees	\$ 188,000.00	\$ -	\$ 188,000.00	\$ 188,000.00	\$ -	\$ -	\$ 188,000.00	\$ -	\$ 188,000.00	\$ -	100.0%	0.0%
Rollbacks	\$ 150,000.00	\$ -	\$ 150,000.00	\$ 150,000.00	\$ -	\$ -	\$ 150,000.00	\$ -	\$ 150,000.00	\$ -	100.0%	0.0%
Closing Costs	\$ 246,000.00	\$ -	\$ 246,000.00	\$ 246,000.00	\$ -	\$ -	\$ 246,000.00	\$ -	\$ 246,000.00	\$ -	100.0%	0.0%
	\$ 11,900,000.00	\$ -	\$ 11,900,000.00	\$ 10,568,465.16	\$ 56,891.81	\$ 50,000.00	\$ 10,675,356.97	\$ (1,224,643.03)	\$ 9,524,474.97	\$ 7,455,026.71		

APPENDIX C
PREPAYMENTS

Parcel ID	Phase	Full/Partial
240836	Phase One	Full
240921	Phase One	Full
240940	Phase One	Full
240967	Phase One	Full
240972	Phase One	Full
240880	Phase One	Full
264943	Phase Two	Full
264367	Phase Two	Full
264008	Phase Two	Full
264011	Phase Two	Full
264062	Phase Two	Full

APPENDIX D
2021-22 ASSESSMENT ROLL SUMMARY
(PHASE ONE)

Appendix D
Waxahachie Public Improvement District No. 1
2021-22 Assessment Roll Summary
Phase One

Property ID	Block	Lot	Equivalent Units	Outstanding Assessment	Principal	Interest	Annual Collection Costs	Total Annual Installment
240811	D	3	0	\$0	\$0.00	\$0.00	\$0.00	\$0.00
240943	I	3	0.42	\$2,757	\$73.87	\$213.70	\$44.32	\$331.90
273658	I	3	0.42	\$2,757	\$73.87	\$213.70	\$44.32	\$331.90
241017	T	28	0.5	\$3,282	\$87.95	\$254.41	\$52.77	\$395.12
264570	T	28	0.5	\$3,282	\$87.95	\$254.41	\$52.77	\$395.12
240807	D	8	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240809	D	1	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240810	D	2	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240812	D	4	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240813	D	5	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240814	D	6	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240815	D	7	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240816	X	1	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240817	X	2	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240818	X	3	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240819	X	4	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240820	X	5	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240821	X	6	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240822	D	9	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240823	D	10	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240824	D	11	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240825	D	12	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240826	D	13	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240827	D	14	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240828	D	15	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240829	D	16	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240830	D	17	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240831	D	18	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240832	D	19	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240833	D	20	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240834	D	21	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240835	D	22	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240837	D	24	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240838	D	25	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240839	D	26	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240840	D	27	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240841	D	28	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240842	D	29	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240843	D	30	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240845	E	1	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240846	E	26	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240848	F	1	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240849	F	2	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240850	F	3	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240851	F	4	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240852	F	5	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240853	F	6	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240854	F	7	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240855	F	8	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240856	F	9	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240857	F	10	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240858	F	11	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240859	F	12	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240860	F	13	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240861	F	14	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68

Appendix D
Waxahachie Public Improvement District No. 1
2021-22 Assessment Roll Summary
Phase One

Property ID	Block	Lot	Equivalent Units	Outstanding Assessment	Principal	Interest	Annual Collection Costs	Total Annual Installment
240865	D	81	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240866	D	82	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240867	D	83	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240868	D	84	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240869	D	85	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240870	D	86	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240871	D	87	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240872	D	88	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240873	D	89	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240874	D	90	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240875	D	91	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240876	D	92	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240877	D	93	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240878	D	94	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240879	D	95	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240881	D	97	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240882	D	98	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240883	D	99	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240884	D	100	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240885	D	101	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240886	D	102	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240887	D	103	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240888	D	104	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240889	D	105	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240890	D	106	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240891	D	107	0.75	\$4,922	\$131.92	\$381.61	\$79.15	\$592.68
240892	G	31	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240893	G	32	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240894	G	33	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240895	G	34	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240896	G	35	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240897	G	36	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240898	G	37	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240899	G	38	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240900	G	39	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240901	G	40	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240902	G	41	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240903	G	42	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240904	G	43	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240905	G	44	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240906	G	45	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240907	G	46	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240908	G	47	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240909	G	48	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240910	G	49	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240911	G	50	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240912	G	51	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240913	H	1	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240914	H	2	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240915	H	3	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240916	H	4	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240917	H	5	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240918	H	6	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240919	H	7	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240920	H	8	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80

Appendix D
Waxahachie Public Improvement District No. 1
2021-22 Assessment Roll Summary
Phase One

Property ID	Block	Lot	Equivalent Units	Outstanding Assessment	Principal	Interest	Annual Collection Costs	Total Annual Installment
240922	H	10	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240923	H	11	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240924	H	12	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240925	H	13	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240926	H	14	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240927	H	15	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240928	H	16	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240929	H	17	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240930	H	18	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240931	H	19	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240932	H	20	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240933	H	21	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240934	H	22	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240935	H	23	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240936	H	24	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240937	H	25	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240938	H	26	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240939	H	27	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240941	I	1	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240942	I	2	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240944	I	4	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240945	I	5	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240946	I	6	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240947	I	7	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240948	I	8	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240949	I	9	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240950	I	10	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240951	I	11	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240952	I	12	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240953	I	13	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240954	I	14	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240955	I	15	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240956	I	16	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240957	I	17	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240958	G	1	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240959	G	2	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240960	G	3	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240961	G	4	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240962	G	5	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240963	G	6	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240964	G	7	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240965	G	8	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240966	G	9	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240968	G	11	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240970	J	1	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240971	J	2	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240973	J	4	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240974	J	5	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240975	J	6	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240976	J	7	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240977	J	8	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240978	J	9	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240979	J	10	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240980	J	11	0.84	\$5,513	\$147.75	\$427.40	\$88.65	\$663.80
240986	Q	1	1	\$6,563	\$175.89	\$508.81	\$105.53	\$790.24

Appendix D
Waxahachie Public Improvement District No. 1
2021-22 Assessment Roll Summary
Phase One

Property ID	Block	Lot	Equivalent Units	Outstanding Assessment	Principal	Interest	Annual Collection Costs	Total Annual Installment
240987	Q	2	1	\$6,563	\$175.89	\$508.81	\$105.53	\$790.24
240988	Q	3	1	\$6,563	\$175.89	\$508.81	\$105.53	\$790.24
240989	Q	4	1	\$6,563	\$175.89	\$508.81	\$105.53	\$790.24
240990	Q	5	1	\$6,563	\$175.89	\$508.81	\$105.53	\$790.24
240991	Q	6	1	\$6,563	\$175.89	\$508.81	\$105.53	\$790.24
240992	Q	7	1	\$6,563	\$175.89	\$508.81	\$105.53	\$790.24
240993	Q	8	1	\$6,563	\$175.89	\$508.81	\$105.53	\$790.24
240995	R	1	1	\$6,563	\$175.89	\$508.81	\$105.53	\$790.24
240996	R	2	1	\$6,563	\$175.89	\$508.81	\$105.53	\$790.24
240997	R	3	1	\$6,563	\$175.89	\$508.81	\$105.53	\$790.24
240998	R	4	1	\$6,563	\$175.89	\$508.81	\$105.53	\$790.24
240999	R	5	1	\$6,563	\$175.89	\$508.81	\$105.53	\$790.24
241000	R	6	1	\$6,563	\$175.89	\$508.81	\$105.53	\$790.24
241001	R	7	1	\$6,563	\$175.89	\$508.81	\$105.53	\$790.24
241002	R	8	1	\$6,563	\$175.89	\$508.81	\$105.53	\$790.24
241003	R	9	1	\$6,563	\$175.89	\$508.81	\$105.53	\$790.24
241004	R	10	1	\$6,563	\$175.89	\$508.81	\$105.53	\$790.24
241005	R	11	1	\$6,563	\$175.89	\$508.81	\$105.53	\$790.24
241006	R	12	1	\$6,563	\$175.89	\$508.81	\$105.53	\$790.24
241007	R	13	1	\$6,563	\$175.89	\$508.81	\$105.53	\$790.24
241008	T	19	1	\$6,563	\$175.89	\$508.81	\$105.53	\$790.24
241009	T	20	1	\$6,563	\$175.89	\$508.81	\$105.53	\$790.24
241010	T	21	1	\$6,563	\$175.89	\$508.81	\$105.53	\$790.24
241011	T	22	1	\$6,563	\$175.89	\$508.81	\$105.53	\$790.24
241012	T	23	1	\$6,563	\$175.89	\$508.81	\$105.53	\$790.24
241013	T	24	1	\$6,563	\$175.89	\$508.81	\$105.53	\$790.24
241014	T	25	1	\$6,563	\$175.89	\$508.81	\$105.53	\$790.24
241015	T	26	1	\$6,563	\$175.89	\$508.81	\$105.53	\$790.24
241016	T	27	1	\$6,563	\$175.89	\$508.81	\$105.53	\$790.24
241018	S	1	1	\$6,563	\$175.89	\$508.81	\$105.53	\$790.24
241019	S	2	1	\$6,563	\$175.89	\$508.81	\$105.53	\$790.24
241020	S	3	1	\$6,563	\$175.89	\$508.81	\$105.53	\$790.24
241021	S	4	1	\$6,563	\$175.89	\$508.81	\$105.53	\$790.24
241025	S	8	1	\$6,563	\$175.89	\$508.81	\$105.53	\$790.24
241026	S	9	1	\$6,563	\$175.89	\$508.81	\$105.53	\$790.24
241027	S	10	1	\$6,563	\$175.89	\$508.81	\$105.53	\$790.24
241028	S	11	1	\$6,563	\$175.89	\$508.81	\$105.53	\$790.24
241029	S	12	1	\$6,563	\$175.89	\$508.81	\$105.53	\$790.24
241030	S	13	1	\$6,563	\$175.89	\$508.81	\$105.53	\$790.24
241031	S	14	1	\$6,563	\$175.89	\$508.81	\$105.53	\$790.24
241032	S	15	1	\$6,563	\$175.89	\$508.81	\$105.53	\$790.24
251367	OPEN	-	CITY	\$0	\$0.00	\$0.00	\$0.00	\$0.00
240969	G	12	Common Area	\$0	\$0.00	\$0.00	\$0.00	\$0.00
241022	S	5R	HOA	\$0	\$0.00	\$0.00	\$0.00	\$0.00
244159	OPEN	1	HOA	\$0	\$0.00	\$0.00	\$0.00	\$0.00
244160	OPEN	2	HOA	\$0	\$0.00	\$0.00	\$0.00	\$0.00
240836	D	23	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
240880	D	96	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
240921	H	9	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
240940	H	28	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
240967	G	10	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
240972	J	3	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
Total			170.56	\$1,119,422	\$30,000.00	\$86,783.25	\$18,000.00	\$134,783.25

APPENDIX E
2021-22 ASSESSMENT ROLL SUMMARY
(PHASE TWO)

Appendix E
Waxahachie Public Improvement District No. 1
2021-22 Assessment Roll Summary
Phase Two

Property ID	Block	Lot	Original Equivalent Units	Applicable Equivalent Units	Outstanding Assessment	Principal & Interest	Annual Collection Costs	Annual Installment
264001	D	31	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264002	D	32	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264003	D	33	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264004	D	34	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264005	D	35	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264006	D	36	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264007	D	37	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264008	D	38	0.75	0.00	Prepaid	Prepaid	Prepaid	Prepaid
264009	D	39	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264010	D	40	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264011	D	41	0.75	0.00	Prepaid	Prepaid	Prepaid	Prepaid
264012	D	42	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264013	D	43	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264014	D	44	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264015	D	45	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264016	E	2	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264017	E	3	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264018	E	4	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264019	E	5	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264020	E	6	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264021	E	7	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264022	E	8	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264023	E	9	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264024	E	10	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264025	E	11	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264026	E	12	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264027	E	13	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264028	E	14	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264029	E	15	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264030	E	16	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264031	E	17	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264032	E	18	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264033	E	19	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264034	E	20	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264035	E	21	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264036	E	22	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264037	E	23	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264038	E	24	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264039	E	25	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264040	DD	1	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264041	DD	2	0.00	0.00	\$0	\$0.00	\$0.00	\$0.00
264042	DD	3	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264043	DD	4	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264044	DD	5	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264045	DD	6	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264046	DD	7	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58

Appendix E
Waxahachie Public Improvement District No. 1
2021-22 Assessment Roll Summary
Phase Two

Property ID	Block	Lot	Original Equivalent Units	Applicable Equivalent Units	Outstanding Assessment	Principal & Interest	Annual Collection Costs	Annual Installment
264047	DD	8	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264048	DD	9	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264049	DD	10	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264050	DD	11	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264051	DD	12	0.00	0.00	\$0	\$0.00	\$0.00	\$0.00
264052	DD	13	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264053	DD	14	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264054	DD	15	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264055	DD	16	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264056	DD	17	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264057	DD	18	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264058	DD	19	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264059	DD	20	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264060	DD	21	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264061	DD	22	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264062	DD	23	0.75	0.00	Prepaid	Prepaid	Prepaid	Prepaid
264063	DD	24	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264064	DD	25	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264065	DD	26	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264066	DD	27	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264067	DD	28	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264068	DD	29	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264069	DD	30	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264070	DD	31	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264071	DD	32	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264072	DD	33	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264073	DD	34	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
264074	DD	35	0.75	0.75	\$5,693	\$438.52	\$112.06	\$550.58
268056	DD	2	0.38	0.38	\$2,846	\$219.26	\$56.03	\$275.29
268057	DD	2	0.38	0.38	\$2,846	\$219.26	\$56.03	\$275.29
264361	G	13	0.84	0.84	\$6,376	\$491.15	\$125.51	\$616.65
264362	G	14	0.84	0.84	\$6,376	\$491.15	\$125.51	\$616.65
264363	G	15	0.84	0.84	\$6,376	\$491.15	\$125.51	\$616.65
264364	G	16	0.84	0.84	\$6,376	\$491.15	\$125.51	\$616.65
264365	G	17	0.84	0.84	\$6,376	\$491.15	\$125.51	\$616.65
264366	G	18	0.84	0.84	\$6,376	\$491.15	\$125.51	\$616.65
264367	G	19	0.84	0.00	Prepaid	Prepaid	Prepaid	Prepaid
264368	G	20	0.84	0.84	\$6,376	\$491.15	\$125.51	\$616.65
264369	G	21	0.84	0.84	\$6,376	\$491.15	\$125.51	\$616.65
264370	G	22	0.84	0.84	\$6,376	\$491.15	\$125.51	\$616.65
264371	G	23	0.84	0.84	\$6,376	\$491.15	\$125.51	\$616.65
264372	G	24	0.84	0.84	\$6,376	\$491.15	\$125.51	\$616.65
264373	G	25	0.84	0.84	\$6,376	\$491.15	\$125.51	\$616.65
264374	G	26	0.00	0.00	\$0	\$0.00	\$0.00	\$0.00
264375	G	27	0.84	0.84	\$6,376	\$491.15	\$125.51	\$616.65
264376	G	28	0.84	0.84	\$6,376	\$491.15	\$125.51	\$616.65

Appendix E
Waxahachie Public Improvement District No. 1
2021-22 Assessment Roll Summary
Phase Two

Property ID	Block	Lot	Original Equivalent Units	Applicable Equivalent Units	Outstanding Assessment	Principal & Interest	Annual Collection Costs	Annual Installment
264377	G	29	0.84	0.84	\$6,376	\$491.15	\$125.51	\$616.65
264378	G	30	0.84	0.84	\$6,376	\$491.15	\$125.51	\$616.65
264379	J	12	0.84	0.84	\$6,376	\$491.15	\$125.51	\$616.65
264380	J	13	0.84	0.84	\$6,376	\$491.15	\$125.51	\$616.65
264381	J	14	0.84	0.84	\$6,376	\$491.15	\$125.51	\$616.65
264382	J	15	0.84	0.84	\$6,376	\$491.15	\$125.51	\$616.65
264383	J	16	0.84	0.84	\$6,376	\$491.15	\$125.51	\$616.65
264384	J	17	0.84	0.84	\$6,376	\$491.15	\$125.51	\$616.65
264385	J	18	0.84	0.84	\$6,376	\$491.15	\$125.51	\$616.65
264386	J	19	0.84	0.84	\$6,376	\$491.15	\$125.51	\$616.65
264387	J	20	0.84	0.84	\$6,376	\$491.15	\$125.51	\$616.65
264388	J	21	0.84	0.84	\$6,376	\$491.15	\$125.51	\$616.65
264389	J	22	0.84	0.84	\$6,376	\$491.15	\$125.51	\$616.65
264390	J	23	0.84	0.84	\$6,376	\$491.15	\$125.51	\$616.65
264391	J	24	0.84	0.84	\$6,376	\$491.15	\$125.51	\$616.65
275430	G	26	0.42	0.42	\$3,188	\$245.57	\$62.75	\$308.33
275431	G	26	0.42	0.42	\$3,188	\$245.57	\$62.75	\$308.33
264933	P	6	1.00	1.00	\$7,591	\$584.70	\$149.41	\$734.11
264934	P	7	1.00	1.00	\$7,591	\$584.70	\$149.41	\$734.11
264935	P	8	1.00	1.00	\$7,591	\$584.70	\$149.41	\$734.11
264936	P	9	1.00	1.00	\$7,591	\$584.70	\$149.41	\$734.11
264937	P	10	1.00	1.00	\$7,591	\$584.70	\$149.41	\$734.11
264938	Q	9	1.00	1.00	\$7,591	\$584.70	\$149.41	\$734.11
264939	Q	10	1.00	1.00	\$7,591	\$584.70	\$149.41	\$734.11
264940	Q	11	1.00	1.00	\$7,591	\$584.70	\$149.41	\$734.11
264941	Q	12	1.00	1.00	\$7,591	\$584.70	\$149.41	\$734.11
264942	Q	13	1.00	1.00	\$7,591	\$584.70	\$149.41	\$734.11
264943	Q	14	1.00	0.00	prepaid	prepaid	prepaid	prepaid
264944	Q	15	1.00	1.00	\$7,591	\$584.70	\$149.41	\$734.11
264945	S	16	1.00	1.00	\$7,591	\$584.70	\$149.41	\$734.11
264946	S	17	1.00	1.00	\$7,591	\$584.70	\$149.41	\$734.11
264947	S	18	1.00	1.00	\$7,591	\$584.70	\$149.41	\$734.11
264948	S	19	1.00	1.00	\$7,591	\$584.70	\$149.41	\$734.11
264949	S	20	1.00	1.00	\$7,591	\$584.70	\$149.41	\$734.11
Total			97.79	93.70	\$711,231.67	\$54,786.22	\$14,000.00	\$68,786.22

APPENDIX F
2021-22 ASSESSMENT ROLL SUMMARY
(PHASE THREE)

Appendix F
Waxahachie Public Improvement District No. 1
2021-22 Assessment Roll Summary
Phase Three

Property ID	Equivalent Units	Outstanding Assessment	Principal	Interest	Annual Collection Costs	Total Annual Installment
262511, 189842	189.75	\$1,453,485	\$1,000	\$111,046	\$20,000	\$132,046
Total	189.75	\$1,453,485	\$1,000	\$111,046	\$20,000	\$132,046

MUNICAP, INC.

PUBLIC FINANCE

North Grove PID

Summary of Annual Service Plan Update

Presented for City Council consideration on August 16, 2021

1. Authorized Improvement Budgets

- a. Improvement Area #1 improvements are complete and accepted by the City
- b. Improvement Area #2

Authorized Improvements	Total
Water Distribution System	\$635,926
Sanitary Sewer Collection System	\$487,543
Storm Drainage Improvements	\$1,311,045
Roadway Improvements	\$1,906,925
Other Soft and Miscellaneous Costs	\$940,217
Total Authorized Improvements	\$5,281,655

2. 2021-22 Annual Budget

Phase	2021-22 Budget	2020-21 Budget
Improvement Area #1		
Principal	\$125,000	\$125,000
Interest	\$406,250	\$414,375
Annual Collection Costs	\$32,506	\$27,125
<i>Subtotal - Improv. Area #1</i>	<i>\$563,756</i>	<i>\$566,500</i>
Improvement Area #2		
Principal	-	-
Interest	-	-
Annual Collection Costs	-	-
<i>Subtotal - Improv. Area #2</i>	<i>\$0</i>	<i>\$0</i>
Total Annual Installments	\$563,756	\$566,500

3. Parcel Subdivision Summary

Phase	No. of Lots	
Cove - Phase #1A	83	
Cove - Phase #1B	75	
Cove - Phase #2	94	
Cove - Phase #3	89	
Enclave - Phase #1	63	<--Newly subdivided for 2021-22
Enclave - Phase #2	59	<--Newly subdivided for 2021-22
Estates of North Grove - Phase #1	190	
Estates of North Grove - Phase #2	72	<--Newly subdivided for 2021-22
The Haven - Phase #1	101	
Total	826	

4. Prepayment Summary

- a. Improvement Area #1
 - i. No prepayments as of July 31, 2021
- b. Improvement Area #2
 - i. No prepayments as of July 31, 2021

5. Changes to Assessment Methodology

- a. No changes to assessment methodology

(19)

**NORTH GROVE
PUBLIC IMPROVEMENT DISTRICT**

CITY OF WAXAHACHIE, TEXAS

**ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 8/15/21 – 8/14/22)**

**AS APPROVED BY CITY COUNCIL ON:
AUGUST 16, 2021**

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

**NORTH GROVE
PUBLIC IMPROVEMENT DISTRICT**

**ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 8/15/21 – 8/14/22)**

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A. INTRODUCTION

The North Grove Public Improvement District (the “PID”) was created pursuant to the PID Act and a resolution of the City Council on September 15, 2014 to finance certain public improvement projects for the benefit of the property in the PID. The City of Waxahachie, Texas Special Assessment Revenue Bonds, Series 2015 (North Grove Public Improvement District Improvement Area #1 Project) (the “Series 2015 Bonds”) in the aggregate principal amount of \$6,675,000 were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID.

The PID consists of 768 acres of property within the City limits. The Improvement Area #1 consists of 483 acres within the PID. A service and assessment plan (the “Service and Assessment Plan”) was prepared at the direction of the City identifying the public improvements (the “Improvement Area #1 Improvements”) to be provided by the PID, the costs of the Improvement Area #1 Improvements, the indebtedness to be incurred for the Improvement Area #1 Improvements, and the manner of assessing the property in the PID for the costs of the Improvement Area #1 Improvements.

Improvement Area #2 consists of 78.791 acres within the PID. The Service and Assessment Plan was updated on April 19, 2021, at the direction of the City identifying the public improvements for Improvement Area #2 (the “Improvement Area #2 Improvements”) to be provided by the PID, the costs of the Improvement Area #2 Improvements, the indebtedness to be incurred for the Improvement Area #2 Improvements, and the manner of assessing the property in the PID for the costs of the Improvement Area #2 Improvements (the “Updated Service and Assessment Plan”).

Pursuant to Chapter 372, Texas Local Government Code, the Updated Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2021-22 (the “Annual Service Plan Update”).

The City also adopted an assessment roll (the “Assessment Roll”) identifying the Special Assessments on each Parcel within Improvement Area #1 of the PID, based on the method of assessment identified in the Updated Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2021-22.

Capitalized terms shall have the meanings set forth in the Updated Service and Assessment Plan unless otherwise defined herein.

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B. UPDATE OF THE SERVICE PLAN

I. ANNUAL BUDGET FOR THE PUBLIC IMPROVEMENTS

Improvement Area #1 Improvements

The total costs of the Improvement Area #1 Improvements are equal to \$4,530,000, which remains the same as the Developer has not reported any change from the budget estimates included in the original Service and Assessment Plan.

According to the Developer's quarterly improvement implementation report dated June 30, 2018, all Improvement Area #1 Improvements are complete and have been accepted by the City during the second quarter of 2018.

As shown by Table B-1 below, the PID has incurred indebtedness in the total amount of \$6,675,000 in the form of the Series 2015 Bonds, which are to be repaid from Improvement Area #1 Special Assessments.

Table B-1
Sources and Uses of Funds
Improvement Area #1 Improvements

Sources of Funds	Total Budget	Actual Costs¹	Variance
Bond proceeds	\$6,675,000	\$6,675,000	\$0
Total sources of funds	\$6,675,000	\$6,675,000	\$0
Uses of Funds			
Improvement Area #1 Improvements			
Estimated costs paid with Bonds	\$4,530,000	\$4,530,000	\$0
Other Project Fund deposits	\$205,000	\$205,000	\$0
<i>Subtotal: Project Fund deposits</i>	<i>\$4,735,000</i>	<i>\$4,735,000</i>	<i>\$0</i>
Costs of issuing the Bonds			
Deposit to capitalized interest fund	\$795,000	\$795,000	\$0
Deposit to debt service reserve fund	\$510,000	\$510,000	\$0
Bond issue costs	\$635,000	\$635,000	\$0
<i>Subtotal: Costs of issuing the Bonds</i>	<i>\$1,940,000</i>	<i>\$1,940,000</i>	<i>\$0</i>
Total uses of funds	\$6,675,000	\$6,675,000	\$0

¹ – According to Developer's quarterly improvement implementation report dated June 30, 2021.

Improvement Area #2 Improvements

The total costs of the Improvement Area #2 Improvements are equal to \$5,281,655, which remains the same as the Developer has not reported any change from the budget estimates included in the Updated Service and Assessment Plan.

As shown by Table B-2 below, the total estimated cost of Improvement Area #2 Improvements is \$5,281,655, of which \$1,870,000 has been incurred to be repaid from Assessments under the Improvement Area #2 Reimbursement Agreement and/or Improvement Area #2 Bonds.

Table B-2
Improvement Area #2
Estimated Sources and Uses of Funds

Sources of Funds¹	Total
Assessments	\$1,870,000
Owner Contribution	\$3,411,655
Total Sources of Funds	\$5,281,655
Uses of Funds	
Project Fund Deposits	
Authorized Improvement	\$5,281,655
Estimated Bond Issuance Costs	
Debt Service Reserve Fund	\$0
Capitalized Interest	\$0
Cost of Issuance	\$0
Underwriters Discount	\$0
<i>Subtotal Bond Issuance Costs</i>	<i>\$0</i>
Total Uses of Funds	\$5,281,655

¹- Costs estimates provided by Improvement Area #2 Developer and may be revised in Annual Service Plan Updates.

A service plan must cover a period of five years. The actual budget for the Improvement Area #1 Improvements is shown in Section II.A. of this report, and the indebtedness expected to be incurred for these costs is shown by Table B-3 on the following page.

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Table B-3
Annual Projected Costs
2016 – 2027

Assessment Year ending 08/15	Projected Construction Costs	Net Series 2015 Bond Proceeds ¹	Net Owner Contributions	Projected Annual Installments for IA #1 ²
2016-2021	\$4,735,000	\$4,735,000	\$0	\$2,458,389
2022	\$0	\$0	\$0	\$563,756
2023	\$0	\$0	\$0	\$492,500
2024	\$0	\$0	\$0	\$510,000
2025	\$0	\$0	\$0	\$501,000
2026	\$0	\$0	\$0	\$492,000
2027	\$0	\$0	\$0	\$508,000
Total	\$4,735,000	\$4,735,000	\$0	\$5,525,645

1 - Net Series 2015 Bond proceeds represents the estimated costs of the Improvement Area #1 Improvements and other costs paid with bond proceeds. The remaining \$2,145,000 of the original \$6,675,000 Series 2015 Bond par amount represent additional Project Fund deposits and Series 2015 Bond issuance costs.

2 - Assessment Years ending 2016-2021 represent actual Annual Installments billed. Assessment Year ending 2022 represents projected Annual Installments to be billed and includes projected available fund credits, if any. Assessment Years 2023-2027 represent projected future Annual Installments and do not include any available credits, if any.

All of the Improvement Area #2 Improvements are expected to be built within a period of five years. The anticipated budget for the Improvement Area #1 Improvements over a period of five years and the indebtedness expected to be incurred for these costs is shown by Table B-4 below.

Table B-4
Annual Projected Costs
2021 – 2026

Period Ending 9/1	Annual Projected Cost	Annual Projected Indebtedness	Net Owner Contributions	Annual Installments for Improvement Area #2
2021	\$5,281,655	\$1,870,000	\$0	\$0
2022	\$0	\$0	\$0	\$0
2023	\$0	\$0	\$0	\$142,100
2024	\$0	\$0	\$0	\$140,972
2025	\$0	\$0	\$0	\$139,851
2026	\$0	\$0	\$0	\$143,738
2027	\$0	\$0	\$0	\$142,383
Total	\$5,281,655	\$1,870,000	\$0	\$709,045

1 - Assessment Years ending 2021-22 represents actual Annual Installments billed. Per the Updated Service and Assessment Plan, Annual Installments are anticipated to commence as of September 1, 2022 unless bonds are issued. Assessment Years 2023-2027 represent projected future Annual Installments and do not include any available credits, if any.

II. ANNUAL BUDGET – IMPROVEMENT AREA #1

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty-one Annual Installments of principal and interest beginning with the tax year following the issuance of the Series 2015 Bonds, of which twenty-four (24) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Series 2015 Bonds commencing with the issuance of the Series 2015 Bonds. The effective interest rate on the Series 2015 Bonds is 6.00 percent for 2021-22. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the additional interest of one-half of one percent (the “Excess Interest Rate”) is included in the Annual Installment calculation for 2021-22. In addition, the estimated annual Administrative Expenses for 2021-22 are included in the Annual Installments for 2021-22. These Annual Installments of the Special Assessments shall be billed by the City, or any other party designated by the City, in 2021 and will be delinquent on February 1, 2022.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special Assessments and the Annual Installment due for 2021-22 to be collected from each Parcel. The Annual Installment amount shall be allocated to each Parcel based on the percentage of Assessment allocated to each Parcel within Improvement Area #1, as calculated using the amount of Assessment on a Parcel to the total amount of Special Assessments within Improvement Area #1 of the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an applicable ordinances or Indenture of Trust, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service on the Series 2015 Bonds will be paid from the collection of the Annual Installments. Administrative Expenses are also to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments and other PID Administration Expenses. In addition, 40 percent of the additional interest amount collected as part of the Annual Installment will be used to fund the Prepayment Reserve and 60 percent of such additional interest amount collected will be used to fund the Delinquency Reserve, as described in the Updated Service and Assessment Plan and the applicable Indenture of Trust.

Annual Installments to be Collected for 2021-22

The budget for the PID will be paid from the collection of Annual Installments collected for 2021-22 as shown by Table B-5 on the following page.

Table B-5
Budget for the Annual Installments
to be Collected for 2021-22

Descriptions	Series 2015 Bonds
Interest payment on February 15, 2022	\$187,500
Interest payment on August 15, 2022	\$187,500
Principal payment on August 15, 2022	\$125,000
Subtotal Debt Service on Bonds	\$500,000
Excess Interest for Prepayment and Delinquency Reserves	\$31,250
Collection Costs	\$42,506
<i>Subtotal Expenses</i>	<i>\$573,756</i>
Available Capitalized Interest Funds	\$0
Available Administrative Account Funds	(\$10,000)
<i>Subtotal Funds Available</i>	<i>(\$10,000)</i>
Annual Installment to be Collected	\$563,756

As shown in Table B-3 above, the total Annual Installment for 2021-22 is equal to \$563,756. The total debt service payments on the Series 2015 Bonds, the excess interest for Prepayment and Delinquency Reserves to be collected, and the estimated Administrative Expenses for 2021-22 are shown as \$500,000, \$31,250 ($\$6,250,000 \times 0.5\% = \$31,250$) and \$32,506 ($\$42,250 - \$10,000 = \$32,250$), respectively.

According to the Ellis Central Appraisal District online records, there were Owner Association Properties in 2020. As a result, the Annual Installment for 2021-22 will be collected from all Assessed Property within Improvement Area #1 that are shown in the Ellis Central Appraisal District (ECAD) records for 2020. The Annual Installment to be collected from each Parcel in Improvement Area #1 is determined using the percentage of Special Assessments for each Parcel as shown in Table B-6 on the following page.

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Table B-6
Allocation of Annual Installment to Parcels for 2021-22

Parcel ID¹	Tract Number	Outstanding Assessment²	Percent of Total Assessment for allocating the 2021-22 Annual Installment	Annual Installment 2021-22³
262125	1	\$237,387	3.80%	\$21,412.56
262126	2	\$231,222	3.70%	\$20,856.40
262127	3	\$277,467	4.44%	\$25,027.76
262128	4	\$277,467	4.44%	\$25,027.76
262129	5	\$246,636	3.95%	\$22,246.83
262130	6	\$215,807	3.45%	\$19,465.98
269439	7	\$339,377	5.43%	\$30,612.17
262133	8A	\$211,317	3.38%	\$19,060.96
267119	8B	\$156,670	2.51%	\$14,131.75
262134	9	\$683,916	10.94%	\$61,689.84
190002	12	\$85,629	1.37%	\$7,723.85
75 residential Parcels		\$222,864	3.57%	\$20,102.52
83 residential Parcels		\$341,277	5.46%	\$30,783.55
190 residential Parcels		\$843,399	13.49%	\$76,075.39
94 residential Parcels		\$386,691	6.19%	\$34,879.91
101 residential Parcels		\$269,736	4.32%	\$24,330.47
89 residential Parcels		\$154,084	2.47%	\$13,898.55
272370		\$62,500	1.00%	\$5,637.56
194 residential Parcels		\$802,907	12.85%	\$72,422.96
282309		\$203,647	3.26%	\$18,369.16
Total		\$6,250,000	100.00%	\$563,755.93

1 – According to the Ellis CAD, there are Owner Association Properties in 2020 to be considered for Annual Installment collections.

2 – The Special Assessment amounts for each Parcel have been allocated and shown in the Updated Service and Assessment Plan.

3 – The Annual Installment to be collected from each Parcel is calculated by multiplying the total Annual Installment amount of \$563,756 and the Percent of Total Special Assessment calculated for each Parcel.

The list of Parcels within the PID, the Outstanding Improvement Area #1 Special Assessments on each Parcel, the percentages calculated as shown in Table B-4 above and the Annual Installment to be collected for 2021-22 are shown in the Assessment Roll summary attached hereto as Appendix B.

III. ANNUAL BUDGET – IMPROVEMENT AREA #2

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty annual installments of principal and interest beginning with the tax year following the earlier of (i) Future Neighborhood Improvement Area Bonds issued for Improvement Area #2 Improvements, or (ii) September 1, 2022, and will be assessed annually thereafter.

As of July 31, 2021, neither condition has been satisfied. As a result, no Annual Installments will be billed and collected for Improvement Area #2 Parcels for 2021-22.

IV. BOND REFUNDING RELATED UPDATES

The Series 2015 Bonds were issued in 2015. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the right and option to redeem the Series 2015 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **August 15, 2022**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Indenture of Trust.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Series 2015 Bonds do not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

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C. UPDATE OF THE ASSESSMENT PLAN

Improvement Area #1

The Updated Service and Assessment Plan adopted by the City Council provided that the Actual Costs of the portion of the Improvement Area #1 Improvements to be financed with the Series 2015 Bonds shall be allocated to the Assessed Property by spreading the entire Assessment across all Assessed Property within Improvement Area #1. This method is based on allocating the Assessment in the following order: 1) the allocation of 1% of the Assessment to the Owners Association Property; 2) the allocation between residential and commercial Parcels based on the Appraised Value; and, 3) according to the following allocation:

- *Residential*: The sum of two weighted ratios that when combined equals 100%. Those two ratios and their assigned weights (as percent of the total) are as follows: The ratio of the Appraised Value of each Residential Parcel to the total Appraised Value for all of the Residential Parcels in Improvement Area #1 (20%); and, the ratio of the estimated number of residential units within a Parcel to the total number of residential units in Improvement Area #1 (80%).
- *Commercial*: the ratio of the Appraised Value of each Commercial Parcel to the total Appraised Value for all of the Commercial Parcels in Improvement Area #1.

This method of assessing property has not been changed other than the updated 2021-22 Annual Installment allocation percentage calculations shown above.

Improvement Area #2

As stated in the Updated Service and Assessment Plan, the City Council has determined that the Actual Costs of the portion of the Improvement Area #2 Improvements to be financed with the Improvement Area #2 Reimbursement Agreement and/or Improvement Area #2 Bonds shall be allocated to the Improvement Area #2 Assessed Property by spreading the entire Special Assessment across all Improvement Area #2 Assessed Property within Improvement Area #2. This method is based on allocating the Special Assessment in the following order: 1) the allocation of 1% of the Special Assessment to the Owners Association Property; and 2) based on a ratio of the estimated buildout value and the estimated number of units to be developed on each parcel and the buildout value of all units estimated to be developed within Improvement Area #2.

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D. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Roll shall be updated each year to reflect changes such as:

- (i) the identification of each Parcel; (ii) the Special Assessment for each Assessed Property, including any adjustments authorized by the Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Special Assessment is payable in installments); and (iv) payments of the Special Assessment, if any, as provided by Section VI.G of the Service and Assessment Plan.

The summary Assessment Roll is shown in Appendix B. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel.

I. PARCEL UPDATES

Upon the subdivision of any Improvement Area #1 Assessed Property based on a recorded subdivision plat, the Administrator shall reallocate the Assessment for the Improvement Area #1 Assessed Property prior to the subdivision among the new subdivided Lots according to the following formula below:

RESIDENTIAL $A = (B \times C)/D$

Where the terms have the following meanings:

A = the Special Assessment for the new subdivided Lot

B = the Special Assessment for the Improvement Area #1 Assessed Property prior to subdivision

$$C = [(a \div b) * c] + [(d \div e) * f]$$

a = the sum of the Residential Allocated Appraised Values of all the new subdivided residential Lots with the same Lot Type

b = the Appraised Value for the Improvement Area #1 Assessed Property prior to subdivision

c = Weight for the ratio of the appraised value = 20%

d = the sum of the number of residential Lots for the new subdivided Improvement Area #1 Assessed Property with the same Lot Type

e = the sum of the estimated number of residential Lots for the Improvement Area #1 Assessed Property prior to subdivision

f = Weight for the ratio of the estimated residential Lots = 80%

D = the number of residential Lots with same Lot Type.

According to the Developer and Ellis CAD records, 257 residential Lots – Enclave Phase #1, Enclave Phase #2, Estates Phase #2, and Haven #2 were subdivided for 2020 from Parcel 262135.

The total outstanding Special Assessment allocated to parent Parcels 262135 and 262138 were \$519,431 and \$487,124, respectively, resulting in an aggregate outstanding Special Assessment amount of \$1,006,555 prior to subdivision. A total of 194 Lots were subdivided from parent Parcels 262135 and 262138 for 2021 and new parent Parcel 282309 was created for additional 63 Lots that are anticipated to be subdivided for 2022. The outstanding Assessment amount of \$1,006,555 initially allocated to parent Parcels 262135 and 262138 is reallocated to the subdivided Parcels based on the weighting factors calculated for each Lot Type as shown in Table D-1 below.

Table D-1
Special Assessment Reallocation – Parcel 262135 and 262138

Parcel	Lot Type	No. of Units	Calculated Weight	Total Assessment Allocated	Assessment per Unit
Various	50 Ft	67	27.86%	\$280,451	\$4,186
Various	60 Ft	71	27.66%	\$278,396	\$3,921
Various	70 Ft	28	10.62%	\$106,848	\$3,816
Various	80 Ft	28	13.63%	\$137,212	\$4,900
282309	Various	63	20.23%	\$203,648	
Total		257	100.00%	\$1,006,555	

The Assessments reallocated to each of the newly subdivided Lots are shown in the Assessment Roll summary included herein as Appendix B.

II. PREPAYMENT OF SPECIAL ASSESSMENTS

There have been no Special Assessment prepayments as of July 31, 2021.

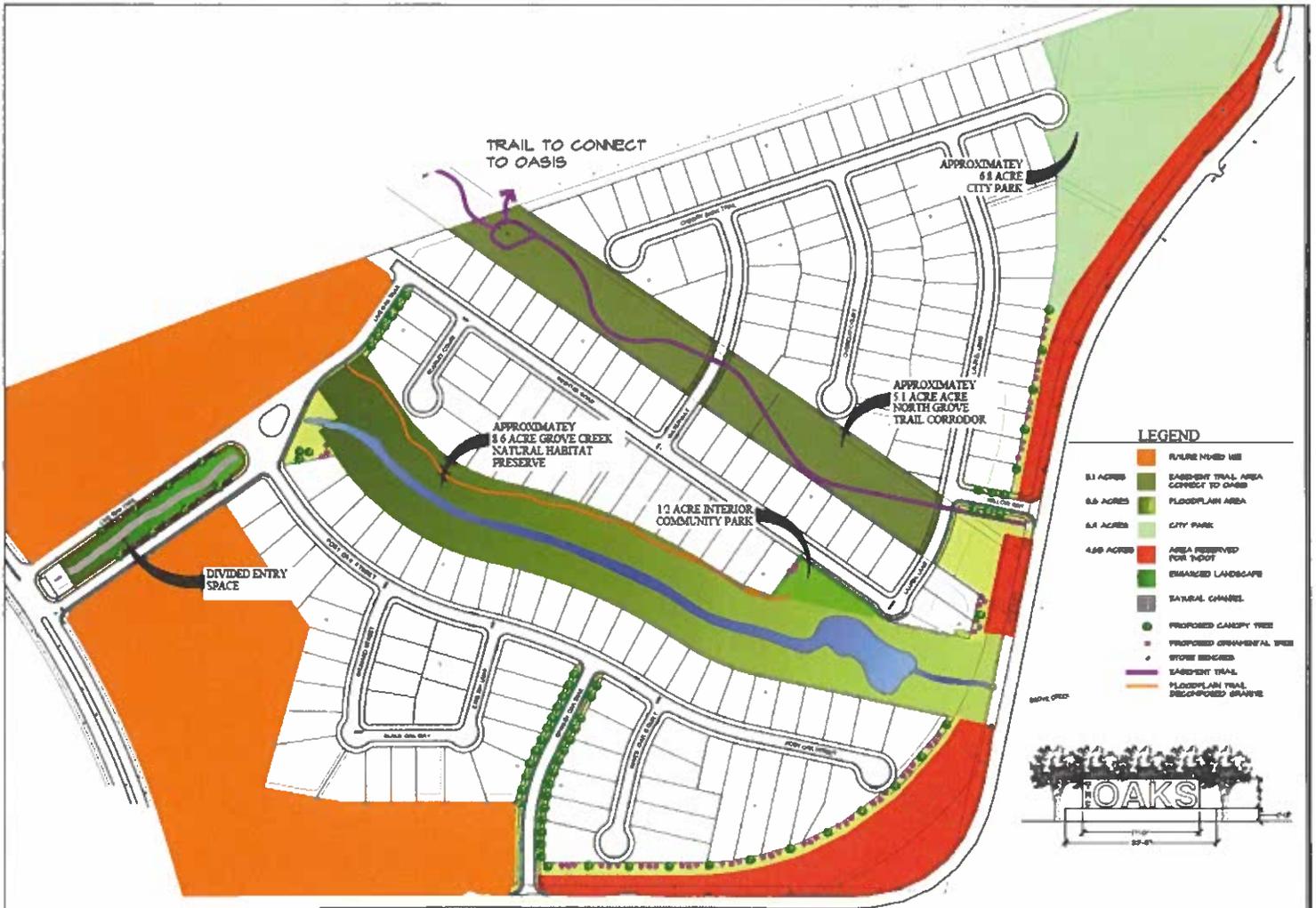
The list of current Parcels within the PID, the tract numbers, the planned land use, the corresponding outstanding Special Assessments, and Annual Installment are shown in the Assessment Roll summary attached hereto as Appendix B.

The complete Assessment Roll is available for review at Waxahachie City Hall, located at 401 S. Rogers Street, Waxahachie, Texas 75165.

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APPENDIX A
PID MAP

Appendix A-2 – Concept Plan



APPENDIX B
2021-22 ASSESSMENT ROLL SUMMARY

**North Grove PID
Assessment Roll Summary
2021-22**

Parcel ID	Tract #	Land Use	Special Assessment	% of Special Assessment for allocating the 2021-22 Annual Installment	Annual Installment 2021-22
262125	1	Commercial	\$237,388	3.80%	\$21,412.59
262126	2	Commercial	\$231,222	3.70%	\$20,856.44
262127	3	Commercial	\$277,466	4.44%	\$25,027.72
262128	4	Commercial	\$277,466	4.44%	\$25,027.72
262129	5	Commercial	\$246,637	3.95%	\$22,246.87
262130	6	Commercial	\$215,807	3.45%	\$19,466.01
269439	7	Commercial/Residential	\$339,377	5.43%	\$30,612.16
262133	8A	Residential	\$211,316	3.38%	\$19,060.92
267119	8B	Residential	\$156,670	2.51%	\$14,131.76
262134	9	Residential	\$683,916	10.94%	\$61,689.85
190002	12	Residential	\$85,629	1.37%	\$7,723.82
265951	0	Residential	\$4,112	0.07%	\$370.89
265952	0	Residential	\$4,112	0.07%	\$370.89
265953	0	Residential	\$4,112	0.07%	\$370.89
265954	0	Residential	\$4,112	0.07%	\$370.89
265955	0	Residential	\$4,112	0.07%	\$370.89
265956	0	Residential	\$4,112	0.07%	\$370.89
265957	0	Residential	\$4,112	0.07%	\$370.89
265958	0	Residential	\$4,112	0.07%	\$370.89
265959	0	Residential	\$4,112	0.07%	\$370.89
265960	0	Residential	\$4,112	0.07%	\$370.89
265961	0	Residential	\$4,112	0.07%	\$370.89
265962	0	Residential	\$4,112	0.07%	\$370.89
265963	0	Residential	\$4,112	0.07%	\$370.89
265964	0	Residential	\$4,112	0.07%	\$370.89
265965	0	Residential	\$4,112	0.07%	\$370.89
265966	0	Residential	\$4,112	0.07%	\$370.89
265967	0	Residential	\$4,112	0.07%	\$370.89
265968	0	Residential	\$4,112	0.07%	\$370.89
265969	0	Residential	\$4,112	0.07%	\$370.89
265970	0	Residential	\$4,112	0.07%	\$370.89
265971	0	Residential	\$4,112	0.07%	\$370.89
265972	0	Residential	\$4,112	0.07%	\$370.89
265973	0	Residential	\$4,112	0.07%	\$370.89
265974	0	Residential	\$4,112	0.07%	\$370.89
265975	0	Residential	\$4,112	0.07%	\$370.89
265976	0	Residential	\$4,112	0.07%	\$370.89
265977	0	Residential	\$4,112	0.07%	\$370.89
265978	0	Residential	\$4,112	0.07%	\$370.89
265979	0	Residential	\$4,112	0.07%	\$370.89

**North Grove PID
Assessment Roll Summary
2021-22**

Parcel ID	Tract #	Land Use	Special Assessment	% of Special Assessment for allocating the 2021-22 Annual Installment	Annual Installment 2021-22
265980	0	Residential	\$4,112	0.07%	\$370.89
265981	0	Residential	\$4,112	0.07%	\$370.89
265982	0	Residential	\$4,112	0.07%	\$370.89
265983	0	Residential	\$4,112	0.07%	\$370.89
265984	0	Residential	\$4,112	0.07%	\$370.89
265985	0	Residential	\$4,112	0.07%	\$370.89
265986	0	Residential	\$4,112	0.07%	\$370.89
265987	0	Residential	\$4,112	0.07%	\$370.89
265988	0	Residential	\$4,112	0.07%	\$370.89
265989	0	Residential	\$4,112	0.07%	\$370.89
265990	0	Residential	\$4,112	0.07%	\$370.89
265991	0	Residential	\$4,112	0.07%	\$370.89
265992	0	Residential	\$4,112	0.07%	\$370.89
265993	0	Residential	\$4,112	0.07%	\$370.89
265994	0	Residential	\$4,112	0.07%	\$370.89
265996	0	Residential	\$4,112	0.07%	\$370.89
265997	0	Residential	\$4,112	0.07%	\$370.89
265998	0	Residential	\$4,112	0.07%	\$370.89
265999	0	Residential	\$4,112	0.07%	\$370.89
266000	0	Residential	\$4,112	0.07%	\$370.89
266001	0	Residential	\$4,112	0.07%	\$370.89
266002	0	Residential	\$4,112	0.07%	\$370.89
266003	0	Residential	\$4,112	0.07%	\$370.89
266004	0	Residential	\$4,112	0.07%	\$370.89
266005	0	Residential	\$4,112	0.07%	\$370.89
266006	0	Residential	\$4,112	0.07%	\$370.89
266007	0	Residential	\$4,112	0.07%	\$370.89
266008	0	Residential	\$4,112	0.07%	\$370.89
266009	0	Residential	\$4,112	0.07%	\$370.89
266010	0	Residential	\$4,112	0.07%	\$370.89
266011	0	Residential	\$4,112	0.07%	\$370.89
266012	0	Residential	\$4,112	0.07%	\$370.89
266013	0	Residential	\$4,112	0.07%	\$370.89
266014	0	Residential	\$4,112	0.07%	\$370.89
266015	0	Residential	\$4,112	0.07%	\$370.89
266016	0	Residential	\$4,112	0.07%	\$370.89
266017	0	Residential	\$4,112	0.07%	\$370.89
266018	0	Residential	\$4,112	0.07%	\$370.89
266019	0	Residential	\$4,112	0.07%	\$370.89
266021	0	Residential	\$4,112	0.07%	\$370.89

**North Grove PID
Assessment Roll Summary
2021-22**

Parcel ID	Tract #	Land Use	Special Assessment	% of Special Assessment for allocating the 2021-22 Annual Installment	Annual Installment 2021-22
266022	0	Residential	\$4,112	0.07%	\$370.89
266023	0	Residential	\$4,112	0.07%	\$370.89
266024	0	Residential	\$4,112	0.07%	\$370.89
266025	0	Residential	\$4,112	0.07%	\$370.89
266026	0	Residential	\$4,112	0.07%	\$370.89
266027	0	Residential	\$4,112	0.07%	\$370.89
266028	0	Residential	\$4,112	0.07%	\$370.89
266029	0	Residential	\$4,112	0.07%	\$370.89
266030	0	Residential	\$4,112	0.07%	\$370.89
266031	0	Residential	\$4,112	0.07%	\$370.89
266032	0	Residential	\$4,112	0.07%	\$370.89
266033	0	Residential	\$4,112	0.07%	\$370.89
265995	0	Residential	\$4,112	0.07%	\$370.89
266020	0	Residential	\$4,112	0.07%	\$370.89
269582	0	Open Space	\$0	0.00%	\$0.00
269583	0	Residential	\$2,972	0.05%	\$268.03
269584	0	Residential	\$2,972	0.05%	\$268.03
269585	0	Residential	\$2,972	0.05%	\$268.03
269586	0	Residential	\$2,972	0.05%	\$268.03
269587	0	Residential	\$2,972	0.05%	\$268.03
269588	0	Residential	\$2,972	0.05%	\$268.03
269589	0	Residential	\$2,972	0.05%	\$268.03
269590	0	Residential	\$2,972	0.05%	\$268.03
269591	0	Residential	\$2,972	0.05%	\$268.03
269592	0	Residential	\$2,972	0.05%	\$268.03
269593	0	Residential	\$2,972	0.05%	\$268.03
269594	0	Residential	\$2,972	0.05%	\$268.03
269595	0	Residential	\$2,972	0.05%	\$268.03
269596	0	Residential	\$2,972	0.05%	\$268.03
269597	0	Residential	\$2,972	0.05%	\$268.03
269598	0	Residential	\$2,972	0.05%	\$268.03
269599	0	Residential	\$2,972	0.05%	\$268.03
269600	0	Residential	\$2,972	0.05%	\$268.03
269601	0	Residential	\$2,972	0.05%	\$268.03
269602	0	Residential	\$2,972	0.05%	\$268.03
269603	0	Residential	\$2,972	0.05%	\$268.03
269604	0	Residential	\$2,972	0.05%	\$268.03
269605	0	Residential	\$2,972	0.05%	\$268.03
269606	0	Residential	\$2,972	0.05%	\$268.03
269607	0	Residential	\$2,972	0.05%	\$268.03

**North Grove PID
Assessment Roll Summary
2021-22**

Parcel ID	Tract #	Land Use	Special Assessment	% of Special Assessment for allocating the 2021-22 Annual Installment	Annual Installment 2021-22
269608	0	Residential	\$2,972	0.05%	\$268.03
269609	0	Residential	\$2,972	0.05%	\$268.03
269610	0	Residential	\$2,972	0.05%	\$268.03
269611	0	Residential	\$2,972	0.05%	\$268.03
269612	0	Residential	\$2,972	0.05%	\$268.03
269613	0	Residential	\$2,972	0.05%	\$268.03
269614	0	Residential	\$2,972	0.05%	\$268.03
269615	0	Residential	\$2,972	0.05%	\$268.03
269616	0	Residential	\$2,972	0.05%	\$268.03
269617	0	Residential	\$2,972	0.05%	\$268.03
269618	0	Residential	\$2,972	0.05%	\$268.03
269619	0	Residential	\$2,972	0.05%	\$268.03
269620	0	Residential	\$2,972	0.05%	\$268.03
269621	0	Residential	\$2,972	0.05%	\$268.03
269622	0	Residential	\$2,972	0.05%	\$268.03
269623	0	Residential	\$2,972	0.05%	\$268.03
269624	0	Residential	\$2,972	0.05%	\$268.03
269625	0	Residential	\$2,972	0.05%	\$268.03
269626	0	Residential	\$2,972	0.05%	\$268.03
269627	0	Residential	\$2,972	0.05%	\$268.03
269628	0	Residential	\$2,972	0.05%	\$268.03
269629	0	Residential	\$2,972	0.05%	\$268.03
269630	0	Residential	\$2,972	0.05%	\$268.03
269631	0	Residential	\$2,972	0.05%	\$268.03
269632	0	Residential	\$2,972	0.05%	\$268.03
269633	0	Residential	\$2,972	0.05%	\$268.03
269634	0	Residential	\$2,972	0.05%	\$268.03
269635	0	Residential	\$2,972	0.05%	\$268.03
269636	0	Residential	\$2,972	0.05%	\$268.03
269637	0	Residential	\$2,972	0.05%	\$268.03
269638	0	Residential	\$2,972	0.05%	\$268.03
269639	0	Residential	\$2,972	0.05%	\$268.03
269640	0	Residential	\$2,972	0.05%	\$268.03
269641	0	Residential	\$2,972	0.05%	\$268.03
269642	0	Residential	\$2,972	0.05%	\$268.03
269643	0	Residential	\$2,972	0.05%	\$268.03
269644	0	Residential	\$2,972	0.05%	\$268.03
269645	0	Residential	\$2,972	0.05%	\$268.03
269646	0	Residential	\$2,972	0.05%	\$268.03
269647	0	Residential	\$2,972	0.05%	\$268.03

**North Grove PID
Assessment Roll Summary
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Parcel ID	Tract #	Land Use	Special Assessment	% of Special Assessment for allocating the 2021-22 Annual Installment	Annual Installment 2021-22
269648	0	Residential	\$2,972	0.05%	\$268.03
269649	0	Residential	\$2,972	0.05%	\$268.03
269650	0	Residential	\$2,972	0.05%	\$268.03
269651	0	Residential	\$2,972	0.05%	\$268.03
269652	0	Residential	\$2,972	0.05%	\$268.03
269653	0	Residential	\$2,972	0.05%	\$268.03
269654	0	Residential	\$2,972	0.05%	\$268.03
269655	0	Residential	\$2,972	0.05%	\$268.03
269656	0	Residential	\$2,972	0.05%	\$268.03
269657	0	Residential	\$2,972	0.05%	\$268.03
273298	0	Residential	\$3,829	0.06%	\$345.34
273299	0	Residential	\$3,829	0.06%	\$345.34
273300	0	Residential	\$3,829	0.06%	\$345.34
273301	0	Residential	\$3,829	0.06%	\$345.34
273302	0	Residential	\$3,829	0.06%	\$345.34
273303	0	Residential	\$3,829	0.06%	\$345.34
273304	0	Residential	\$3,829	0.06%	\$345.34
273305	0	Residential	\$3,829	0.06%	\$345.34
273306	0	Residential	\$3,829	0.06%	\$345.34
273307	0	Residential	\$3,829	0.06%	\$345.34
273308	0	Residential	\$3,829	0.06%	\$345.34
273309	0	Residential	\$3,829	0.06%	\$345.34
273310	0	Residential	\$3,829	0.06%	\$345.34
273311	0	Residential	\$3,829	0.06%	\$345.34
273312	0	Residential	\$3,829	0.06%	\$345.34
273321	0	Residential	\$4,332	0.07%	\$390.75
273322	0	Residential	\$4,332	0.07%	\$390.75
273323	0	Residential	\$4,332	0.07%	\$390.75
273324	0	Residential	\$4,332	0.07%	\$390.75
273325	0	Residential	\$4,332	0.07%	\$390.75
273326	0	Residential	\$4,332	0.07%	\$390.75
273327	0	Residential	\$4,332	0.07%	\$390.75
273328	0	Residential	\$4,332	0.07%	\$390.75
273329	0	Residential	\$4,332	0.07%	\$390.75
273330	0	Residential	\$4,332	0.07%	\$390.75
273331	0	Residential	\$4,332	0.07%	\$390.75
273332	0	Residential	\$3,982	0.06%	\$359.14
273333	0	Residential	\$4,332	0.07%	\$390.75
273334	0	Residential	\$4,332	0.07%	\$390.75
273335	0	Residential	\$4,332	0.07%	\$390.75

**North Grove PID
Assessment Roll Summary
2021-22**

Parcel ID	Tract #	Land Use	Special Assessment	% of Special Assessment for allocating the 2021-22 Annual Installment	Annual Installment 2021-22
273336	0	Residential	\$4,332	0.07%	\$390.75
273337	0	Residential	\$4,332	0.07%	\$390.75
273338	0	Residential	\$4,332	0.07%	\$390.75
273339	0	Residential	\$3,982	0.06%	\$359.14
273340	0	Residential	\$3,982	0.06%	\$359.14
273341	0	Residential	\$3,982	0.06%	\$359.14
273342	0	Residential	\$3,982	0.06%	\$359.14
273343	0	Residential	\$3,982	0.06%	\$359.14
273344	0	Residential	\$3,982	0.06%	\$359.14
273345	0	Residential	\$3,982	0.06%	\$359.14
273346	0	Residential	\$3,982	0.06%	\$359.14
273347	0	Residential	\$3,982	0.06%	\$359.14
273348	0	Residential	\$3,982	0.06%	\$359.14
273349	0	Residential	\$4,332	0.07%	\$390.75
273350	0	Residential	\$4,332	0.07%	\$390.75
273351	0	Residential	\$4,332	0.07%	\$390.75
273352	0	Residential	\$4,332	0.07%	\$390.75
273353	0	Open Space	\$0	0.00%	\$0.00
273355	0	Residential	\$3,982	0.06%	\$359.14
273356	0	Residential	\$3,982	0.06%	\$359.14
273357	0	Residential	\$3,982	0.06%	\$359.14
273358	0	Residential	\$3,982	0.06%	\$359.14
273359	0	Residential	\$3,982	0.06%	\$359.14
273360	0	Residential	\$3,982	0.06%	\$359.14
273361	0	Residential	\$3,982	0.06%	\$359.14
273362	0	Residential	\$3,982	0.06%	\$359.14
273363	0	Residential	\$3,982	0.06%	\$359.14
273364	0	Residential	\$3,982	0.06%	\$359.14
273365	0	Residential	\$3,982	0.06%	\$359.14
273366	0	Residential	\$3,982	0.06%	\$359.14
273367	0	Residential	\$3,982	0.06%	\$359.14
273368	0	Residential	\$3,982	0.06%	\$359.14
273369	0	Residential	\$3,982	0.06%	\$359.14
273370	0	Residential	\$3,982	0.06%	\$359.14
273371	0	Residential	\$3,982	0.06%	\$359.14
273372	0	Residential	\$3,982	0.06%	\$359.14
273373	0	Residential	\$3,982	0.06%	\$359.14
273374	0	Residential	\$3,982	0.06%	\$359.14
273375	0	Residential	\$3,982	0.06%	\$359.14
273376	0	Residential	\$3,982	0.06%	\$359.14

**North Grove PID
Assessment Roll Summary
2021-22**

Parcel ID	Tract #	Land Use	Special Assessment	% of Special Assessment for allocating the 2021-22 Annual Installment	Annual Installment 2021-22
273378	0	Residential	\$3,982	0.06%	\$359.14
273379	0	Residential	\$3,982	0.06%	\$359.14
273380	0	Residential	\$3,982	0.06%	\$359.14
273381	0	Residential	\$3,982	0.06%	\$359.14
273382	0	Residential	\$4,332	0.07%	\$390.75
273383	0	Residential	\$4,332	0.07%	\$390.75
273384	0	Residential	\$4,332	0.07%	\$390.75
273385	0	Residential	\$4,332	0.07%	\$390.75
273386	0	Residential	\$4,332	0.07%	\$390.75
273387	0	Residential	\$4,332	0.07%	\$390.75
273388	0	Residential	\$4,332	0.07%	\$390.75
273389	0	Residential	\$4,332	0.07%	\$390.75
273390	0	Residential	\$4,332	0.07%	\$390.75
273391	0	Residential	\$4,332	0.07%	\$390.75
273392	0	Residential	\$4,332	0.07%	\$390.75
273393	0	Residential	\$4,332	0.07%	\$390.75
273394	0	Residential	\$4,332	0.07%	\$390.75
273395	0	Residential	\$4,332	0.07%	\$390.75
273396	0	Residential	\$4,332	0.07%	\$390.75
273397	0	Residential	\$4,332	0.07%	\$390.75
273398	0	Residential	\$4,332	0.07%	\$390.75
273399	0	Residential	\$4,332	0.07%	\$390.75
273400	0	Residential	\$4,332	0.07%	\$390.75
273401	0	Residential	\$4,332	0.07%	\$390.75
273402	0	Residential	\$4,332	0.07%	\$390.75
272232	0	Residential	\$3,758	0.06%	\$338.96
272233	0	Residential	\$3,758	0.06%	\$338.96
272234	0	Residential	\$3,758	0.06%	\$338.96
272235	0	Residential	\$3,758	0.06%	\$338.96
272236	0	Residential	\$3,758	0.06%	\$338.96
272237	0	Residential	\$3,758	0.06%	\$338.96
272238	0	Residential	\$3,758	0.06%	\$338.96
272239	0	Residential	\$3,758	0.06%	\$338.96
272240	0	Residential	\$3,758	0.06%	\$338.96
272241	0	Residential	\$3,758	0.06%	\$338.96
272242	0	Residential	\$3,758	0.06%	\$338.96
272243	0	Residential	\$3,758	0.06%	\$338.96
272244	0	Residential	\$3,758	0.06%	\$338.96
272245	0	Residential	\$3,758	0.06%	\$338.96
272246	0	Residential	\$3,758	0.06%	\$338.96

**North Grove PID
Assessment Roll Summary
2021-22**

Parcel ID	Tract #	Land Use	Special Assessment	% of Special Assessment for allocating the 2021-22 Annual Installment	Annual Installment 2021-22
272247	0	Residential	\$4,142	0.07%	\$373.63
272248	0	Residential	\$4,142	0.07%	\$373.63
272249	0	Residential	\$4,142	0.07%	\$373.63
272250	0	Residential	\$4,142	0.07%	\$373.63
272251	0	Residential	\$4,142	0.07%	\$373.63
272252	0	Residential	\$4,142	0.07%	\$373.63
272253	0	Residential	\$4,142	0.07%	\$373.63
272254	0	Residential	\$4,142	0.07%	\$373.63
272255	0	Residential	\$4,142	0.07%	\$373.63
272256	0	Residential	\$4,142	0.07%	\$373.63
272257	0	Residential	\$4,142	0.07%	\$373.63
272258	0	Residential	\$4,142	0.07%	\$373.63
272259	0	Residential	\$4,142	0.07%	\$373.63
272260	0	Residential	\$4,142	0.07%	\$373.63
272261	0	Residential	\$4,142	0.07%	\$373.63
272262	0	Residential	\$4,142	0.07%	\$373.63
272263	0	Residential	\$4,142	0.07%	\$373.63
272264	0	Residential	\$4,142	0.07%	\$373.63
272265	0	Residential	\$4,142	0.07%	\$373.63
272266	0	Residential	\$4,142	0.07%	\$373.63
272267	0	Residential	\$4,142	0.07%	\$373.63
272268	0	Residential	\$4,142	0.07%	\$373.63
272269	0	Residential	\$4,142	0.07%	\$373.63
272270	0	Residential	\$4,142	0.07%	\$373.63
272271	0	Residential	\$4,142	0.07%	\$373.63
272272	0	Residential	\$4,142	0.07%	\$373.63
272273	0	Residential	\$4,142	0.07%	\$373.63
272274	0	Residential	\$4,142	0.07%	\$373.63
272275	0	Residential	\$4,142	0.07%	\$373.63
272276	0	Residential	\$4,142	0.07%	\$373.63
272277	0	Residential	\$4,142	0.07%	\$373.63
272278	0	Open Space	\$0	0.00%	\$0.00
272281	0	Residential	\$3,758	0.06%	\$338.96
272282	0	Residential	\$3,758	0.06%	\$338.96
272283	0	Residential	\$3,758	0.06%	\$338.96
272284	0	Residential	\$3,758	0.06%	\$338.96
272285	0	Residential	\$3,758	0.06%	\$338.96
272286	0	Residential	\$3,758	0.06%	\$338.96
272287	0	Residential	\$3,758	0.06%	\$338.96
272288	0	Residential	\$3,758	0.06%	\$338.96

**North Grove PID
Assessment Roll Summary
2021-22**

Parcel ID	Tract #	Land Use	Special Assessment	% of Special Assessment for allocating the 2021-22 Annual Installment	Annual Installment 2021-22
272289	0	Residential	\$3,758	0.06%	\$338.96
272290	0	Residential	\$3,758	0.06%	\$338.96
272291	0	Residential	\$3,758	0.06%	\$338.96
272292	0	Residential	\$3,758	0.06%	\$338.96
272293	0	Residential	\$4,142	0.07%	\$373.63
272294	0	Residential	\$4,142	0.07%	\$373.63
272295	0	Residential	\$4,142	0.07%	\$373.63
272296	0	Residential	\$4,142	0.07%	\$373.63
272297	0	Residential	\$4,142	0.07%	\$373.63
272298	0	Residential	\$4,142	0.07%	\$373.63
272299	0	Residential	\$4,142	0.07%	\$373.63
272300	0	Residential	\$4,142	0.07%	\$373.63
272301	0	Residential	\$4,142	0.07%	\$373.63
272302	0	Residential	\$4,142	0.07%	\$373.63
272303	0	Residential	\$4,142	0.07%	\$373.63
272304	0	Residential	\$4,142	0.07%	\$373.63
272305	0	Residential	\$4,142	0.07%	\$373.63
272306	0	Residential	\$4,142	0.07%	\$373.63
272307	0	Residential	\$4,142	0.07%	\$373.63
272308	0	Residential	\$2,994	0.05%	\$270.05
272309	0	Residential	\$2,994	0.05%	\$270.05
272310	0	Residential	\$2,994	0.05%	\$270.05
272311	0	Residential	\$3,259	0.05%	\$293.97
272312	0	Residential	\$3,259	0.05%	\$293.97
272313	0	Residential	\$3,259	0.05%	\$293.97
272314	0	Residential	\$3,259	0.05%	\$293.97
272315	0	Residential	\$3,259	0.05%	\$293.97
272316	0	Residential	\$3,259	0.05%	\$293.97
272319	0	Residential	\$3,006	0.05%	\$271.14
272320	0	Residential	\$3,758	0.06%	\$338.96
272321	0	Residential	\$3,758	0.06%	\$338.96
272322	0	Residential	\$3,758	0.06%	\$338.96
272323	0	Residential	\$3,758	0.06%	\$338.96
272324	0	Residential	\$3,758	0.06%	\$338.96
272325	0	Residential	\$3,758	0.06%	\$338.96
272326	0	Residential	\$3,758	0.06%	\$338.96
272327	0	Residential	\$3,758	0.06%	\$338.96
272328	0	Residential	\$3,758	0.06%	\$338.96
272329	0	Residential	\$3,006	0.05%	\$271.14
272330	0	Residential	\$3,758	0.06%	\$338.96

**North Grove PID
Assessment Roll Summary
2021-22**

Parcel ID	Tract #	Land Use	Special Assessment	% of Special Assessment for allocating the 2021-22 Annual Installment	Annual Installment 2021-22
272331	0	Residential	\$3,758	0.06%	\$338.96
272332	0	Residential	\$3,006	0.05%	\$271.14
272333	0	Residential	\$3,006	0.05%	\$271.14
272334	0	Residential	\$3,758	0.06%	\$338.96
272335	0	Residential	\$3,758	0.06%	\$338.96
272336	0	Residential	\$3,006	0.05%	\$271.14
272337	0	Residential	\$3,006	0.05%	\$271.14
272338	0	Residential	\$3,006	0.05%	\$271.14
272339	0	Residential	\$3,006	0.05%	\$271.14
272340	0	Residential	\$3,006	0.05%	\$271.14
272341	0	Residential	\$3,006	0.05%	\$271.14
272342	0	Residential	\$3,758	0.06%	\$338.96
272343	0	Residential	\$3,758	0.06%	\$338.96
272344	0	Residential	\$3,758	0.06%	\$338.96
272345	0	Residential	\$3,006	0.05%	\$271.14
272346	0	Residential	\$4,142	0.07%	\$373.63
272347	0	Residential	\$4,142	0.07%	\$373.63
272348	0	Residential	\$4,142	0.07%	\$373.63
272349	0	Residential	\$4,142	0.07%	\$373.63
272350	0	Residential	\$4,142	0.07%	\$373.63
272351	0	Residential	\$4,142	0.07%	\$373.63
272352	0	Residential	\$4,142	0.07%	\$373.63
272353	0	Residential	\$4,142	0.07%	\$373.63
272354	0	Residential	\$4,142	0.07%	\$373.63
272355	0	Residential	\$4,142	0.07%	\$373.63
272356	0	Residential	\$6,227	0.10%	\$561.65
272357	0	Residential	\$6,227	0.10%	\$561.65
272358	0	Residential	\$6,227	0.10%	\$561.65
272359	0	Residential	\$6,227	0.10%	\$561.65
272360	0	Residential	\$6,227	0.10%	\$561.65
272361	0	Residential	\$4,723	0.08%	\$426.02
272362	0	Residential	\$4,723	0.08%	\$426.02
272363	0	Residential	\$4,670	0.07%	\$421.28
272364	0	Residential	\$6,332	0.10%	\$571.12
272365	0	Residential	\$6,332	0.10%	\$571.12
272366	0	Residential	\$6,332	0.10%	\$571.12
272367	0	Residential	\$6,332	0.10%	\$571.12
272368	0	Residential	\$6,332	0.10%	\$571.12
272369	0	Residential	\$6,332	0.10%	\$571.12
272370	0	Owner Association Property	\$62,500	1.00%	\$5,637.56

**North Grove PID
Assessment Roll Summary
2021-22**

Parcel ID	Tract #	Land Use	Special Assessment	% of Special Assessment for allocating the 2021-22 Annual Installment	Annual Installment 2021-22
272371	0	Open Space	\$0	0.00%	\$0.00
272383	0	Residential	\$3,758	0.06%	\$338.96
272384	0	Residential	\$4,142	0.07%	\$373.63
272385	0	Residential	\$4,142	0.07%	\$373.63
272386	0	Residential	\$4,142	0.07%	\$373.63
272387	0	Residential	\$6,227	0.10%	\$561.65
272388	0	Residential	\$6,227	0.10%	\$561.65
272389	0	Residential	\$6,227	0.10%	\$561.65
272390	0	Residential	\$4,142	0.07%	\$373.63
272391	0	Residential	\$4,142	0.07%	\$373.63
272392	0	Residential	\$4,142	0.07%	\$373.63
272393	0	Residential	\$3,758	0.06%	\$338.96
272418	0	Residential	\$3,006	0.05%	\$271.14
272419	0	Residential	\$3,758	0.06%	\$338.96
272420	0	Residential	\$3,758	0.06%	\$338.96
272421	0	Residential	\$3,006	0.05%	\$271.14
272422	0	Residential	\$3,006	0.05%	\$271.14
272423	0	Residential	\$4,142	0.07%	\$373.63
272424	0	Residential	\$4,142	0.07%	\$373.63
272425	0	Residential	\$3,006	0.05%	\$271.14
272434	0	Residential	\$4,142	0.07%	\$373.63
272435	0	Residential	\$6,227	0.10%	\$561.65
272436	0	Residential	\$6,227	0.10%	\$561.65
272437	0	Residential	\$6,227	0.10%	\$561.65
272438	0	Residential	\$6,227	0.10%	\$561.65
272439	0	Residential	\$6,227	0.10%	\$561.65
272440	0	Residential	\$6,227	0.10%	\$561.65
272441	0	Residential	\$4,142	0.07%	\$373.63
272460	0	Residential	\$4,670	0.07%	\$421.28
272461	0	Residential	\$6,332	0.10%	\$571.12
272462	0	Residential	\$6,332	0.10%	\$571.12
272463	0	Residential	\$6,332	0.10%	\$571.12
272464	0	Residential	\$6,332	0.10%	\$571.12
272465	0	Residential	\$6,227	0.10%	\$561.65
272466	0	Residential	\$6,227	0.10%	\$561.65
272467	0	Residential	\$6,227	0.10%	\$561.65
272468	0	Residential	\$4,670	0.07%	\$421.28
272469	0	Residential	\$6,332	0.10%	\$571.12
272470	0	Residential	\$6,332	0.10%	\$571.12
272471	0	Residential	\$6,332	0.10%	\$571.12

**North Grove PID
Assessment Roll Summary
2021-22**

Parcel ID	Tract #	Land Use	Special Assessment	% of Special Assessment for allocating the 2021-22 Annual Installment	Annual Installment 2021-22
272472	0	Residential	\$6,332	0.10%	\$571.12
272473	0	Residential	\$6,332	0.10%	\$571.12
272474	0	Residential	\$6,332	0.10%	\$571.12
272475	0	Residential	\$6,332	0.10%	\$571.12
272476	0	Residential	\$4,670	0.07%	\$421.28
272477	0	Residential	\$4,670	0.07%	\$421.28
272478	0	Residential	\$4,670	0.07%	\$421.28
272479	0	Residential	\$6,227	0.10%	\$561.65
272480	0	Residential	\$6,227	0.10%	\$561.65
272481	0	Residential	\$6,227	0.10%	\$561.65
272482	0	Residential	\$6,227	0.10%	\$561.65
272483	0	Residential	\$6,227	0.10%	\$561.65
272484	0	Residential	\$6,227	0.10%	\$561.65
272485	0	Residential	\$6,227	0.10%	\$561.65
272486	0	Residential	\$6,227	0.10%	\$561.65
272487	0	Residential	\$6,332	0.10%	\$571.12
272488	0	Residential	\$6,332	0.10%	\$571.12
272489	0	Residential	\$6,332	0.10%	\$571.12
272490	0	Open Space	\$0	0.00%	\$0.00
275414	0	School Site	\$0	0.00%	\$0.00
272370	0	Owner Association Property	\$0	0.00%	\$0.00
278569	0	Residential	\$2,671	0.04%	\$240.90
278570	0	Residential	\$2,671	0.04%	\$240.90
278571	0	Residential	\$2,671	0.04%	\$240.90
278572	0	Residential	\$2,671	0.04%	\$240.90
278573	0	Residential	\$2,671	0.04%	\$240.90
278574	0	Residential	\$2,671	0.04%	\$240.90
278575	0	Residential	\$2,671	0.04%	\$240.90
278576	0	Residential	\$2,671	0.04%	\$240.90
278577	0	Residential	\$2,671	0.04%	\$240.90
278578	0	Residential	\$2,671	0.04%	\$240.90
278579	0	Open Space	\$0	0.00%	\$0.00
278617	0	Residential	\$2,671	0.04%	\$240.90
278627	0	Residential	\$2,671	0.04%	\$240.90
278628	0	Residential	\$2,671	0.04%	\$240.90
278629	0	Residential	\$2,671	0.04%	\$240.90
278630	0	Residential	\$2,671	0.04%	\$240.90
278631	0	Residential	\$2,671	0.04%	\$240.90
278632	0	Residential	\$2,671	0.04%	\$240.90
278633	0	Residential	\$2,671	0.04%	\$240.90

**North Grove PID
Assessment Roll Summary
2021-22**

Parcel ID	Tract #	Land Use	Special Assessment	% of Special Assessment for allocating the 2021-22 Annual Installment	Annual Installment 2021-22
278634	0	Residential	\$2,671	0.04%	\$240.90
278635	0	Residential	\$2,671	0.04%	\$240.90
278636	0	Residential	\$2,671	0.04%	\$240.90
278637	0	Residential	\$2,671	0.04%	\$240.90
278638	0	Residential	\$2,671	0.04%	\$240.90
278639	0	Residential	\$2,671	0.04%	\$240.90
278640	0	Residential	\$2,671	0.04%	\$240.90
278641	0	Residential	\$2,671	0.04%	\$240.90
278642	0	Residential	\$2,671	0.04%	\$240.90
278643	0	Residential	\$2,671	0.04%	\$240.90
278644	0	Open Space	\$0	0.00%	\$0.00
278645	0	Residential	\$2,671	0.04%	\$240.90
278646	0	Residential	\$2,671	0.04%	\$240.90
278647	0	Residential	\$2,671	0.04%	\$240.90
278648	0	Residential	\$2,671	0.04%	\$240.90
278649	0	Residential	\$2,671	0.04%	\$240.90
278650	0	Residential	\$2,671	0.04%	\$240.90
278651	0	Residential	\$2,671	0.04%	\$240.90
278652	0	Residential	\$2,671	0.04%	\$240.90
278653	0	Residential	\$2,671	0.04%	\$240.90
278654	0	Residential	\$2,671	0.04%	\$240.90
278655	0	Residential	\$2,671	0.04%	\$240.90
278656	0	Residential	\$2,671	0.04%	\$240.90
278657	0	Residential	\$2,671	0.04%	\$240.90
278658	0	Residential	\$2,671	0.04%	\$240.90
278660	0	Residential	\$2,671	0.04%	\$240.90
278661	0	Residential	\$2,671	0.04%	\$240.90
278662	0	Residential	\$2,671	0.04%	\$240.90
278663	0	Residential	\$2,671	0.04%	\$240.90
278664	0	Residential	\$2,671	0.04%	\$240.90
278665	0	Residential	\$2,671	0.04%	\$240.90
278666	0	Residential	\$2,671	0.04%	\$240.90
278667	0	Residential	\$2,671	0.04%	\$240.90
278668	0	Residential	\$2,671	0.04%	\$240.90
278669	0	Residential	\$2,671	0.04%	\$240.90
278670	0	Residential	\$2,671	0.04%	\$240.90
278671	0	Residential	\$2,671	0.04%	\$240.90
278672	0	Residential	\$2,671	0.04%	\$240.90
278673	0	Residential	\$2,671	0.04%	\$240.90
278674	0	Residential	\$2,671	0.04%	\$240.90

**North Grove PID
Assessment Roll Summary
2021-22**

Parcel ID	Tract #	Land Use	Special Assessment	% of Special Assessment for allocating the 2021-22 Annual Installment	Annual Installment 2021-22
278580	0	Residential	\$2,671	0.04%	\$240.90
278581	0	Residential	\$2,671	0.04%	\$240.90
278582	0	Residential	\$2,671	0.04%	\$240.90
278583	0	Residential	\$2,671	0.04%	\$240.90
278584	0	Residential	\$2,671	0.04%	\$240.90
278585	0	Residential	\$2,671	0.04%	\$240.90
278586	0	Residential	\$2,671	0.04%	\$240.90
278587	0	Residential	\$2,671	0.04%	\$240.90
278588	0	Residential	\$2,671	0.04%	\$240.90
278589	0	Residential	\$2,671	0.04%	\$240.90
278590	0	Residential	\$2,671	0.04%	\$240.90
278591	0	Residential	\$2,671	0.04%	\$240.90
278592	0	Residential	\$2,671	0.04%	\$240.90
278593	0	Residential	\$2,671	0.04%	\$240.90
278594	0	Residential	\$2,671	0.04%	\$240.90
278595	0	Residential	\$2,671	0.04%	\$240.90
278596	0	Residential	\$2,671	0.04%	\$240.90
278597	0	Residential	\$2,671	0.04%	\$240.90
278598	0	Residential	\$2,671	0.04%	\$240.90
278599	0	Residential	\$2,671	0.04%	\$240.90
278600	0	Residential	\$2,671	0.04%	\$240.90
278601	0	Residential	\$2,671	0.04%	\$240.90
278602	0	Residential	\$2,671	0.04%	\$240.90
278603	0	Residential	\$2,671	0.04%	\$240.90
278604	0	Residential	\$2,671	0.04%	\$240.90
278605	0	Residential	\$2,671	0.04%	\$240.90
278606	0	Residential	\$2,671	0.04%	\$240.90
278607	0	Residential	\$2,671	0.04%	\$240.90
278608	0	Residential	\$2,671	0.04%	\$240.90
278609	0	Residential	\$2,671	0.04%	\$240.90
278610	0	Residential	\$2,671	0.04%	\$240.90
278611	0	Residential	\$2,671	0.04%	\$240.90
278614	0	Residential	\$2,671	0.04%	\$240.90
278615	0	Residential	\$2,671	0.04%	\$240.90
278616	0	Residential	\$2,671	0.04%	\$240.90
278618	0	Residential	\$2,671	0.04%	\$240.90
278619	0	Residential	\$2,671	0.04%	\$240.90
278620	0	Residential	\$2,671	0.04%	\$240.90
278621	0	Residential	\$2,671	0.04%	\$240.90
278622	0	Residential	\$2,671	0.04%	\$240.90

**North Grove PID
Assessment Roll Summary
2021-22**

Parcel ID	Tract #	Land Use	Special Assessment	% of Special Assessment for allocating the 2021-22 Annual Installment	Annual Installment 2021-22
278623	0	Residential	\$2,671	0.04%	\$240.90
278624	0	Residential	\$2,671	0.04%	\$240.90
278625	0	Residential	\$2,671	0.04%	\$240.90
278626	0	Residential	\$2,671	0.04%	\$240.90
276467	0	Residential	\$1,745	0.03%	\$157.37
276468	0	Residential	\$1,745	0.03%	\$157.37
276469	0	Residential	\$1,745	0.03%	\$157.37
276470	0	Residential	\$1,745	0.03%	\$157.37
276471	0	Residential	\$1,745	0.03%	\$157.37
276472	0	Residential	\$1,745	0.03%	\$157.37
276473	0	Residential	\$1,745	0.03%	\$157.37
276474	0	Residential	\$1,745	0.03%	\$157.37
276475	0	Residential	\$1,745	0.03%	\$157.37
276476	0	Residential	\$1,745	0.03%	\$157.37
276477	0	Residential	\$1,745	0.03%	\$157.37
276478	0	Residential	\$1,745	0.03%	\$157.37
276479	0	Residential	\$1,745	0.03%	\$157.37
276480	0	Residential	\$1,745	0.03%	\$157.37
276481	0	Residential	\$1,745	0.03%	\$157.37
276482	0	Residential	\$1,745	0.03%	\$157.37
276483	0	Residential	\$1,745	0.03%	\$157.37
276484	0	Residential	\$1,745	0.03%	\$157.37
276485	0	Residential	\$1,745	0.03%	\$157.37
276486	0	Residential	\$1,745	0.03%	\$157.37
276487	0	Residential	\$1,745	0.03%	\$157.37
276488	0	Residential	\$1,745	0.03%	\$157.37
276489	0	Residential	\$1,745	0.03%	\$157.37
276490	0	Residential	\$1,745	0.03%	\$157.37
276491	0	Residential	\$1,745	0.03%	\$157.37
276492	0	Residential	\$1,745	0.03%	\$157.37
276493	0	Residential	\$1,745	0.03%	\$157.37
276494	0	Residential	\$1,745	0.03%	\$157.37
276495	0	Residential	\$1,745	0.03%	\$157.37
276496	0	Residential	\$1,745	0.03%	\$157.37
276519	0	Residential	\$1,745	0.03%	\$157.37
276520	0	Residential	\$1,745	0.03%	\$157.37
276521	0	Residential	\$1,745	0.03%	\$157.37
276522	0	Residential	\$1,745	0.03%	\$157.37
276523	0	Residential	\$1,745	0.03%	\$157.37
276524	0	Residential	\$1,745	0.03%	\$157.37

**North Grove PID
Assessment Roll Summary
2021-22**

Parcel ID	Tract #	Land Use	Special Assessment	% of Special Assessment for allocating the 2021-22 Annual Installment	Annual Installment 2021-22
276525	0	Residential	\$1,745	0.03%	\$157.37
276526	0	Residential	\$1,745	0.03%	\$157.37
276527	0	Residential	\$1,745	0.03%	\$157.37
276528	0	Residential	\$1,745	0.03%	\$157.37
276529	0	Residential	\$1,745	0.03%	\$157.37
276530	0	Residential	\$1,745	0.03%	\$157.37
276531	0	Residential	\$1,745	0.03%	\$157.37
276532	0	Residential	\$1,745	0.03%	\$157.37
276533	0	Residential	\$1,745	0.03%	\$157.37
276534	0	Open Space	\$0	0.00%	\$0.00
276535	0	Residential	\$1,745	0.03%	\$157.37
276536	0	Residential	\$1,745	0.03%	\$157.37
276537	0	Residential	\$1,745	0.03%	\$157.37
276538	0	Residential	\$1,745	0.03%	\$157.37
276539	0	Residential	\$1,745	0.03%	\$157.37
276540	0	Residential	\$1,745	0.03%	\$157.37
276552	0	Residential	\$1,745	0.03%	\$157.37
276553	0	Residential	\$1,745	0.03%	\$157.37
276554	0	Residential	\$1,745	0.03%	\$157.37
276555	0	Residential	\$1,745	0.03%	\$157.37
276556	0	Residential	\$1,745	0.03%	\$157.37
276557	0	Residential	\$1,745	0.03%	\$157.37
276500	0	Residential	\$1,703	0.03%	\$153.63
276501	0	Residential	\$1,703	0.03%	\$153.63
276502	0	Residential	\$1,703	0.03%	\$153.63
276503	0	Residential	\$1,703	0.03%	\$153.63
276504	0	Open Space	\$0	0.00%	\$0.00
276505	0	Residential	\$1,703	0.03%	\$153.63
276506	0	Residential	\$1,703	0.03%	\$153.63
276507	0	Residential	\$1,703	0.03%	\$153.63
276508	0	Residential	\$1,703	0.03%	\$153.63
276509	0	Residential	\$1,703	0.03%	\$153.63
276510	0	Residential	\$1,703	0.03%	\$153.63
276511	0	Residential	\$1,703	0.03%	\$153.63
276512	0	Residential	\$1,703	0.03%	\$153.63
276513	0	Residential	\$1,703	0.03%	\$153.63
276541	0	Residential	\$1,703	0.03%	\$153.63
276542	0	Residential	\$1,703	0.03%	\$153.63
276543	0	Residential	\$1,703	0.03%	\$153.63
276544	0	Residential	\$1,703	0.03%	\$153.63

**North Grove PID
Assessment Roll Summary
2021-22**

Parcel ID	Tract #	Land Use	Special Assessment	% of Special Assessment for allocating the 2021-22 Annual Installment	Annual Installment 2021-22
276545	0	Residential	\$1,703	0.03%	\$153.63
276546	0	Residential	\$1,703	0.03%	\$153.63
276547	0	Residential	\$1,703	0.03%	\$153.63
276548	0	Residential	\$1,703	0.03%	\$153.63
276549	0	Residential	\$1,703	0.03%	\$153.63
276550	0	Residential	\$1,703	0.03%	\$153.63
276551	0	Residential	\$1,703	0.03%	\$153.63
276497	0	Residential	\$1,721	0.03%	\$155.20
276498	0	Residential	\$1,721	0.03%	\$155.20
276499	0	Residential	\$1,721	0.03%	\$155.20
276514	0	Residential	\$1,721	0.03%	\$155.20
276515	0	Residential	\$1,721	0.03%	\$155.20
276516	0	Residential	\$1,721	0.03%	\$155.20
276517	0	Residential	\$1,721	0.03%	\$155.20
276518	0	Residential	\$1,721	0.03%	\$155.20
282103	0	Residential	\$4,186	0.07%	\$377.57
282104	0	Residential	\$4,186	0.07%	\$377.57
282112	0	Residential	\$4,186	0.07%	\$377.57
282113	0	Residential	\$4,186	0.07%	\$377.57
282114	0	Residential	\$4,186	0.07%	\$377.57
282115	0	Residential	\$4,186	0.07%	\$377.57
282116	0	Residential	\$4,186	0.07%	\$377.57
282117	0	Residential	\$4,186	0.07%	\$377.57
282118	0	Residential	\$4,186	0.07%	\$377.57
282119	0	Residential	\$4,186	0.07%	\$377.57
282120	0	Residential	\$4,186	0.07%	\$377.57
282121	0	Residential	\$4,186	0.07%	\$377.57
282122	0	Residential	\$4,186	0.07%	\$377.57
282138	0	Residential	\$4,186	0.07%	\$377.57
282139	0	Residential	\$4,186	0.07%	\$377.57
282140	0	Residential	\$4,186	0.07%	\$377.57
282141	0	Residential	\$4,186	0.07%	\$377.57
282142	0	Residential	\$4,186	0.07%	\$377.57
282143	0	Residential	\$4,186	0.07%	\$377.57
282144	0	Residential	\$4,186	0.07%	\$377.57
282145	0	Residential	\$4,186	0.07%	\$377.57
282146	0	Residential	\$4,186	0.07%	\$377.57
282147	0	Residential	\$4,186	0.07%	\$377.57
282148	0	Residential	\$4,186	0.07%	\$377.57
282162	0	Residential	\$4,186	0.07%	\$377.57

**North Grove PID
Assessment Roll Summary
2021-22**

Parcel ID	Tract #	Land Use	Special Assessment	% of Special Assessment for allocating the 2021-22 Annual Installment	Annual Installment 2021-22
282163	0	Residential	\$4,186	0.07%	\$377.57
282222	0	Residential	\$4,186	0.07%	\$377.57
282223	0	Residential	\$4,186	0.07%	\$377.57
282224	0	Residential	\$4,186	0.07%	\$377.57
282225	0	Residential	\$4,186	0.07%	\$377.57
282226	0	Residential	\$4,186	0.07%	\$377.57
282227	0	Residential	\$4,186	0.07%	\$377.57
282228	0	Residential	\$4,186	0.07%	\$377.57
282229	0	Residential	\$4,186	0.07%	\$377.57
282246	0	Residential	\$4,186	0.07%	\$377.57
282247	0	Residential	\$4,186	0.07%	\$377.57
282248	0	Residential	\$4,186	0.07%	\$377.57
282249	0	Residential	\$4,186	0.07%	\$377.57
282250	0	Residential	\$4,186	0.07%	\$377.57
282251	0	Residential	\$4,186	0.07%	\$377.57
282252	0	Residential	\$4,186	0.07%	\$377.57
282253	0	Residential	\$4,186	0.07%	\$377.57
282254	0	Residential	\$4,186	0.07%	\$377.57
282255	0	Residential	\$4,186	0.07%	\$377.57
282256	0	Residential	\$4,186	0.07%	\$377.57
282257	0	Residential	\$4,186	0.07%	\$377.57
282258	0	Residential	\$4,186	0.07%	\$377.57
282259	0	Residential	\$4,186	0.07%	\$377.57
282260	0	Residential	\$4,186	0.07%	\$377.57
282261	0	Residential	\$4,186	0.07%	\$377.57
282262	0	Residential	\$4,186	0.07%	\$377.57
282263	0	Residential	\$4,186	0.07%	\$377.57
282270	0	Residential	\$4,186	0.07%	\$377.57
282271	0	Residential	\$4,186	0.07%	\$377.57
282272	0	Residential	\$4,186	0.07%	\$377.57
282273	0	Residential	\$4,186	0.07%	\$377.57
282274	0	Residential	\$4,186	0.07%	\$377.57
282275	0	Residential	\$4,186	0.07%	\$377.57
282276	0	Residential	\$4,186	0.07%	\$377.57
282277	0	Residential	\$4,186	0.07%	\$377.57
282291	0	Residential	\$4,186	0.07%	\$377.57
282292	0	Residential	\$4,186	0.07%	\$377.57
282293	0	Residential	\$4,186	0.07%	\$377.57
282294	0	Residential	\$4,186	0.07%	\$377.57
282295	0	Residential	\$4,186	0.07%	\$377.57

**North Grove PID
Assessment Roll Summary
2021-22**

Parcel ID	Tract #	Land Use	Special Assessment	% of Special Assessment for allocating the 2021-22 Annual Installment	Annual Installment 2021-22
282296	0	Residential	\$4,186	0.07%	\$377.57
282297	0	Residential	\$4,186	0.07%	\$377.57
282101	0	Residential	\$3,921	0.06%	\$353.68
282102	0	Residential	\$3,921	0.06%	\$353.68
282106	0	Residential	\$3,921	0.06%	\$353.68
282107	0	Residential	\$3,921	0.06%	\$353.68
282108	0	Residential	\$3,921	0.06%	\$353.68
282109	0	Residential	\$3,921	0.06%	\$353.68
282110	0	Residential	\$3,921	0.06%	\$353.68
282111	0	Residential	\$3,921	0.06%	\$353.68
282123	0	Residential	\$3,921	0.06%	\$353.68
282124	0	Residential	\$3,921	0.06%	\$353.68
282125	0	Residential	\$3,921	0.06%	\$353.68
282126	0	Residential	\$3,921	0.06%	\$353.68
282127	0	Residential	\$3,921	0.06%	\$353.68
282128	0	Residential	\$3,921	0.06%	\$353.68
282129	0	Residential	\$3,921	0.06%	\$353.68
282130	0	Residential	\$3,921	0.06%	\$353.68
282149	0	Residential	\$3,921	0.06%	\$353.68
282150	0	Residential	\$3,921	0.06%	\$353.68
282151	0	Residential	\$3,921	0.06%	\$353.68
282152	0	Residential	\$3,921	0.06%	\$353.68
282153	0	Residential	\$3,921	0.06%	\$353.68
282154	0	Residential	\$3,921	0.06%	\$353.68
282155	0	Residential	\$3,921	0.06%	\$353.68
282156	0	Residential	\$3,921	0.06%	\$353.68
282164	0	Residential	\$3,921	0.06%	\$353.68
282165	0	Residential	\$3,921	0.06%	\$353.68
282166	0	Residential	\$3,921	0.06%	\$353.68
282168	0	Residential	\$3,921	0.06%	\$353.68
282172	0	Residential	\$3,921	0.06%	\$353.68
282173	0	Residential	\$3,921	0.06%	\$353.68
282174	0	Residential	\$3,921	0.06%	\$353.68
282175	0	Residential	\$3,921	0.06%	\$353.68
282176	0	Residential	\$3,921	0.06%	\$353.68
282177	0	Residential	\$3,921	0.06%	\$353.68
282178	0	Residential	\$3,921	0.06%	\$353.68
282179	0	Residential	\$3,921	0.06%	\$353.68
282180	0	Residential	\$3,921	0.06%	\$353.68
282197	0	Residential	\$3,921	0.06%	\$353.68

**North Grove PID
Assessment Roll Summary
2021-22**

Parcel ID	Tract #	Land Use	Special Assessment	% of Special Assessment for allocating the 2021-22 Annual Installment	Annual Installment 2021-22
282198	0	Residential	\$3,921	0.06%	\$353.68
282199	0	Residential	\$3,921	0.06%	\$353.68
282200	0	Residential	\$3,921	0.06%	\$353.68
282201	0	Residential	\$3,921	0.06%	\$353.68
282202	0	Residential	\$3,921	0.06%	\$353.68
282203	0	Residential	\$3,921	0.06%	\$353.68
282204	0	Residential	\$3,921	0.06%	\$353.68
282205	0	Residential	\$3,921	0.06%	\$353.68
282234	0	Residential	\$3,921	0.06%	\$353.68
282235	0	Residential	\$3,921	0.06%	\$353.68
282236	0	Residential	\$3,921	0.06%	\$353.68
282237	0	Residential	\$3,921	0.06%	\$353.68
282238	0	Residential	\$3,921	0.06%	\$353.68
282239	0	Residential	\$3,921	0.06%	\$353.68
282240	0	Residential	\$3,921	0.06%	\$353.68
282241	0	Residential	\$3,921	0.06%	\$353.68
282242	0	Residential	\$3,921	0.06%	\$353.68
282243	0	Residential	\$3,921	0.06%	\$353.68
282244	0	Residential	\$3,921	0.06%	\$353.68
282245	0	Residential	\$3,921	0.06%	\$353.68
282265	0	Residential	\$3,921	0.06%	\$353.68
282266	0	Residential	\$3,921	0.06%	\$353.68
282267	0	Residential	\$3,921	0.06%	\$353.68
282268	0	Residential	\$3,921	0.06%	\$353.68
282269	0	Residential	\$3,921	0.06%	\$353.68
282278	0	Residential	\$3,921	0.06%	\$353.68
282279	0	Residential	\$3,921	0.06%	\$353.68
282280	0	Residential	\$3,921	0.06%	\$353.68
282281	0	Residential	\$3,921	0.06%	\$353.68
282282	0	Residential	\$3,921	0.06%	\$353.68
282283	0	Residential	\$3,921	0.06%	\$353.68
282284	0	Residential	\$3,921	0.06%	\$353.68
282285	0	Residential	\$3,921	0.06%	\$353.68
282167	0	Residential	\$3,816	0.06%	\$344.21
282169	0	Residential	\$3,816	0.06%	\$344.21
282189	0	Residential	\$3,816	0.06%	\$344.21
282190	0	Residential	\$3,816	0.06%	\$344.21
282191	0	Residential	\$3,816	0.06%	\$344.21
282192	0	Residential	\$3,816	0.06%	\$344.21
282193	0	Residential	\$3,816	0.06%	\$344.21

**North Grove PID
Assessment Roll Summary
2021-22**

Parcel ID	Tract #	Land Use	Special Assessment	% of Special Assessment for allocating the 2021-22 Annual Installment	Annual Installment 2021-22
282194	0	Residential	\$3,816	0.06%	\$344.21
282195	0	Residential	\$3,816	0.06%	\$344.21
282196	0	Residential	\$3,816	0.06%	\$344.21
282206	0	Residential	\$3,816	0.06%	\$344.21
282207	0	Residential	\$3,816	0.06%	\$344.21
282208	0	Residential	\$3,816	0.06%	\$344.21
282209	0	Residential	\$3,816	0.06%	\$344.21
282210	0	Residential	\$3,816	0.06%	\$344.21
282211	0	Residential	\$3,816	0.06%	\$344.21
282212	0	Residential	\$3,816	0.06%	\$344.21
282213	0	Residential	\$3,816	0.06%	\$344.21
282216	0	Residential	\$3,816	0.06%	\$344.21
282298	0	Residential	\$3,816	0.06%	\$344.21
282299	0	Residential	\$3,816	0.06%	\$344.21
282300	0	Residential	\$3,816	0.06%	\$344.21
282301	0	Residential	\$3,816	0.06%	\$344.21
282302	0	Residential	\$3,816	0.06%	\$344.21
282303	0	Residential	\$3,816	0.06%	\$344.21
282304	0	Residential	\$3,816	0.06%	\$344.21
282305	0	Residential	\$3,816	0.06%	\$344.21
282306	0	Residential	\$3,816	0.06%	\$344.21
282093	0	Residential	\$4,900	0.08%	\$442.02
282094	0	Residential	\$4,900	0.08%	\$442.02
282096	0	Residential	\$4,900	0.08%	\$442.02
282097	0	Residential	\$4,900	0.08%	\$442.02
282098	0	Residential	\$4,900	0.08%	\$442.02
282099	0	Residential	\$4,900	0.08%	\$442.02
282100	0	Residential	\$4,900	0.08%	\$442.02
282181	0	Residential	\$4,900	0.08%	\$442.02
282182	0	Residential	\$4,900	0.08%	\$442.02
282183	0	Residential	\$4,900	0.08%	\$442.02
282184	0	Residential	\$4,900	0.08%	\$442.02
282185	0	Residential	\$4,900	0.08%	\$442.02
282186	0	Residential	\$4,900	0.08%	\$442.02
282187	0	Residential	\$4,900	0.08%	\$442.02
282214	0	Residential	\$4,900	0.08%	\$442.02
282215	0	Residential	\$4,900	0.08%	\$442.02
282217	0	Residential	\$4,900	0.08%	\$442.02
282218	0	Residential	\$4,900	0.08%	\$442.02
282219	0	Residential	\$4,900	0.08%	\$442.02

**North Grove PID
Assessment Roll Summary
2021-22**

Parcel ID	Tract #	Land Use	Special Assessment	% of Special Assessment for allocating the 2021-22 Annual Installment	Annual Installment 2021-22
282220	0	Residential	\$4,900	0.08%	\$442.02
282231	0	Residential	\$4,900	0.08%	\$442.02
282232	0	Residential	\$4,900	0.08%	\$442.02
282233	0	Residential	\$4,900	0.08%	\$442.02
282286	0	Residential	\$4,900	0.08%	\$442.02
282287	0	Residential	\$4,900	0.08%	\$442.02
282288	0	Residential	\$4,900	0.08%	\$442.02
282289	0	Residential	\$4,900	0.08%	\$442.02
282290	0	Residential	\$4,900	0.08%	\$442.02
282309	0	Residential	\$203,648	3.26%	\$18,369.26
Total			\$6,250,000	100.00%	\$563,755.93

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Memorandum

To: Honorable Mayor and City Council

From: Chad Tustison, Finance Director

Thru: Michael Scott, City Manager

Date: August 12, 2021

Re: Consider Setting Proposed Tax Rate and Dates for Public Hearing

As part of the annual budget process, Chapter 26 of the Property Tax code requires taxing units to comply with truth-in-taxation laws in adopting their tax rates. This item meets the requirement for the City Council to set the proposed rate for future consideration and adoption, set the public hearing date and time, and place an item on a future Council agenda to vote on the tax rate necessary to fund the Fiscal Year (FY) 2022 Annual Budget.

The FY 2022 Proposed Budget includes a proposed tax rate of \$0.66000, which is unchanged from the current rate. The proposed tax rate recommended in the FY 2022 Budget is to provide additional funding for operating costs to keep up with growth and to fund capital needs throughout the City. The proposed rate exceeds the no-new-revenue rate of \$0.62588 but does not exceed the voter-approval tax rate of 0.66050. When the proposed rate exceeds the effective rate or voter-approval rate, state statute requires a public hearing be held on the proposed tax rate, specific publications, and dates of scheduled adoption.

Staff recommends taking a record vote to propose an ad valorem tax rate of \$0.66000 for FY 2022 and schedule a public hearing on Tuesday, August 31 at 6:00 PM. The City Council will consider adoption of the tax rate for FY 2022 on September 7 at 7:00 PM. Both meetings will be held in City Council Chambers, 401 S. Rogers St.

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Memorandum

To: Honorable Mayor and City Council
From: Richard B. Abernethy, Director of Administrative Services
Thru: Michael Scott, City Manager
Date: August 13, 2021
Re: City Hall Annex – Initial Guaranteed Maximum Price

On Monday, August 16, 2021 an item authorizing an Initial Guaranteed Maximum Price (IGMP) for construction activities associated with the City Hall Annex Project, will appear before the City Council for consideration, in the amount of \$14,500,000.

Approval of this item will authorize the City Manager to move forward with authorizing the necessary bid packages that are associated with each stage of construction for the annex facility. Most importantly, it will allow staff to respond more nimbly to bid packages, and ensure each stage of the project is executed timely, to avoid delays and potential cost escalation. The \$14,500,000 IGMP budget was developed working with Architexas, the City's architect; and Steel and Freeman, the Construction Manager at Risk for the project; and VMG, the City's Project Manager.

The funding associated with the annex facility, is made up of bond, as well as operation and maintenance funds. A total of \$7,500,000 was included in the recently approved FY20-21 bond package, and another \$7,000,000 was included in the FY21-22 operation and maintenance budget. Please note, as discussed at the City Council Retreat, there is approximately \$1,500,000 in additional costs associated with the annex, not related to the actual

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construction of the facility, or included within the figures above. These costs consist of furniture, fixtures, and equipment, technology, and moving related expenses. Staff anticipates appearing before Council early in the 2021-22 Fiscal Year, to request an additional authorization associated with these expenditures.

I am available at your convenience should you need additional information.

Richard B. Abernethy