



City of Abilene City Council Agenda

Weldon Hurt, Mayor Pro-tem
Shane Price, Council Member
Lynn Beard, Council Member
Robert Hanna, City Manager

Anthony Williams, Mayor

Donna Albus, Council Member
Kyle McAlister, Council Member
Travis Craver, Council Member
Stanley Smith, City Attorney
Shawna Atkinson, City Secretary

Notice is hereby given of a meeting of the City Council of City of Abilene to be held on November 3, 2022, at 8:30 a.m., at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action. The City Council reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

CALL TO ORDER

INVOCATION

1. Councilmember Kyle McAlister

PLEDGE TO THE UNITED STATES FLAG AND THE TEXAS FLAG

PRESENTATIONS, RECOGNITIONS, PROCLAMATIONS AND ANNOUNCEMENTS

2. **Presentation:**

- Presentation of New ACVB Logo by Robert Lopez

CONSENT AGENDA AND PUBLIC COMMENTS

All items listed in the Consent Agenda are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion or presentation of these items unless otherwise requested by a Council Member. In the event one or more Council Members remove an item from the consent Agenda for separate discussion or presentation, the item or items removed will be considered in numerical order as part of the Regular Agenda and shall include a public hearing.

After the Council Members have requested any item on the consent Agenda be considered separately, the public comment period will be held. The public comment section of the consent agenda allows members of the public to present any ideas or information to the City Council and staff, and also allows for public comment on the consent agenda items not otherwise pulled for separate consideration. Neither the City Council nor staff will engage in discussion with the public during the public comments unless the item is

listed on the Council agenda.

Members of the public will have a total time limit of three (3) minutes to speak during the public comments section.

3. **Minutes:** Receive a Report, Hold a Discussion and Take Action on Approving the Minutes from the Regular Meeting Held on October 27, 2022 **(Shawna Atkinson)**
4. **Resolution:** Receive a Report, Hold a Discussion and Take Action on Appointing Members to Various Boards and Commissions per the City Charter **(Shawna Atkinson)**
 - Abilene-Taylor County Events Venue District Board
 - Airport Development Board
 - Citizens Advisory Board for People with Disabilities
 - Keep Abilene Beautiful
 - Library Advisory Board
 - Planning & Zoning Commission
5. **Resolution:** Receive a Report, Hold a Discussion and Take Action on the Purchase of KeyValet Motorpool Software, Hardware and Installation Services from AssetWorks through Sourcewell Contract #022217 **(Don Green)**
6. **Resolution:** Receive a Report, Hold a Discussion and Take Action on Stop Loss Insurance Coverage for Health Plan Year 2023 **(Pamela Williams)**
7. **Resolution:** Receive a Report, Hold a Discussion and Take Action on Awarding the bid for the Purchase of 300-gallon Poly Refuse Containers from Snyder Industries **(Max Johnson)**
8. **Resolution:** Receive a Report, Hold a Discussion and Take Action on Awarding a Bid to Toter LLC. for Solid Waste 95 Gallon Refuse Containers **(Max Johnson)**
9. **Ordinance (First Reading):** Receive a Report, Hold a Discussion and Take Action on Approving Tax Increment Reinvestment Zone (TIRZ) #3 **(Robert Hanna)**

REGULAR AGENDA - ORDINANCES AND PUBLIC HEARINGS - RESOLUTIONS

10. **Ordinance (Final Reading) Z-2022-22:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request from AEI Properties LLC, Represented by Corder Norris, to Change the Zoning of Approximately 3.57 Acres from Medical Use (MU) to General Commercial (GC) **(Tim Littlejohn)**
11. **Ordinance (Final Reading) Z-2022-23:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from Fuad Hamed to Change the Zoning of Approximately .843 Acres from Agricultural Open (AO) and Multi-Family (MF) to Multi-Family (MF) **(Tim Littlejohn)**

EXECUTIVE SESSION

12. **The City Council of the City of Abilene reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by the noted Texas Government Code Sections:**

A. 551.071 (Consultation with Attorney)

1. Robert Steven Reitz v. City of Abilene, Texas, et al., Case No. 1:16-cv-00181-BL; In the U.S. District Court, Northern District of Texas, Abilene Division, filed October 10, 2016
2. City of Abilene v. 3118 South 22nd Street, Abilene, Texas, et al.; Cause No. 11968-D, In the 350th Judicial District Court, Taylor County, Texas; filed October 11, 2019
3. John Doe v. Robert Hanna, Individually and as City Manager; Cause No. 28078-B; In the 104th Judicial District Court, Taylor County, Texas; filed July 7, 2020
4. The City of Abilene, Texas v. Ken Paxton, Attorney General of Texas; Cause No. D-1-GN-20-004598, In the 53rd Judicial District Court, Travis County, Texas; filed September 1, 2020
5. Sharra Sampson v. City of Abilene; Cause No. 8144-B, In the 104th Judicial District Court, Taylor County, Texas; filed September 14, 2020
6. The City of Abilene, Texas v. Ken Paxton, Attorney General of Texas; Cause No. D-1-GN-20-007028, In the 459th Judicial District Court, Travis County, Texas; filed November 18, 2020
7. Alton H. Smith, Jr. and Alicia Malorie Smith v. City of Abilene, Texas; Cause No. 51055-A, In the 42nd Judicial District Court, Taylor County, Texas; filed March 11, 2021
8. Steve Van Horne, et al. v. City of Abilene, et al.; Cause No. 12530-D, In the 350th Judicial District Court, Taylor County, Texas; filed September 7, 2021
9. The City of Abilene, Texas v. Ken Paxton, Attorney General of Texas; Cause No. D-1-GN-21-006299, In the 250th Judicial District Court, Travis County, Texas; filed October 20, 2021
10. Allstate Fire and Casualty Insurance Company as Subrogee of Del Davis v. City of Abilene; Case No. SC22-11166J11, In the Justice Court, Precinct 1, Place 1, Taylor County, Texas, filed March 30, 2022
11. Brendan Cordle v. City of Abilene; Cause No. SC22-22974J12, In the Small Claims Court, Precinct 1, Place 2, Taylor County, Texas, filed August 29, 2022

B. 551.072 (Deliberations about Real Property)

C. 551.073 (Deliberations about Gifts and Donations)

D. 551.074 (Personnel Matters)

1. City Council may consider appointment, employment, compensation, reassignment, duties, discipline, or dismissal of public officers or employees, City Manager, City Attorney, Municipal Court Judge, City Secretary, and City Board and Commission Members
2. City of Abilene Boards & Commissions May be Discussed, as needed for (re)appointment

E. 551.076 (Deliberations about Security Devices)

F. 551.087 (Business Prospect/Economic Development)

RECONVENE

ADJOURNMENT

In compliance with the Americans with Disabilities Act, the City of Abilene will provide for reasonable accommodations for persons attending City Council meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please call 325-676-6208.

CERTIFICATION

I hereby certify the above meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 28th day of October, 2022, at 1:00 p.m.

Shawna Atkinson, TRMC, CMC
City Secretary



**City Council
Agenda Memo**

City Council Meeting Date: 11/3/2022

TO: Honorable Mayor & Members of City Council

FROM: Shawna Atkinson, City Secretary

SUBJECT: 3. Minutes: Receive a Report, Hold a Discussion and Take Action on Approving the Minutes from the Regular Meeting Held on October 27, 2022
(*Shawna Atkinson*)

GENERAL INFORMATION

Approval of the Minutes from the Regular meeting held on October 27, 2022

SPECIAL CONSIDERATIONS

None.

FUNDING/FISCAL IMPACT

None

STAFF RECOMMENDATION

Approval of the Minutes

BOARD OR COMMISSION RECOMMENDATION

N/A

ATTACHMENTS:

1. 10-27-2022 Minutes - Regular - Morning

CITY COUNCIL MEETING
October 27, 2022 at 8:30 a.m.

CITY COUNCIL OF THE CITY OF ABILENE, TEXAS
COUNCIL CHAMBERS, CITY HALL

The City Council of the City of Abilene, Texas met in Regular Session on October 27, 2022, at 8:30 a.m. in the Council Chambers, 555 Walnut St. Mayor Pro-tem Weldon Hurt was present and presiding, along with Councilmembers Shane Price, Lynn Beard, Kyle McAlister, and Travis Craver. Mayor Anthony Williams and Mayor Pro-tem Donna Albus were absent. Also present were City Manager Robert Hanna, City Attorney Stanley Smith, and City Secretary Shawna Atkinson.

Councilmember Travis Craver delivered the invocation.

Bo Sullivan, first grader, and James Boyce, second grader, both from Taylor Elementary, led the Pledge of Allegiance to the Flag of the United States of America and State of Texas Flag.

PRESENTATION OF CONSENT AGENDA

The Consent Agenda consisted of items 2-12. Item 8 was pulled for individual consideration. Item 12 was pulled from consideration prior to the meeting.

Item pulled for individual consideration were as follows:

- Mayor Pro-tem Hurt – Item 8

Item pulled from consideration prior to meeting:

- Item 12

PUBLIC COMMENTS

Mayor Pro-tem Hurt opened the public comment period. The following addressed the city council:

- David Swart – spoke about the November 8th election. Urged everyone to vote yes on the bond election for the fire station, and no on the sanctuary city for the unborn ordinance. Mr. Swart also asked Council to look into the agreement with Habitat for Humanity, in regards to the recent fires at Saint Anne's.
- Dorothy Clay – spoke about the sanctuary city for the unborn ordinance on the ballot on November 8th.
- Ryan Goodwin – spoke about the group he is in about protecting families in Abilene. They are trying to protect children. He gave Council a list of books that had profanity in them that he would like reconsidered from the Library. Also spoke about the sanctuary city for the unborn ordinance.
- Rosten Callerman – thanked City officials and staff, in particular the Fire Department, for their help with the fire at Saint Anne's last week.
- Cynthia Alvidrez – stated that there is a huge concern of squatters and drug users in her neighborhood. Code Enforcement has been called numerous times. She thanked Mr. Rice for his assistance in that area. She's also concerned about a letter someone received from the Solid Waste Department that she thinks is discriminatory against people with disabilities.

With no other speakers coming forward, the public comment period was closed.

CONSENT AGENDA

Councilmember Beard moved to approve the consent agenda consisting of items 2-7 and 9-11. Councilmember Price seconded the motion. Motion carried.

AYES (5): Mayor Pro-tem Hurt and Councilmembers Price, Beard, McAlister and Craver

NAYS (0): None

ABSENT (2): Mayor Williams and Deputy Mayor Pro-tem Albus

2. Minutes: Receive a Report, Hold a Discussion and Take Action on Approving the Minutes from the Regular Meeting Held on October 13, 2022
3. Resolution: Receive a Report, Hold a Discussion and Take Action on Awarding the bid for the Second Pressure Plane Supply Phase 3 - Proposed Northwest Pump Station
[ASSIGNED RESOLUTION NO. 190-2022]
4. Resolution: Receive a Report, Hold a Discussion and Take Action on Authorizing a Professional Services Contract with Jacob & Martin, LLC for the Hwy 83 and FM3034 Water Line Relocation
[ASSIGNED RESOLUTION NO. 191-2022]
5. Resolution: Receive a Report, Hold a Discussion and Take Action on the Revised Awarded Annual Street Services Division Materials Bid #CB-2261
[ASSIGNED RESOLUTION NO. 192-2022]
6. Resolution: Receive a Report, Hold a Discussion and Take Action on Approving Change Order #1 for the Water Department Street And Miscellaneous Repair Work 2020-2021 Contract
[ASSIGNED RESOLUTION NO. 193-2022]
7. Resolution: Receive a Report, Hold a Discussion and Take Action on Approving the 2023 Office of the Governor (OOG) Bullet Resistant Shield Grant
[ASSIGNED RESOLUTION NO. 194-2022]
9. Resolution: Receive a Report, Hold a Discussion and Take Action on the Purchase of Four (4) 2022 Chevrolet Tahoe Police Patrol Vehicle Units from Caldwell Country Chevrolet Through Buyboard Quote #601-19
[ASSIGNED RESOLUTION NO. 196-2022]
10. Ordinance (First Reading) Z-2022-22: Receive a Report, Hold a Discussion, and Take Action on a request from AEI Properties LLC, Represented by Corder Norris, to Change the Zoning of Approximately 3.57 Acres from Medical Use (MU) to General Commercial (GC)
11. Ordinance (First Reading) Z-2022-23: Receive a Report, Hold a Discussion , and Take Action on a Request from Fuad Hamed to Change the Zoning of Approximately .843 Acres from Agricultural Open (AO) and Multi-Family (MF) to Multi-Family (MF)

ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

8. Resolution: Receive a Report, Hold a Discussion and Take Action on Approving a Contract with Siddons-Martin Emergency Group, LLC for the Purchase of Fire Apparatus
[ASSIGNED RESOLUTION NO. 195-2022]

Adoption of the item would approve the purchase of four custom build Pierce Fire Pumps, not including additional equipment and tools, through the Fire Apparatus Fund.

Having pulled the item, Mayor Pro-tem Hurt asked if the bond election on November 8th doesn't pass, if we can cancel that part of the purchase. Cande Flores, Fire Chief, verified that was correct. If the bond doesn't pass, the engine for that station will be cancelled.

Mayor Pro-tem Hurt opened the public hearing. The following addressed the city council:

- David Swart – urged everyone to vote yes on the bond election for Fire Station 9 and gave facts about the fire stations.

With no other speakers coming forward, the public hearing was closed.

Councilmember Price moved to approve the item as presented. Councilmember McAlister seconded the motion. Motion carried.

AYES (5): Mayor Pro-tem Hurt and Councilmembers Price, Beard, McAlister and Craver

NAYS (0): None

ABSENT (2): Mayor Williams and Deputy Mayor Pro-tem Albus

ITEMS PULLED FROM CONSIDERATION

12. Ordinance (First Reading): Receive a Report, Hold a Discussion and Take Action on Approving Tax Increment Reinvestment Zone (TIRZ) #3
[NOT CONSIDERED]

REGULAR AGENDA

13. Resolution: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Awarding Marigold Street Paving Improvements Bid No.# 2301 to Epic Construction Co.
[ASSIGNED ORDINANCE NO. 197-2022]

Max Johnson, Director of Public Works, presented the item. Adoption of the item would relocate the west 600 feet of Marigold Street, which will connect Marigold Street to Fulwiler Road. It also includes the reconstruction of Fulwiler Road from Marigold Street to Five Points Parkway, as well as the reconstruction of Marigold Street from Fulwiler Road to Polaris Drive, along with two alternates.

Mayor Pro-tem Hurt opened the public hearing. With no speakers coming forward, the public hearing was closed.

Councilmember McAlister moved to approve the item as presented. Councilmember Craver seconded the motion; motion carried.

AYES (5): Mayor Pro-tem Hurt and Councilmembers Price, Beard, McAlister and Craver

NAYS (0): None

ABSENT (2): Mayor Williams and Deputy Mayor Pro-tem Albus

EXECUTIVE SESSION

Mayor Pro-tem Hurt recessed into Executive Session at 8:57 a.m., pursuant to the following of the Open Meetings Act, with the following issues discussed during this session, as listed on the agenda and authorized by the noted Texas Government Code Section:

- 14. D. 551.074 (Personnel Matters)
 - 1. City Manager
- 14. F. 551.087 (Business Prospect/Economic Development)
 - 1. Rainey Creek Development

The Executive Session ended at 9:22 a.m. and reconvened to Open Session. Mayor Pro-tem Hurt reported no votes or action were taken in Executive Session.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:22 a.m.

Shawna Atkinson
City Secretary

Anthony Williams
Mayor

Minutes approved on: _____



**City Council
Agenda Memo**

City Council Meeting Date: 11/3/2022

TO: Honorable Mayor & Members of City Council

FROM: Shawna Atkinson, City Secretary

SUBJECT: 4.

Resolution: Receive a Report, Hold a Discussion and Take Action on
Appointing Members to Various Boards and Commissions per the City Charter
(*Shawna Atkinson*)

- Abilene-Taylor County Events Venue District Board
- Airport Development Board
- Citizens Advisory Board for People with Disabilities
- Keep Abilene Beautiful
- Library Advisory Board
- Planning & Zoning Commission

GENERAL INFORMATION

The item provides for reappointment of new members as well as new members to certain boards and commissions.

SPECIAL CONSIDERATIONS

Member terms vary per board and commission and are outlined in Exhibit A of the resolution.

FUNDING/FISCAL IMPACT

No cost consideration to the city.

STAFF RECOMMENDATION

(Re)Appointment

BOARD OR COMMISSION RECOMMENDATION

N/A

ATTACHMENTS:

1. B&C Resolution
2. Exhibit A
3. B&C Presentation Slide

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, APPOINTING MEMBERS TO VARIOUS BOARDS AND COMMISSIONS AS REQUIRED BY THE CHARTER OF THE CITY OF ABILENE AND STATUTES OF THE STATE OF TEXAS

WHEREAS, the Charter of the City of Abilene and the Statutes of the State of Texas require that certain Boards and Commissions be established with a portion of the memberships thereof to be filled by appointment each year; and

WHEREAS, the City Council is of the opinion that the following members should be appointed to the designated Boards and Commissions, and has requested the Mayor to appoint same with the approval of the Council.

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

PART 1: That the list of Members is attached hereto as Exhibit A, shall be in all things, approved.

PART 2: That this resolution shall take effect immediately from and after its passage.

PASSED this 3rd day of November, 2022.

ATTEST:

Shawna Atkinson, City Secretary

Anthony Williams, Mayor

APPROVED:

Stanley Smith, City Attorney

RESOLUTION NO. _____
EXHIBIT "A"

Board	Term End Date
<i>Abilene-Taylor County Events Venue District Board</i>	
Glen Dromgoole [Reappointment]	November 2024
<i>Airport Development Board</i>	
Kirk Thaxton [Reappointment]	November 2025
Jordan Hibbs [Reappointment]	November 2025
Robert Lopez [New]	November 2025
<i>Citizen's Advisory Board for People with Disabilities</i>	
Debra Turner [Reappointment]	October 2024
Katherine Ballard [Reappointment]	October 2024
<i>Keep Abilene Beautiful</i>	
Jane Tomlinson [New]	September 2024 [unexpired term]
Beth Woodcock [New]	September 2024 [unexpired term]
<i>Library Advisory Board</i>	
Elizabeth Norman [Reappointment]	November 2025
Judith Phaneuf [New]	November 2025
<i>Planning & Zoning Commission</i>	
Brad Benham [Reappointment]	November 2025
Alex Russell [Reappointment]	November 2025
Mitch Barnett [Reappointment]	November 2025
Bill Noonan [Reappointment]	November 2025

Resolution: Appointing Member(s) to various Boards and Commissions per the City Charter

- Abilene-Taylor County Events Venue District Board
- Airport Development Board
- Citizen's Advisory Board for People with Disabilities
- Keep Abilene Beautiful
- Library Advisory Board
- Planning & Zoning Commission





**City Council
Agenda Memo**

City Council Meeting Date: 11/3/2022

TO: Robert Hanna, City Manager

FROM: Don Green, Director

SUBJECT: 5. Resolution: Receive a Report, Hold a Discussion and Take Action on the Purchase of KeyValet Motorpool Software, Hardware and Installation Services from AssetWorks through Sourcewell Contract #022217 (*Don Green*)

GENERAL INFORMATION

The Fleet Services Division of Transportation Services seeks approval to purchase KeyValet motorpool software, hardware and installation services needed to implement a shared vehicle program for our user divisions near City Hall. The software consists of expansion modules for our existing AssetWorks fleet management information system. The hardware will consist of an automated key box and related equipment.

SPECIAL CONSIDERATIONS

Texas law allows a municipality to purchase goods through a state or local cooperative purchasing program. Sourcewell is such a program, and the purchase meets the competitive bidding requirements.

FUNDING/FISCAL IMPACT

Funds for the purchase were allocated and a purchase order was secured during the FY21 budget year in the amount of \$48,560.76. While continued internal program development efforts were in progress, Sourcewell contract renewal changes drove an increase to \$50,948.14. The increase of \$2,387.38 brought the total over \$50,000, therefore triggering City Council consideration and approval. This increased amount will be covered in the FY23 budget.

STAFF RECOMMENDATION

Staff has researched this product and seen it demonstrated at an Abilene TXDOT facility and recommends the purchase of AssetWorks KeyValet software, hardware and installation services.

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. KeyValet Resolution (11-3-22)
2. KeyValet Current Pricing Worksheet
3. KeyValet Presentation (11-3-22)

RESOLUTION NO _____

**A RESOLUTION OF THE CITY OF ABILENE, TEXAS
TO PURCHASE KEYVALET SOFTWARE, HARDWARE AND INSTALLATION SERVICES THROUGH
SOURCEWELL COOPERATIVE CONTRACT #022217 ORDER # Q-07929-3**

WHEREAS, City of Abilene's Fleet Services Division has a need for motorpool software, hardware and installation services; and

WHEREAS, City of Abilene budgeted this purchase for Fiscal Year 2021; and

WHEREAS, City of Abilene received pricing to purchase motorpool software, hardware and installation services using Sourcewell Co-Op Contract #022217 Order # Q-07929-3 for the software, hardware and installation services; and

WHEREAS, The software, hardware and installation services are to be KeyValet; and

WHEREAS, AssetWorks is the Sourcewell approved vendor for KeyValet program.

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

PART 1: That the City Council approves this purchase from AssetWorks in the amount of Fifty Thousand Nine Hundred Forty Eight Dollars and Fourteen Cents (\$50,948.14) for KeyValet Software, Hardware and Installation Services.

PART 2: That this resolution shall take effect immediately from and after passage

ADOPTED this 3rd day November, 2022

ATTEST:

Shawna Atkinson, City Secretary

Anthony Williams, Mayor

APPROVED:

Stanley Smith, City Attorney



ORDER FORM

AssetWorks LLC

998 Old Eagle School Road, Suite 1215
Wayne, PA 19087

Order #: Q-07929-3

Date: 8/25/2022

Expires On: 12/30/2022

Ship To

Tim Cass
City of Abilene
Fleet Maintenance
555 Walnut Street
Abilene, Texas 79604
United States
(325) 676-6070
tim.cass@abilenetx.gov

Bill To

City of Abilene
Fleet Maintenance
555 Walnut Street
Abilene, Texas 79604
United States

This Order Schedule is issued pursuant to Sourcwell Contract #: 022217 between AssetWorks and the above named Customer. Parties agree to be bound by those terms and conditions. Pricing below is valid if this Order Form is signed on or by 9/30/2021.

Perpetual Software License

Description	QTY	Line Total
KeyValet Module	1	USD 7,500.00
Motor Pool Module	1	USD 3,360.00
Motor Pool Reservations Module	1	USD 1,680.00
Perpetual Software License Total:		USD 12,540.00

Annual Software Maintenance

Description	Line Total
Software Maintenance	USD 2,508.00
Annual Software Maintenance Total:	USD 2,508.00

KeyValet Hardware Shipping

Description	QTY	UNIT PRICE	Line Total
Hardware Shipping Fee	1	USD 300.00	USD 300.00
Hardware Total:			USD 300.00

KeyValet

Description	QTY	UNIT PRICE	Line Total
8 Key Module	1	USD 1,420.00	USD 1,420.00
Module Blank	1	USD 53.47	USD 53.47
Key Cabinet - 2 Modules (up to 32 Keys)	1	USD 8,179.14	USD 8,179.14
Front Panel HID	1	USD 399.53	USD 399.53
Morse Watchmans Supply Chain Surcharge	1	USD 68.00	USD 68.00
KeyValet Total:			USD 10,120.14

KeyValet Hosting

Description	QTY	Monthly Fee/Unit	Line Monthly Total	Annual Fee
Hosting Services - KeyValet Monthly Fee (Per Keybox)	1	USD 50.00	USD 50.00	USD 600.00
Hosting Total:			USD 600.00	

Professional Services

Description	Line Total
Motor Pool & Reservations Module Setup & Training	USD 3,520.00
Motor Pool Reservations SmartApp Setup & Training	USD 3,520.00
Configure and Test KeyValet (one site)	USD 15,840.00
Estimated Travel Costs	USD 2,000.00
Professional Services Total:	USD 24,880.00

KeyValet Project Total: USD 50,948.14
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Optional Smart Apps

Description	QTY	UNIT PRICE	Line Total
MobileFocus / Smart Apps, Enterprise License	11		USD 6,720.00
Software Maintenance	1		USD 1,344.00
SmartApps Implementation Services	40	USD 205.00	USD 8,800.00

Smart Apps Total: 16,864.00

Site Readiness

The following represents a checklist of items that need to be completed for a site to be considered "KeyValet Ready". Items marked "VDC ONLY" apply only to customers who have also purchased the wireless Vehicle Data Collector (VDC) option and will be installing Vehicle Information Boxes (VIBs) in motor pool units.

Core Software

- In order to utilize the latest KeyValet software functionality, customers must be on a recent release of FleetFocus software.

FA Customers

- Must be on a minimum core software version of 18.0+ or per product documentation.
- FA customers that wish to use features such as "Prompt Fuel Level" must be on a minimum core software version of 21.0.0. In order to use the Cardless Reservation on the Fly feature, Customer must be on FA21+.

- FA customers must have a separate MaxQueue Instance for KeyValet services. KeyValet services cannot be configured on an existing MaxQueue Instance.

Hardware Mounting

- All KeyValet system(s) (cabinet & controller) will be mounted to an appropriate wall location.
- Indoors within a temperature environment of 45° to 105°F
- Avoids direct sunlight
Note: Direct sunlight should be avoided on the equipment due to the extra heat it would apply to the system.

Network

- Client must have a tested and working Ethernet network connection for the KeyValet controller. This connection needs to be able to ping the FleetFocus server successfully.
- Client must assign the KeyValet Kiosk a static IP address on the corresponding network.
- TightVNC must be installed on administrator's workstation for remote access of the KeyValet.

Electrical

- Provide two grounded 110V outlets at the location where the KeyValet system will be installed. *Note: The KeyValet system may be optionally hard wired and is the responsibility of the client.*
- AssetWorks recommends using an Uninterrupted Power Supply (UPS) device along with the KeyValet system to allow for proper system shutdown in the event of a power outage. *Note: Placement of UPS device will be at client discretion.*

HID Cards and/or Fuel Fobs

- If operators will be using HID cards for Reservations on the Fly, all pertinent HID card information MUST be supplied to AssetWorks. In addition, a spare HID card must be sent to AssetWorks Hardware Support to test compatibility. Same applies for the use of fuel fobs for vehicle return.

Tracie Spann/Assetworks
204 Redbud Circle
Dothan, AL 36305

VDC Only

- Customer must mount VDC Antenna centrally to reach all applicable vehicles with a radius of up to 300 feet. Must have conduit from VDC unit to KeyValet system. VDC Antenna can be installed up to 300 feet away from KeyValet system. (300 ft is in "open air" or line-of sight.)
Note: Structures, buildings and other objects, natural or manmade, can dramatically reduce the range that can be covered by the VDC antenna. Please consult with AssetWorks on the best possible location for your site.
- A network cable and a single 14 AWG (at minimum) THHN green wire for grounding purposes must be run from the VDC antenna to the KeyValet controller if RFID option is purchased. Network cable to be terminated with RJ45 adapters 8 pin. Wire run is limited to 300 feet.
- A third receptacle must be provided inside the KeyValet system to provide power for the RFU box. Receptacle can simply be a small power strip placed inside the KeyValet system (AssetWorks is happy assist on this manner).
- VIBs must be installed and configured by the client.

Motor Pool

- Motor pool units must be set up in core software by pool location and pool type.

- A list of motor pool units and pool locations must be provided to AssetWorks for KeyValet configuration.
- If using VDC, VIBs must be set up and configured properly with respective Equipment fuel card ID's.
- Operators must be set up with Operator ID and email within core. (If using HID cards for Reservations on The Fly, and/or fuel fobs for vehicle returns, these must be set up in core as well.)
- Reservation portal must be configured for operators to access and create reservations.

Tamper Proof Key Rings

- If customer wishes to use tamper proof key rings, customer must also purchase proprietary vise for securing key rings.

AssetWorks assumes all KeyValet sites will be made "KeyValet Ready" before the onsite arrival of any AssetWorks personnel. "KeyValet Ready" means that all aforementioned items where applicable, have been configured by the client. Failure to comply with aforementioned outline may lead to a delay in the project's planned completion date in which AssetWorks is not held responsible should client not meet "KeyValet Ready" guidelines.

Motor Pool & Reservations Module Setup & Training (Remote) Professional Services Terms

- AssetWorks will provide remote professional services to setup and train on the motor pool module functionality and the Reservations module/portal for online reservations.
- Setup and training agenda to include:
 - Motor Pool module setup and overview
 - Pool Vehicle Types
 - Operators
 - Calendars
 - Locations
 - Departments
 - Fleet Equipment
 - Creating a Motor Pool Reservation
 - Dispatching a Motor Pool Reservation
 - Returning a Motor Pool Reservation
 - Reservation Status Definitions
 - Printing a Reservation Confirmation
 - Reservations Module setup and overview
 - Creating a Motor Pool Reservation
 - Printing a Reservation Confirmation
- Reservations can also be made available in the SmartApps Reservations app and this quote does include setup and training on the SmartApps Reservations app; SmartApps requires an operator to be setup for login and does not support Single Sign On (SSO); SmartApps terms apply based on the assumptions listed below in the full SmartApps project.
- AssetWorks will advise on Operator/Employee setup but is not providing hours to load data in or update Operators/Employees
- This quote does not provide for any interfaces to keep Operators/Employees in sync with a 3rd party system or services to setup SSO (Single Sign On) unless specifically noted.
- Assumes fleet assets are setup and ready for configuration with Motor Pool functionality in FleetFocus.

- All setup and training services provided remotely via web conferencing.
- Where applicable, standard training materials will be utilized. Quote does not include customized training materials.
- Current supported version of FleetFocus is required.
- Upgrade services for FleetFocus are not included, unless otherwise noted on the order form.
- Costs are estimated for a fixed fee project and will be billed upon the following milestones.
- MILESTONE = Motor Pool Module and Reservations Portal Configuration Complete in Production: \$3,280 USD
- MILESTONE = Motor Pool Reservations SmartApp Configuration Complete in Production: \$3,280 USD

SmartApps Project Scope and Assumptions (Optional)

- AssetWorks will provide services to install SmartApps and perform base FleetFocus configuration to support the apps used by the customer as well as test the configuration.
- After training and configuration sessions are complete, the customer will finalize the setup in FleetFocus and is responsible for loading all data required for project success.
- Assumes fleet assets are setup in FleetFocus and ready for configuration to support SmartApps functionality.
- The Inspections App will provide for one “test results” setup and be conducted as a train the trainer for the Customer to complete any additional test results needed.
- All end users must have a FleetFocus user account (password required on user account) created with an attached operator account.
- SmartApps does not support single sign on (SSO).
- Services for MobileFocus Fleet Connect, EDGE and/or handheld devices are not included unless otherwise noted on the order form.
- All services will be performed remotely using web teleconferencing, unless otherwise noted.
- Training is delivered as “train the trainer” for system administrators; end user training is not included. Where applicable, standard training materials will be utilized. Quote does not include customized training materials unless otherwise noted.
- [Current supported version of FleetFocus is required and adheres to the minimum versions as documented in AssetWorks Product Documentation located on the Customer Care site.](#)
- Customer may be required to upgrade if new features and/or fixes are available for the module that are considered necessary for the project success however upgrade services for FleetFocus are not included, unless otherwise noted on the order form.
- Customer will be responsible for working with AssetWorks’ Professional Services to move the module into a production environment.
- Customer will make appropriate technical resources available to AssetWorks’ consultants and provide necessary and appropriate personnel at meetings to define project requirements.
- Customer will appoint a single point of contact for project duration that will have project management responsibilities and decision-making authority. This person will be the focal point of contact for the AssetWorks’ Professional Services and Customer Care teams.
- AssetWorks will assign a Project Manager 4 weeks after a fully executed and processed order. The Project Manager will engage with the customer to kick-off the project and begin scheduling services. The delivery schedule of the project requirements will be set during

the project planning phase. All implementers, consultants and/or trainers for professional services will be secured by the Project Manager within a 2–4-week lead time once the project is kicked off.

- All costs are quoted in USD and do not include applicable taxes.
- Invoices are due on existing contract terms.
- All software licenses and first-year maintenance fees will be invoiced upon contract execution.
- If additional scope is added or required, a change order will be requested of the customer.
- If this order is abandoned, paused, or cancelled by the customer for any reason mid-effort, the customer will be billed for all AssetWorks time incurred at the current contracted labor rate.
- Costs are for a fixed fee project and do not include applicable taxes. Milestone(s) are to be billed as noted below in the milestone names, with the amounts noted below:

Services Milestone Payments:

- Milestone #1: Installation of SmartApps in a Test and Production Environment = \$4,400 USD
- Milestone #2: Delivery of SmartApps Training = \$4,400 USD

Key Valet Project Scope and Assumptions

Customer must be on supported version of FleetFocus per KeyValet site readiness document.

Upgrade services for FleetFocus are not included, unless otherwise noted.

Training on KeyValet software and hardware is for Motor Pool Administrators. Customer personnel to conduct end-user training.

Quote includes setup of Motor Pool and training on core Motor Pool screens / Reservations Portal in FleetFocus.

Assumes fleet assets are setup and ready for configuration with Motor Pool functionality in FleetFocus.

Assumes one physical on-site trip for testing, training and go live support.

KeyValet site readiness document attached to quote must be reviewed and accepted by Customer.

KeyValet site readiness document will be reviewed at project kick off by the services delivery team.

Requires use of MAXQueue and will require a stand-alone instance of MAXQueue for KeyValet services.

All warranties conveyed by the manufacturer to AssetWorks are included.

Shipping: Hardware shipping expense is an estimate. Actual shipping cost will be invoiced.

Customer to install all hardware and mount box ahead of AssetWorks trip.

Customer should not install software and/or computer related services without AssetWorks' onsite assistance.

During the project kick-off, AssetWorks will discuss with the customer if travel restrictions are in place and if the installation needs to be remote. If that is the case and it is agreed upon by all parties, then the customer can install software and/or computer related services without AssetWorks' onsite assistance however, if any damage is done to the hardware it is the financial responsibility of the Customer.

VIB installation and training is not included in this quote; would require a separate quote to add hardware and services for go live / training.

Limited 1 year HARDWARE warranty includes parts (labor not included).

Key Cabinets are Ethernet enabled and all Key Cabinets must have access to a Customer's network.

Two sets of control keys: default cam locks.

All components that comprise the KeyValet Product, specifically software and hardware, must be purchased from and delivered by AssetWorks.

Costs are estimated for a fixed fee project and will be billed upon the following milestones.

- MILESTONE = KeyValet Software Installation in a Test and Production Environment: \$4,920 USD
- MILESTONE = KeyValet Software Configuration in a Test and Production Environment: \$5,740 USD
- MILESTONE = KeyValet Training and Go Live in a Production Environment: \$4,100 USD

AssetWorks Professional Services Standard Terms

- FleetFocus license is based on active units in fleet.
- Additional module(s) are licenses based on a defined percentage of the original base software license.
- Invoices are due on existing contract terms.
- All software licenses and first-year maintenance fees will be invoiced upon contract execution.
- AssetWorks will assign a Project Manager 4-6 weeks after a fully executed and processed order. The Project Manager will engage with the customer to kick-off the project and begin scheduling services. The delivery schedule of the project requirements will be set during the project planning phase. All implementers, consultants and/or trainers for professional services will be secured by the Project Manager within a 4-8 week lead time once the project is kicked off.
- Where applicable, standard training materials will be utilized; quote does not include customized training materials unless otherwise noted.
- Current supported version of FleetFocus is required and adheres to the minimum versions as documented in AssetWorks Product Documentation located on the Customer Care site.
- Customer will make appropriate technical resources available to AssetWorks' consultants and provide necessary and appropriate personnel at meetings to define project requirements.
- Customer will appoint a single point of contact for project duration that will have project management responsibilities and decision-making authority. This person will be the focal point of contact for the AssetWorks' Professional Services and Customer Care teams.
- If additional scope is added or required, a change order will be requested of the customer.
- Travel: If travel is required and quoted, expenses will be reimbursed as incurred, unless otherwise noted. Expenses include actual costs for lodging, air, and ground travel and per diem rates for meal expenses (corporate rate/government agreement).
- In the event the customer schedules on-site services and two calendar weeks prior to the arrival date, and due to circumstances within the customer's control, AssetWorks' scheduled personnel are unable to perform such services, AssetWorks will be entitled to payment for each such scheduled personnel based on an eight-hour day. AssetWorks provides on-site services based on an eight-hour minimum per day per person.
- If this order is abandoned, paused, or cancelled by the customer for any reason mid-effort, the customer will be billed for all of AssetWorks time incurred at the current contracted labor rate.

In the event Customer's business practices require that Customer issue a purchase order number prior to payment of any AssetWorks invoices issued under this Agreement, then such purchase order number must be entered below. Customer's execution of the Order Form without designating a purchase order number shall be deemed Customer's acknowledgement that no purchase order number is required for payment of invoices hereunder.

Purchase Order Number: _____

Accepted by Customer:

Signature: _____

Name (Print): _____

Title: _____

Date: _____

Accepted by AssetWorks:

Signature: _____

Name (Print): _____

Title: _____

Date: _____

Please sign and email to Allan Richardson at allan.richardson@assetworks.com.

THANK YOU FOR YOUR BUSINESS!

City Council Meeting

November 3, 2022





AssetWorks KeyValet Software, Hardware and Installation Services

- Industry best practices and an ongoing vehicle utilization study have shown the need for a reduction in the overall number of fleet vehicles and the implementation of a shared vehicle program.
- Fleet Services received demonstrations of multiple software products and chose the product most compatible with our existing program.
- The KeyValet program is in use at more than 20 TxDOT field locations including Abilene. A site visit and demonstration showed the system's capability.





AssetWorks KeyValet Software, Hardware and Installation Services

- Vehicle reservations will be made via the City intranet or on demand at the kiosk in City Hall. Expansion to a mobile App is possible as the program develops.
- A variety of vehicles have been flagged from the existing underutilized study and no additional vehicles will need to be purchased for this program in the short term.
- Fleet Services will utilize Sourcwell contract #022217 to purchase KeyValet from AssetWorks.





AssetWorks KeyValet Software, Hardware and Installation Services





AssetWorks KeyValet Software, Hardware and Installation Services

We are happy to answer any questions.

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**City Council
Agenda Memo**

City Council Meeting Date: 11/3/2022

TO: Robert Hanna, City Manager

FROM: Pamela Williams, Director

SUBJECT: 6. Resolution: Receive a Report, Hold a Discussion and Take Action on Stop Loss Insurance Coverage for Health Plan Year 2023 (*Pamela Williams*)

GENERAL INFORMATION

The City of Abilene provides medical and prescription insurance coverage to its employees and retirees through its self-funded health plan. To insure against the risk of significant large dollar claims in the plan, the City purchases stop loss insurance coverage each plan year. Stop loss insurance provides protection at both the individual member level, as well as the aggregate plan level in excess of a certain amount (attachment point). The current 2022 individual stop loss deductible is \$225,000 and the plan's attachment point is 125% of expected claims.

SPECIAL CONSIDERATIONS

The following is the proposed renewal for Stop Loss insurance through Blue Cross Blue Shield:

Carrier: Blue Cross Blue Shield
Estimated 2023 Cost: \$909,480.60

The advantage of continuing stop loss coverage through Blue Cross Blue Shield is that the City's self-insured medical claims are already administered by BCBS, which is already familiar with our claims experience, and the expected coordination within BCBS will be more streamlined. In addition, should BCBS be awarded a renewal contract for the plan year 2023 through the next proposal process, they have committed to having no lasers and a 45% cap on any increase at that time.

FUNDING/FISCAL IMPACT

The stop loss coverage is part of the self-insurance fund budget for the fiscal year 2023. The projected cost for stop loss premiums for plan year 2023 is an increase from \$785,795.64 to \$909,480.60, a \$123,684.96 (15.7%) increase. The individual stop loss deductible will remain at \$225,000 and the attachment point will remain at 125% of expected claims.

STAFF RECOMMENDATION

It is the recommendation of staff, as well as that of our consultants, McGriff, Seibels & Williams, that the City accept the proposal from Blue Cross Blue Shield.

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. Resolution - Stop Loss
2. Renewal Agreement - BCBS Stop Loss
3. City Council Presentation - Stop Loss

RESOLUTION NO. _____

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS,
APPROVING THE AWARD OF STOP LOSS INSURANCE COVERAGE FOR THE HEALTH
PLAN OF THE CITY OF ABILENE FOR PLAN YEAR 2023.**

WHEREAS, the City of Abilene maintains a self-insured health plan for the medical and prescription medication claims of its employees, and

WHEREAS, it is common industry practice to insure against the risk of large dollar claims of a self-insured health plan by the purchase of stop loss insurance coverage, and

WHEREAS, the current stop loss coverage will expire on December 31, 2022, and

WHEREAS, the City wishes to renew the stop loss coverage for plan year 2023, and

WHEREAS, the City published notices in the Abilene Reporter News for sealed proposals under RFP #CB-2207 Stop Loss Insurance on October 3, 2021 and October 10, 2021, and proposals were due on October 29, 2021, and

WHEREAS, the City of Abilene, through its benefits consultants, McGriff, Seibels & Williams, Inc., received and evaluated the proposals received for said coverage, and

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

PART 1: That the stop loss insurance coverage proposal most advantageous to the City was provided by Blue Cross Blue Shield.

PART 2: That the City Manager, or his designee, is hereby authorized to execute documents with Blue Cross Blue Shield in order to secure stop loss insurance coverage for plan year 2023.

PASSED this 3rd day of November, 2022.

ATTEST:

Shawna Atkinson, City Secretary

Anthony Williams, Mayor

APPROVED:

Stanley Smith, City Attorney



**BlueCross BlueShield
of Texas**

APPLICATION AND POLICY SCHEDULE FOR STOP LOSS COVERAGE

Employer Group Name: City of Abilene
Employer Group Address: 555 Walnut ST., Room 101
City: Abilene **State of Situs:** TX **Zip Code:** 79601
Account Number: 270460
Employer Group Number(s): 270460
Original Effective Date of Stop Loss Policy: 01/01/2020
Current Policy Effective Date: 01/01/2023
Current Policy Period The specifications set forth in this Application are for the Policy Period commencing on 01/01/2023 and ending on 12/31/2023.

The specifications below shall become effective on the first date of the Policy Period specified above and shall continue in full force and effect until the earliest of the following dates: (1) The last day of the Policy Period; (2) The date the Policy terminates; or (3) The date this Application is superseded in whole or in part by a later executed Application.

A. Covered Employees:

Number of Single Coverage Units: 477
 Number of Family Coverage Units: 440

B. Individual Stop Loss Coverage:

1. New Coverage ☐ Renewal of Existing Coverage ☒

2. Stop Loss coverage during the Current Policy Period

☐ Choose an item

Coverage for Claims incurred from _____ to _____ and Claims paid from _____ to _____.

If 24/12, 18/12, 15/12, or 12/12 are selected, Employer Group understands that run-out coverage is not included, and Employer Group represents that it intends to purchase run-in coverage from its next carrier.

For new coverage only, if a run-in contract as explained in the Stop Loss Policy (24/12, 18/12, or 15/12 coverage period) is purchased, claims paid by the Employer Group's prior claim administrator will be settled at the time of the annual stop loss settlement and must be reported by the Employer Group to the Company (Blue Cross and Blue Shield of Texas, a Division of Health Care Service Corporation, a Mutual Legal Reserve Company) by the end of the Employer Group's Current Policy Period or stop loss coverage for these run-in claims will be forfeited.

☒ (Paid Renewal Only) Claim Administrators Claims: Claims incurred on or after the Original Effective Date of Policy and paid during the Policy Period.

3. Covered Expenses includes:

- ☒ Medical Claims:
- ☒ Prescription Drug Claims with: Prime (Preferred PBM) _____

- ☐ For **Hospital Employer Groups only**: Excludes ____% of Home Hospital Medical claims
☐ Other (for example Dental/Vision): ____.

4. Individual Stop Loss Provisions

- a. Individual Stop Loss Deductible: \$225,000
Applies per Covered Person for the Employer Group's Current Policy Period.
- b. Aggregating Specific Deductible (if applicable): \$____
- c. Lasered Individuals with Individual Stop Loss Deductible (if applicable):
Individual identifier, alternate Individual Stop Loss Deductible:
\$____
- d. Lasered Individuals excluded from Stop Loss Coverage (if applicable):
Individual identifier:

- e. If a run-in contract (24/12, 18/12, or 15/12 coverage period) is purchased, per Item 2. above, run-in claims are covered with a maximum liability of: \$____ per Covered Person.

5. Terminal Liability Option (TLO) (does not apply to Employer Groups with 12/15, 12/18, or 12/24 contracts):
☐ Yes ☒ No

The following applies if the answer to item above is "Yes" (Terminal Liability Option):

Must be elected at Policy inception or renewal. Premium cost is calculated by taking the average enrollment for the last two months of the Current Policy Period multiplied by three times pre-termination Individual Stop Loss rate(s). Premium is due at the time of termination, payable by lump sum within 10 days of receipt of bill. Claims will accumulate and be combined under one Individual Stop Loss Deductible specified in item B.4.a above for the Current Policy Period and Terminal Period. The Settlement for the Final Accounting Period will be described in the section of the Policy entitled SETTLEMENTS.

6. Individual Stop Loss Premium

Monthly Individual Stop Loss Premium shall be equal to the amounts obtained by multiplying the number of Covered Employees for a particular Month by:

\$79.37 Composite; or
\$____ for each Single Coverage Unit
\$____ for each Family Coverage Unit

C. Aggregate Stop Loss Coverage: Yes ☒ No ☐

If yes, complete Items 1. through 5. Below:

1. New Coverage ☐ **Renewal of Existing Coverage** ☒

2. Stop Loss Coverage during the current Policy Period

☐ **Choose an item**

Coverage for Claims incurred from ____ to ____ and Claims paid from ____ to ____.

If 24/12, 18/12, 15/12, or 12/12 are selected, Employer Group understands that run-out coverage is not included, and Employer Group represents that it intends to purchase run-in coverage from its next carrier.

For new coverage only, if a run-in contract as explained in the policy (24/12, 18/12, or 15/12 coverage period) is purchased, claims paid by the Employer Group's prior claim administrator will be settled at the time of the annual

stop loss settlement and must be reported by the Employer Group to the Company (Blue Cross and Blue Shield of Texas, a Division of Health Care Service Corporation, a Mutual Legal Reserve Company) by the end of the Employer Group's Current Policy Period or stop loss coverage for these run-in claims will be forfeited.

☒ (Paid Renewal Only) Claim Administrators Claims: Claims incurred on or after the Original Effective Date of Policy and paid during the Policy Period.

3. Covered Expenses:

- ☒ Medical Claims
☒ Claim Administrator's Provider Access Fees
☒ Prescription Drug Claims with: Prime (Preferred PBM) _____
☐ For **Hospital Employer Groups only**: Excludes _____% of Home Hospital Medical claims
☐ Other (for example Dental/Vision): _____

4. Aggregate Claim Liability

- a. Attachment Factor 125% of the Average Claim Value
b. Aggregate Claim Factors:

Group Number:	ALL			
Composite; or	\$1,134.66	\$	\$	\$
For each Single Coverage Unit	\$	\$	\$	\$
For each Family Coverage Unit	\$	\$	\$	\$

- c. Minimum Aggregate Point of Attachment: \$11,237,244

5. Terminal Liability Option (TLO) (does not apply to Employer Groups with 12/15, 12/18, or 12/24 contracts):

☐ Yes ☒ No

The following applies if the answer to item above is "Yes" (Terminal Liability Option):

Must be elected at Policy inception or renewal. Premium cost is calculated by taking the average enrollment for the last two months multiplied by three times pre-termination Aggregate Stop Loss rate(s). Premium is due at the time of termination, payable by lump sum within 10 days of receipt of bill.

The Final Settlement Point of Attachment shall equal the sum of the Employer's Aggregate Claim Liability amount for the Policy Period plus 15% of the Aggregate Claim Factor multiplied by 12, and then multiplied by the average enrollment for the last two (2) months of the Current Policy Period immediately preceding termination. Furthermore, for the Final Settlement Period, the Minimum Aggregate Point of Attachment shall be the Minimum Aggregate Point of Attachment in item C.4.c. above increased by 15%. The Settlement for the Final Accounting Period will be described in the section of the Policy entitled SETTLEMENTS.

6. Aggregate Stop Loss Premium:

- ☒ Monthly Premium
Monthly Aggregate Stop Loss Premium shall be equal to the amounts obtained by multiplying the number of Covered Employees for a particular Month by:
\$3.28 Composite; or
\$_____ for each Single Coverage Unit
\$_____ for each Family Coverage Unit

☐ Annual Premium (Due on the first day of the Current Policy Period): \$_____

D. Additional Provisions (if elected):

1. Retirees Covered (select if included):

Pre-65: ☐ or Post-65: ☐

2. Home Hospital Employer Groups Only: Home Hospital Provider Number(s) subject to exclusion percentage per Item B.3. & C.3.: _____

3. Monthly Aggregate Accommodation: ☐ Yes ☒ No

4. Additional information:

o A no new laser rate cap applies to the Specific Stop Loss coverage as follows:

o Applies to the next renewal only, effective 1/1/2024.

o The change in Specific Stop Loss rates will not exceed 45.0%.

o The renewal rate cap excludes changes in contract terms, including but not limited to a change in the specific stop loss contract basis or specific stop loss deductible.

o No new lasers, or an increase in existing lasers, will be applied. Existing lasers may be continued unchanged at HCSC's option.

o Is null and void if enrollment varies +/- 20% or more during the contract period.

o Subject to all terms and conditions outlined in the Policy, the most current Exhibit, and any attachments including but not limited to the proposal/renewal documents.

Fraud Notice: Any person who knowingly, with intent to injure, defraud or deceive any insurance company submits an application containing any false, incomplete, or misleading information, may be subject to prosecution and may be found guilty of a felony under state law and subject to punishment, including fines and/or imprisonment. Submission of false information in connection with this application may also constitute a crime under federal laws. All appropriate legal remedies will be pursued in the event of insurance fraud, including prosecution under Federal Mail or Wire Fraud statutes, and/ or the Federal Racketeer Influenced and Corrupt Organizations Act. Any false statements made herein may be reported to state and federal tax and regulatory authorities as is appropriate.

The undersigned person represents that he/she is authorized and responsible for purchasing Stop Loss Coverage on behalf of the Employer Group. It is understood that the actual terms and conditions of coverage are those contained in this Application and the Stop Loss Coverage Policy into which this Application shall be incorporated at the time of acceptance by Blue Cross and Blue Shield of Texas, a Division of Health Care Service Corporation, a Mutual Legal Reserve Company ("HCSC"). Upon acceptance, HCSC shall issue a Stop Loss Coverage Policy to the Employer Group. Upon acceptance of this Application and issuance of the Stop Loss Coverage Policy, the Employer Group shall be referred to as the "Policyholder".

Kim Marsh

Sales Representative

Signature of Authorized Purchaser

Title of Authorized Purchaser

Date

City Council Meeting

November 3, 2022





Current Stop Loss Coverage

- **Stop Loss with BlueCross BlueShield**

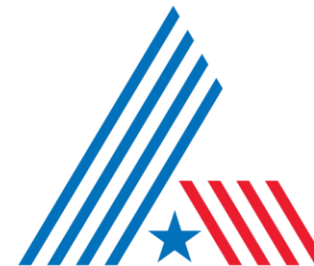
- City has received \$334,941 year to date, in stop loss reimbursements through September 2022
- Current Stop Loss Premium approximately \$785,795.64 based on current headcounts (annualized)
- No Current lasers
- Through September 2022 the City has had 4 individuals hit the specific deductible of \$225,000.
- Large Claim History:
 - 2021 - 2 individuals hit specific deductible (\$225,000)
 - 2020- 4 individuals hit specific deductible (\$225,000)
 - 2019- 4 individuals hit specific deductible (\$225,000)
 - 2018 – 2 individuals hit specific deductible (\$225,000)
 - 2017 - 4 individuals hit specific deductible (\$190,000)
 - 2016 - 6 individuals hit specific deductible (\$190,000)





Fixed Costs Summary & Analysis

Stop Loss Carrier TPA / Network	BCBS-Current BCBS	BCBS - Renewal BCBS	
SPECIFIC RETENTION	\$225,000	\$225,000	
Contract	24/12	PAID	
Coverages	Medical & Rx	Medical & Rx	
Lifetime Maximum Reimbursement	Unlimited	Unlimited	
Specific Rates			
Single 477	\$68.13	\$79.37	
Family 440	\$68.13	\$79.37	
917			% Incr.
Specific Monthly Premium	\$62,475.21	\$72,782.29	
Specific Annual Premium	\$749,702.52	\$873,387.48	16.5%
Aggregate Rate			
Composite	\$3.28	\$3.28	
Aggregate Monthly Premium	\$3,007.76	\$3,007.76	
Aggregate Annual Premium	\$36,093.12	\$36,093.12	0.0%
AGGREGATE RETENTION			
Contract	24/12	PAID	
Coverages	Medical & Rx	Medical & Rx	
Maximum Reimbursement	Unlimited	Unlimited	
Run-In Limit	n/a	n/a	
Aggregate Factors			
Single	\$988.03	\$1,134.66	
Family	\$988.03	\$1,134.66	
Monthly Attachment Factor	\$906,023.51	\$1,040,483.22	
Annual Attachment Factor	\$10,872,282.12	\$12,485,798.64	14.8%
TOTAL FIXED COSTS			% Incr.
TOTAL MONTHLY STOP LOSS PREMIUM	\$65,482.97	\$75,790.05	
TOTAL ANNUAL STOP LOSS PREMIUM	\$785,795.64	\$909,480.60	15.7%
Increase in Annual Premium	n/a	\$123,684.96	
Firm Through Date			
Lasers	None	None	
Notes	No New Laser Contract 45% Rate cap	No New Laser Contract 45% Rate cap	



CITY OF
ABILENE
TEXAS



Recommendations / Next Steps

- **RENEW WITH BCBS**
 - Continue with BCBS at \$225,000 specific deductible
 - BCBS is current TPA
 - 15.7% increase on fixed cost from current with no Lasers
- **SIGN CONTRACT**
 - Plan effective 1/1/2023





**City Council
Agenda Memo**

City Council Meeting Date: 11/3/2022

TO: Robert Hanna, City Manager

FROM: Max Johnson, Director of Public Works

SUBJECT: 7. Resolution: Receive a Report, Hold a Discussion and Take Action on Awarding the bid for the Purchase of 300-gallon Poly Refuse Containers from Snyder Industries (Max Johnson)

GENERAL INFORMATION

The City of Abilene requested bids for the purchase of new 300-gallon refuse containers. Bids were received and opened on October 25, 2022. Snyder Industries submitted the low bid in the amount of \$434.90 per container for a total of \$260,400.00 for 600 containers. Staff recommends approving the bid to Snyder Industries.

SPECIAL CONSIDERATIONS

None

FUNDING/FISCAL IMPACT

Included in approved budget

STAFF RECOMMENDATION

Approve

BOARD OR COMMISSION RECOMMENDATION

None

ATTACHMENTS:

1. Resolution 300 gallon container bids 10-27-2022
2. CB2306 BID TABSHEET 300 gallon
3. 300 Gallon Containers City Council-10-27-2022

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS,
AWARDING BID TO SNYDER INDUSTRIES.**

WHEREAS, the City of Abilene duly advertised and gave such notice, as required by law, for bids for purchase of Solid Waste 300-Gallon Refuse Containers; and

WHEREAS, the purchase enables the City of Abilene to continue to provide trash collection services within the City; and

WHEREAS, the following qualified bid was received and opened on October 25, 2022:

Snyder Industries, Lincoln, Nebraska for \$434.90 per Container

WHEREAS, Snyder Industries submitted the successful low bid in the amount of \$434.90 per Container, for a total of \$260,940 for 600 containers, with their bid meeting specifications.

Staff recommends awarding the bid to the low bidder, Snyder Industries of Lincoln, Nebraska.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
ABILENE, TEXAS**

PART 1:	That the City Council approves this bid in the amount of \$260,940.00
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PART 2:	That this Resolution shall take effect immediately from and after passage.
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ADOPTED this 3rd day of November 2022

ATTEST:

Shawna Atkinson, City Secretary

Anthony Williams, Mayor

APPROVED:

Stanley Smith, City Attorney

**CITY OF ABILENE
PURCHASING DIVISION
TABULATION OF BIDS**

PAGE
1 OF 1

DEPARTMENT: SOLID WASTE SERVICES
BID NO.: CB-2306
TIME OF OPENING: 11:00 A.M.
DATE OF OPENING: NOVEMBER 25, 2022

SNYDER REFUSE

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION
1.	300-GALLON FULLY AUTOMATED CONTAINERS	600	EA	434.90											
BASE BID															
DISCOUNT															
TOTAL BID															

*NOTES: INDICATES RECOMMENDED AWARD

Agenda Item:
Resolution for Bid Award
Solid Waste & Recycling 300 - Gallon Containers
Bid No. CB – 2306

Max Johnson





Agenda Item Summary

- Bids were advertised for replacement and new inventory Solid Waste & Recycling Services trash 300 – gallon carts on Oct 9 and Oct 16, 2022
- One bid was received on October 25, 2022
- Low Bid, meeting specifications was received from Snyder Industries of Lincoln, Nebraska in the amount of \$434.90 per container–600 containers total a contract award of \$260,940
- Staff Recommends Award of Bid to Snyder Industries.



Questions?





**City Council
Agenda Memo**

City Council Meeting Date: 11/3/2022

TO: Robert Hanna, City Manager

FROM: Max Johnson, Director of Public Works

SUBJECT: 8. Resolution: Receive a Report, Hold a Discussion and Take Action on Awarding a Bid to Toter LLC. for Solid Waste 95 Gallon Refuse Containers (Max Johnson)

GENERAL INFORMATION

The City of Abilene requested bids for the purchase of new 95-gallon refuse containers. Bids were received and opened on October 25, 2022. Toter, LLC submitted the low bid in the amount of \$55.84 per container for a total of \$139,600 for 2,500 containers. Staff recommends approving the bid to Toter, LLC.

SPECIAL CONSIDERATIONS

None

FUNDING/FISCAL IMPACT

Included in approved budgets.

STAFF RECOMMENDATION

Approve

BOARD OR COMMISSION RECOMMENDATION

None

ATTACHMENTS:

1. Resolution 95 gallon container bids
2. CB2305 BID TABSHEET 95 gallon
3. 95 Gallon Carts City Council Presentation Slides 2022 -- 10-27-2022

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS,
AWARDING BID TO TOTER, LLC, STATESVILLE, NC.**

WHEREAS, the City of Abilene duly advertised and gave such notice, as required by law, for bids for purchase of Solid Waste 95-gallon Refuse Containers; and

WHEREAS, the purchase enables the City of Abilene to continue to provide trash collection services within the City; and

WHEREAS, the following qualified bid was received and opened on October 25, 2022:

Toter, LLC, Statesville, NC \$55.84 per Container

WHEREAS, Toter, LLC, Statesville, NC submitted the successful low bid in the amount of \$55.84 per Container, for a total of \$139,600 for 2,500 containers, with their bid meeting specifications.

Staff recommends awarding the bid to the low bidder, Toter, LLC, Statesville, NC.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
ABILENE, TEXAS**

PART 1: That the City Council approves this bid in the amount of \$139,600

PART 2: That this Resolution shall take effect immediately from and after passage.

ADOPTED this 3rd day of November 2022

ATTEST:

Shawna Atkinson, City Secretary

Anthony Williams, Mayor

APPROVED:

Stanley Smith, City Attorney

**CITY OF ABILENE
PURCHASING DIVISION
TABULATION OF BIDS**

PAGE
1 OF 1

DEPARTMENT: SOLID WASTE SERVICES BID NO.: CB-2305 TIME OF OPENING: 11:00 A.M. DATE OF OPENING: NOVEMBER 25, 2022				TOTER, LLC STATESVILLE, NC		SCHAEFER SYSTEMS INTERNATIONAL, INC. CHARLOTTE, NC		OTTO ENVIRONMENTAL SYSTEMS CHARLOTTE, NC		CASCADE ENGINEERING GRAND RAPIDS, MI		REHRIG PACIFIC COMPANY DALLAS, TX		IPL	
ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION
1.	95-GALLON FULLY AUTOMATED CARTS	2,500	EA	55.84		59.56		62.00		59.98		57.12		62.52	
BASE BID															
DISCOUNT															
TOTAL BID															

*NOTES: INDICATES RECOMMENDED AWARD

Agenda Item:

Resolution for Bid Award

**Solid Waste & Recycling 95 - Gallon Containers
Bid No. CB – 2305**

Max Johnson





Agenda Item Summary

- Bids were advertised for replacement and new inventory Solid Waste & Recycling Services trash 95 – gallon carts on Oct 9th and Oct 16th
- Six bids were received on October 25, 2022
- Low Bid, meeting specifications was received from Toter, LLC of Statesville, NC in the amount of \$55.84 per container for a total of \$139,600
- Staff Recommends Award of Bid to Toter, LLC



Questions?





**City Council
Agenda Memo**

City Council Meeting Date: 11/3/2022

TO: Honorable Mayor and City Council Members

FROM: Robert Hanna, City Manager

SUBJECT: 9. Ordinance (First Reading): Receive a Report, Hold a Discussion and Take Action on Approving Tax Increment Reinvestment Zone (TIRZ) #3 (Robert Hanna)

GENERAL INFORMATION

Staff has discussed the creation of TIRZ No. 3 with the Council in executive session over previous meeting cycles. The time has come to publicly discuss and consider the creation of Abilene's third Tax Increment Reinvestment Zone. TIRZ No. 3 would be created for a single family residential development that is expected to create \$436 million in incremental taxable value, and the addition of 911 single family homes to Abilene's north side.

TIRZ No. 3 is limited to 25% of the City of Abilene's increment. For FY 2023, the City levies a tax rate of \$0.76210 per \$100 valuation. TIRZ No. 3 would receive 25% of this levy, or \$0.1905250 per \$100 valuation. The remaining \$0.571575 per \$100 valuation will go to the City of Abilene's general fund. Over the 20 year life of TIRZ No. 3, it is anticipated that \$13,588,164 would be generated for the TIRZ, and \$40,764,491 would be generated for the City's general fund. It is anticipated that AISD and Taylor County collectively, would receive \$126,720,636 over the 20 year life of the TIRZ.

TIRZ No. 3 would be created to fund a portion of the public improvements required to service the subdivision. In particular, offsite water and sewer improvements that are needed to serve the development, and onsite stormwater utility improvements that are needed to serve the development and also manage stormwater offsite runoff impacts associated with the development. It is anticipated that the incentive amount would total approximately \$10,500,000. The actual amount will be limited to the lesser of the actual cost to build the authorized improvements, or the maximum amount generated by TIRZ No. 3 (\$13,588,164) in the event construction costs exceed preliminary estimates. In no event would the incentive exceed the amount generated by the TIRZ. The incentive structure proposed is on a reimbursable basis, meaning the developer is repaid annually over time as the improvements are constructed and the

development progresses over the course of the 20 year period and the increment is collected.

The item before the Council today will create TIRZ No. 3 upon final adoption by the City Council on November 17, 2022. It is anticipated that the staff would then bring forward a reimbursement agreement spelling out the public improvements to be paid for by TIRZ No. 3, and the associated obligations of the City and the Developer. The reimbursement agreement will need to be approved by both the Board of Directors for TIRZ No. 3, and the City Council. In order to set the base value in 2022, staff is asking the Council to create the TIRZ before the end of calendar year 2022.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

The total taxes due to all jurisdictions for this development site totaled \$957.80 for the 2022 tax year. At full development in 2036, total taxes due to all jurisdictions will total \$11,053,608.93 annually (assuming the current rate of \$2.53890 per \$100, and the proposed development schedule is maintained).

STAFF RECOMMENDATION

Staff recommends approval of the item as submitted.

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. Ordinance Creating TIRZ No 3
2. Exhibit C - Preliminary Project and Financing Plan
3. TIRZ No 3 Public Hearing Notice
4. Presentation

CITY OF ABILENE, TEXAS

ORDINANCE NO. [REDACTED]

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, DESIGNATING A CONTIGUOUS GEOGRAPHIC AREA WITHIN THE CITY AS A REINVESTMENT ZONE PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, TO BE KNOWN AS REINVESTMENT ZONE NUMBER THREE, CITY OF ABILENE; DESCRIBING THE BOUNDARIES OF THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE; ESTABLISHING A TAX INCREMENT FUND FOR THE ZONE; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Abilene, Texas (the “City”), pursuant to Chapter 311 of the Texas Tax Code, as amended (the “Act”), may designate a geographic area within the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, the Act provides that the governing body of a municipality by ordinance may designate a contiguous geographic area that is in the corporate limits of the municipality to be a reinvestment zone if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

WHEREAS, the City Council desires to promote the development of a certain contiguous geographic area in the City, which is more specifically described in *Exhibits "A" and "B"* of this Ordinance (the "Zone"), through the creation of a new reinvestment zone as authorized by and in accordance with the Tax Increment Financing Act, codified at Chapter 311 of the Texas Tax Code; and

WHEREAS, pursuant to and as required by the Act, the City has prepared a *Preliminary Reinvestment Zone Project Plan and Financing Plan for Reinvestment Zone Number Three, City of Abilene*, attached as *Exhibit C* (hereinafter referred to as the “Preliminary Project and Finance Plan”) for a proposed tax increment reinvestment zone containing the real property within the Zone; and

WHEREAS, notice of the public hearing on the creation of the proposed zone was published in a newspaper having general circulation in the City on November 09, 2022, which date is before the seventh (7th) day before the public hearing held on November 17, 2022; and

WHEREAS, at the public hearing on November 17, 2022, interested persons were allowed to speak for or against the creation of the Zone, the boundaries of the Zone, and the concept of tax increment financing, and owners of property in the proposed Zone were given

a reasonable opportunity to protest the inclusion of their property in the Zone; the public hearing was held in full accordance with Section 311.003(c) of the Act; and

WHEREAS, evidence was received and presented at the public hearing on November 17, 2022, and in favor of the creation of the Zone; and

WHEREAS, after all comments and evidence, both written and oral, were received by the City Council, the public hearing was closed on November 17, 2022; and

WHEREAS, the City has taken all actions required to create the Zone including, but not limited to, all actions required by the home-rule Charter of the City, the Act, the Texas Open Meetings Act (defined herein), and all other laws applicable to the creation of the Zone; and

WHEREAS, the percentage of the property in the proposed zone, excluding property that is public owned, that is used for residential purposes is less than thirty percent; and

WHEREAS, a Preliminary Project and Finance Plan has been prepared for the proposed reinvestment zone.

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

SECTION 1. RECITALS INCORPORATED.

The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct.

SECTION 2. FINDINGS.

That the City Council, after conducting the above described hearing and having heard the evidence and testimony presented at the hearing, has made the following findings and determined based on the evidence and testimony presented to it:

- (a) That the public hearing on creation of the proposed reinvestment zone has been properly called, held, and conducted and that notice of such hearing has been published as required by law; and
- (b) That the creation of the proposed reinvestment zone with boundaries as described and depicted in *Exhibits "A" and "B"* will result in benefits to the City, its residents and property owners, in general, and to the property, residents, and property owners in the reinvestment zone; and
- (c) That the proposed reinvestment zone, as defined in *Exhibits "A" and "B"*, meets the criteria for the creation of a reinvestment zone set forth in the Act in that:

- 1. It is a geographic area located wholly within the City limits of the City; and

2. That the City Council further finds and declares that the proposed zone meets the criteria and requirements of Section 311.005 of the Texas Tax Code because the proposed zone is predominantly open and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impair or arrest the sound growth of the City or county.
- (d) That 30 percent or less of the property in the proposed reinvestment zone, excluding property dedicated to public use, is currently used for residential purposes; and
- (e) That the total appraised value of all taxable real property in the proposed reinvestment zone according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed 25 percent of the current total appraised value of taxable real property in the City and in the industrial districts created by the City, if any; and
- (f) That the improvements in the proposed reinvestment zone will significantly enhance the value of all taxable real property in the proposed reinvestment zone and will be of general benefit to the City or county; and
- (g) That the development or redevelopment of the property in the proposed reinvestment zone will not occur solely through private investment in the reasonable foreseeable future.

SECTION 3. DESIGNATION AND NAME OF THE ZONE.

Pursuant to the authority of, and in accordance with the requirements of the Act, the City Council hereby designates the area described and depicted in Exhibits “A” and “B” hereto as a tax increment reinvestment zone. The name assigned to the zone for identification is Reinvestment Zone Number Three, City of Abilene, Texas (hereinafter referred to as the “Zone”).

SECTION 4. BOARD OF DIRECTORS.

That a board of directors for the Zone (“Board”) is hereby created. The Board shall consist of seven (7) members appointed by the Mayor and confirmed by the City Council per Section 311.009 of the Texas Tax Code. Additionally, each taxing unit that levies taxes within the Zone and chooses to contribute all or part of the tax increment produced by the unit into the tax increment fund may appoint one member of the board. The number of directors on the Board of Directors shall be increased by one for each taxing unit that appoints a director to the board; provided, that the maximum number of directors shall not exceed fifteen (15).

The Board shall make recommendations to the City Council concerning the administration, management, and operation of the Zone. The Board shall prepare and adopt a project plan and a reinvestment zone financing plan for the Zone and submit such plans to the City Council for its approval. The Board shall perform all duties imposed upon it by Chapter 311 of the Texas Tax Code and all other applicable laws. Notwithstanding anything to the contrary herein, the Board shall not be authorized to (i) issues bonds; (ii) impose taxes or fees; (iii) exercise the power of eminent domain, or (iv) give final approval to the Zone's project plan and financing plan.

SECTION 5. DURATION OF THE ZONE.

That the Zone shall take effect immediately upon the passage and approval of this Ordinance, consistent with Section 311.004(a)(3) of the Act, and termination of the Zone shall occur upon any of the following: (i) on December 31, 2042 (with the final year's tax increment to be collected by September 1, 2043); (ii) at an earlier time designated by subsequent ordinance; (iii) at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, notes and other obligations of the Zone, and the interest thereon, have been paid in full, in accordance with Section 311.017 of the Act.

SECTION 6. TAX INCREMENT BASE AND TAX INCREMENT.

That the tax increment base for the Zone, as defined by Section 311.012(c) of the Texas Tax Code, shall be the total appraised value of all real property in the Zone taxable by a taxing unit, determined as of January 1, 2022, which is the year in which the Zone was designated as a reinvestment zone.

The TIF Fund shall consist of (i) the percentage of the tax increment, as defined by Section 311.012(a) of the Texas Tax Code, that each taxing unit which levies real property taxes in the Zone, other than the City, has elected to dedicate to the TIF Fund under an agreement with the City authorized by Section 311.013(f) of the Texas Tax Code, and (ii) twenty-five percent (25%) of the City's tax increment generated by the City's tax rate, as defined by section 311.012(a) of the Texas Tax Code, subject to any binding agreement executed at any time by the City that pledges a portion of such tax increment or an amount of other legally available funds whose calculation is based on receipt of any portion of such tax increment.

SECTION 7. TAX INCREMENT FUND.

That there is hereby created and established a "Tax Increment Fund" for the Zone which may be divided into such subaccounts as may be authorized by subsequent ordinance, into which all tax increments of the City, as such increments are described in the final project plan and reinvestment zone financing plan and may include administration costs, less any of the amounts not required to be paid into the Tax Increment Fund pursuant to the Act, are to be deposited. The Tax Increment Fund and any subaccounts are to be maintained in an account at the affiliated depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. In addition,

all revenues from (i) the sale of any obligations hereafter issued by the City and secured in whole or in part from the tax increments; (ii) the sale of any property acquired as part of a tax increment financing plan adopted by the Board; and (iii) other revenues dedicated to and used in the Zone shall be deposited into the TIF Fund. Prior to the termination of the Zone, money shall be disbursed from the Tax Increment Fund only to pay project costs, as defined by the Texas Tax Code, for the Zone, to satisfy the claims of holders of tax increments bonds or notes issued for the Zone, or to pay obligations incurred pursuant to agreements entered into to implement the project plan and reinvestment zone financing plan and achieve their purpose pursuant to Section 311.010(b), Texas Tax Code. After the termination of the Zone, after all project costs and other obligations have been paid, any money remaining in the fund shall be disbursed back to the participating taxing units in proportion to each jurisdiction's share of the total tax increments collected, pursuant to Section 311.014(d).

SECTION 8. SEVERABILITY CLAUSE.

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 9. OPEN MEETINGS.

It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by Chapter 551 of the Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION 10. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law and the City Charter.

PASSED AND APPROVED ON this _____ day of November 2022.

CITY OF ABILENE

Anthony Williams, Mayor

ATTEST:

Shawna Atkinson
City Secretary

APPROVED AS TO FORM:

Stanley Smith
City Attorney

APPROVED AS TO CONTENT:

Robert Hanna
City Manager

EXHIBIT A
BOUNDARY DESCRIPTION

Beginning at the northwest corner of Property ID 77146, continuing east along the northern boundary of Property ID 77146 to the point it meets Property ID 22450, thence

Continuing east along the northern boundary of Property ID 22450 to the point it meets the northwest corner of Property ID 25735 where it meets the southern right of way boundary of 10th Street, thence

East along the southern right of way boundary of 10th Street to the point it meets the western right of way boundary of Jake Roberts Freeway, thence

South along the western right of way boundary of Jake Roberts Freeway to the point it meets the northeast corner of Property ID 60604, thence

South along the eastern boundary of Property ID 60604 to the point it meets the northeast corner of Property ID 61268, thence

South along the eastern boundary of Property ID 61268 to the point it meets the northern right of way boundary of Interstate 20, thence

West along the northern right of way boundary of Interstate 20 to the point it meets the southeast corner of Property ID 60755, thence

North along the eastern boundary of Property ID 60755, continuing west along the northern boundary to the point it meets Property ID 10381, thence

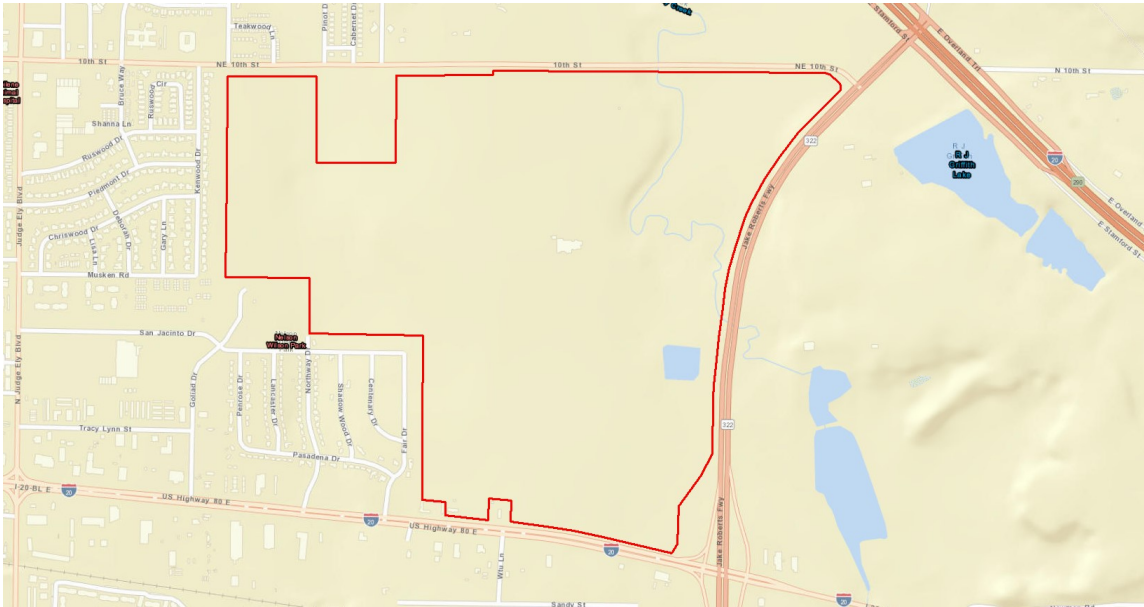
South along the eastern boundary of Property ID 10381, continuing west along the southern boundary to the point it meets the southeast corner of Property ID 10497, thence

West along the southern boundary of Property ID 10497, continuing north along the western boundary to the point it meets the southern boundary of Property ID 58751, thence

West along the southern boundary of Property ID 58751, continuing north along the western boundary to the point it meets the southern boundary of Property ID 77146, thence

West along the southern boundary of Property ID 77146, continuing north along the western boundary to the northwest corner of Property ID 77146, which is the point of beginning.

EXHIBIT B
BOUNDARY MAP



 - TIRZ Boundary

EXHIBIT C
PRELIMINARY PROJECT PLAN AND FINANCE PLAN

Tax Increment Reinvestment Zone #3

City of Abilene, Texas



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DISCLAIMER

Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.



The City of Abilene, Texas serves as the county seat for Taylor County and is located approximately 180 miles west of the Dallas/Fort Worth Metroplex, near the geographic center of the state. Conveniently connected east-west by Interstate Highway 20, and north-south by U.S. highways 83, 84, and 277, Abilene is the center of a 22-county area commonly referred to as the Big Country.

Abilene functions as a regional center for distribution, commerce, industry, transportation, and education, providing an assortment of lodging, dining, cultural, and retail opportunities. Residents enjoy a thriving arts scene, unique museums, sporting events, parks, children’s activities, hunting, fishing and more.

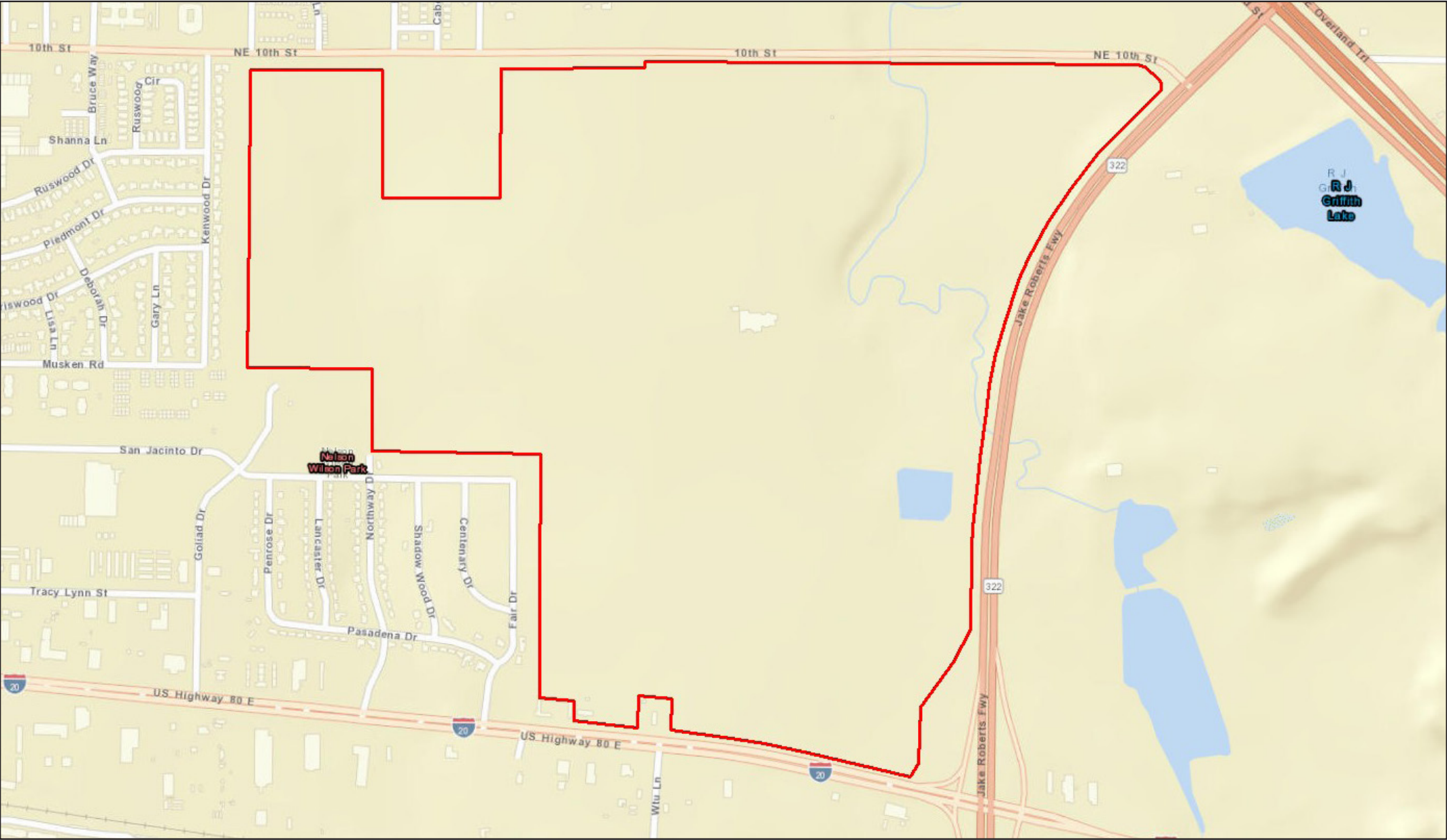
Supported by a regional workforce of over 140,000, ample space for expansion, and reliable and convenient infrastructure, Abilene is the obvious region of choice for big-time employers such as Dyess Air Force Base, Hendrick Health System, Abilene Christian University, and Blue Cross Blue Shield.



Tax Increment Reinvestment Zone #3, City of Abilene

On November 17, 2022, the City Council of the City of Abilene, Texas (the “Council”), pursuant to Chapter 311 of the Texas Tax Code, will consider an ordinance to designate a contiguous geographic area within the City as a Reinvestment Zone Number Three, City of Abilene, Texas. The goal of Tax Increment Reinvestment Zone #3 (TIRZ #3) is to continue funding the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions.

This preliminary project and financing plan outlines the funding of \$13,588,164 in public improvements related to water, sanitary sewer, and storm water facilities, as well as street and intersection improvements, open space and park facilities, utilities and street lighting, and economic development grants. The TIRZ can fund these improvements through ad valorem participation of eligible taxing jurisdictions, including the City of Abilene. Without the implementation of the TIRZ, the specified property would continue to impair the sound growth of the municipality.



 - TIRZ Boundary

TIRZ Boundary

Boundary Description

TIRZ #3 consists of approximately 420.77 acres located wholly within the city limits of the City of Abilene. The legal description for the zone is described in detail below.

Legal Description TIRZ #3

Beginning at the northwest corner of Property ID 77146, continuing east along the northern boundary of Property ID 77146 to the point it meets Property ID 22450, thence

Continuing east along the northern boundary of Property ID 22450 to the point it meets the northwest corner of Property ID 25735 where it meets the southern right of way boundary of 10th Street, thence

East along the southern right of way boundary of 10th Street to the point it meets the western right of way boundary of Jake Roberts Freeway, thence

South along the western right of way boundary of Jake Roberts Freeway to the point it meets the northeast corner of Property ID 60604, thence

South along the eastern boundary of Property ID 60604 to the point it meets the northeast corner of Property ID 61268, thence

South along the eastern boundary of Property ID 61268 to the point it meets the northern right of way boundary of Interstate 20, thence

West along the northern right of way boundary of Interstate 20 to the point it meets the southeast corner of Property ID 60755, thence

North along the eastern boundary of Property ID 60755, continuing west along the northern boundary to the point it meets Property ID 10381, thence

South along the eastern boundary of Property ID 10381, continuing west along the southern boundary to the point it meets the southeast corner of Property ID 10497, thence

West along the southern boundary of Property ID 10497, continuing north along the western boundary to the point it meets the southern boundary of Property ID 58751, thence

West along the southern boundary of Property ID 58751, continuing north along the western boundary to the point it meets the southern boundary of Property ID 77146, thence

West along the southern boundary of Property ID 77146, continuing north along the western boundary to the northwest corner of Property ID 77146, which is the point of beginning.

Current Conditions

Land Use

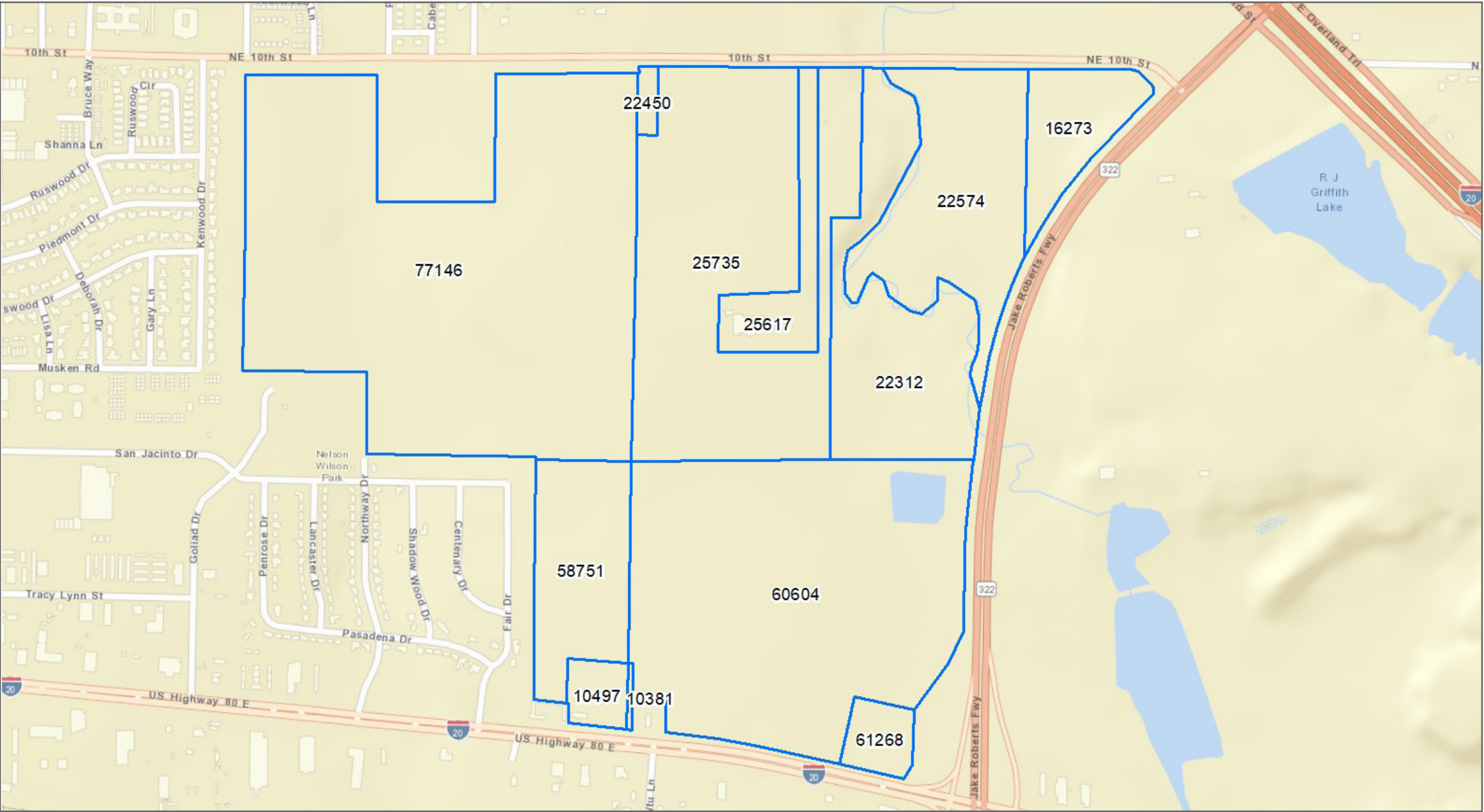
The land within the zone is vacant land that is well positioned for new development.

Method of Relocating Persons to be Displaced

It is not anticipated that any persons will be displaced or need to be relocated as result of the implementation of the TIRZ.

Current Ownership

There are currently twelve parcels within Tax Increment Reinvestment Zone #3, all of which are owned by Abilene Christian University. The 2022 estimated taxable base value of the property within the TIRZ is \$1,736,565. For further details of parcels included within the TIRZ see **Appendix A**.

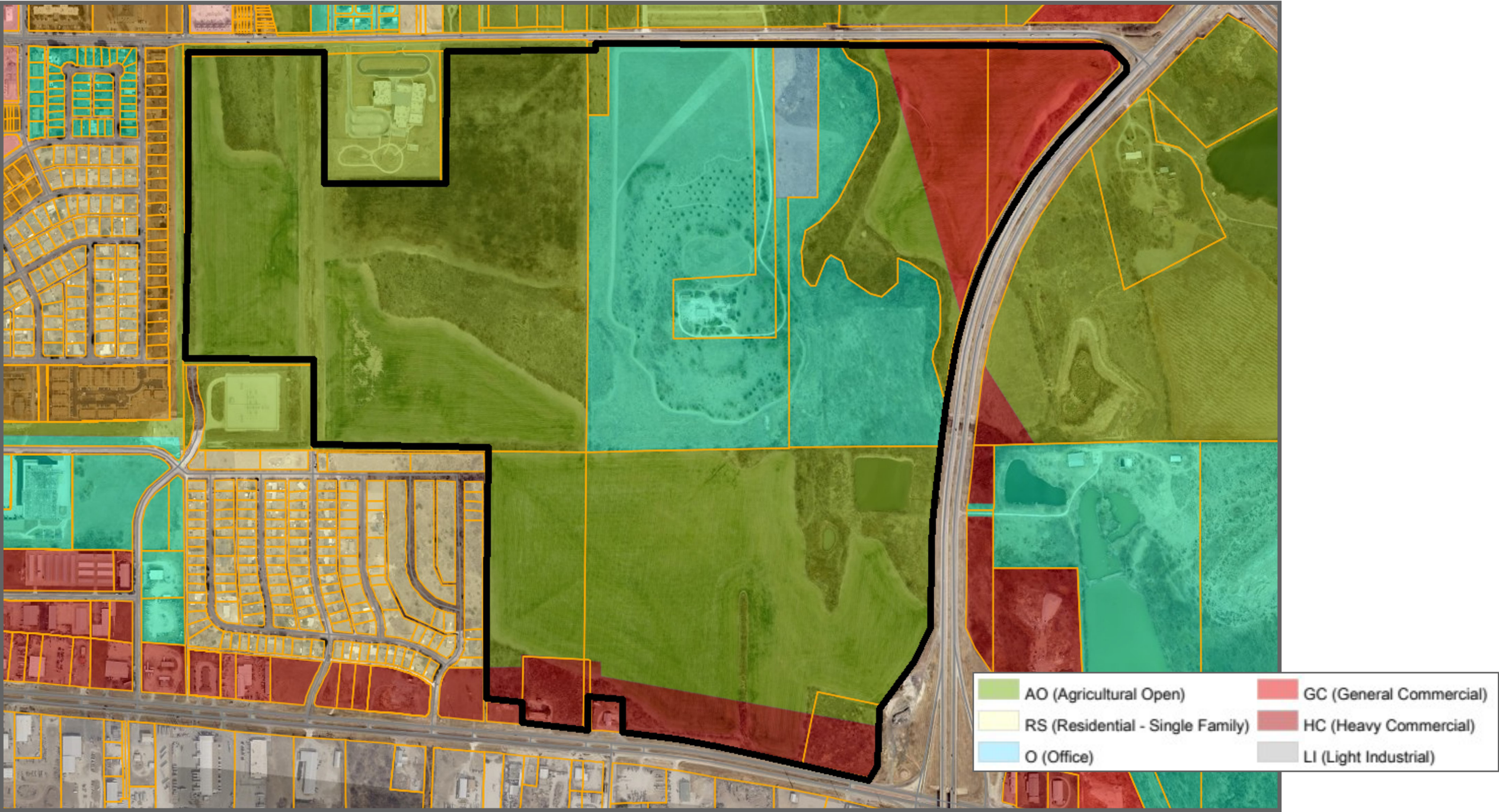


Current Conditions

Zoning

The zoning for the property within the TIRZ can be seen in the map below, with the majority if the land within the zone being currently zoned AO- Agricultural Open, shaded in green.

The property may need to be rezoned to accomodate any future development. It is not anticipated there will be any changes to the City of Abilene zoning ordinance, master plan, building codes, subdivision rules and regulations or other municipal ordinances as a result of the TIRZ.



Proposed Development

The land within the zone is well positioned for future development. In 2022, the conceptual site plan shown below was produced. The site plan shows a single family development with a total of 911 lots in a variety of sizes.



LOT COUNT:	
50' Lots:	86
55' Lots:	386
60' Lots:	48
70' Lots:	294
100' Lots:	77
130' Lots:	20
TOTAL LOTS:	911

ACU Trail Ridge - Overall Site Plan

 SCALE: 1" = 300' - 0"
 AT 22" X 34"
 PAGE 2

Anticipated Development

The table to the right provides an overview of the potential development that DPED projects will occur during the life of the TIRZ based on the site plan on the previous page, along with estimated dates of when the development construction will begin and be completed. It is anticipated that development that occurs within the TIRZ could be financed in part by incremental real property tax generated within the TIRZ.

	Start	Final Delivery	Units	Taxable Value PSF/Unit		Incremental Value
PHASE ONE						
55' LOTS	2024	2026	86	\$	425,000	\$ 36,550,000
60' LOTS	2024	2026	8	\$	510,000	\$ 4,080,000
70' LOTS	2024	2026	72	\$	595,000	\$ 42,840,000
100' LOTS	2024	2026	13	\$	680,000	\$ 8,840,000
130' LOTS	2024	2026	1	\$	765,000	\$ 765,000
			180			\$ 93,075,000
PHASE TWO						
55' LOTS	2026	2028	86	\$	425,000	\$ 36,550,000
60' LOTS	2026	2028	34	\$	510,000	\$ 17,340,000
70' LOTS	2026	2028	0	\$	595,000	\$ -
100' LOTS	2026	2028	0	\$	680,000	\$ -
130' LOTS	2026	2028	0	\$	765,000	\$ -
			120			\$ 53,890,000
PHASE THREE						
55' LOTS	2028	2030	86	\$	425,000	\$ 36,550,000
60' LOTS	2028	2030	52	\$	510,000	\$ 26,520,000
70' LOTS	2028	2030	12	\$	595,000	\$ 7,140,000
100' LOTS	2028	2030	3	\$	680,000	\$ 2,040,000
130' LOTS	2028	2030	0	\$	765,000	\$ -
			153			\$ 72,250,000
PHASE FOUR						
55' LOTS	2030	2032	86	\$	425,000	\$ 36,550,000
60' LOTS	2030	2032	52	\$	510,000	\$ 26,520,000
70' LOTS	2030	2032	12	\$	595,000	\$ 7,140,000
100' LOTS	2030	2032	3	\$	680,000	\$ 2,040,000
130' LOTS	2030	2032	0	\$	765,000	\$ -
			153			\$ 72,250,000
PHASE FIVE						
55' LOTS	2032	2034	86	\$	425,000	\$ 36,550,000
60' LOTS	2032	2034	52	\$	510,000	\$ 26,520,000
70' LOTS	2032	2034	12	\$	595,000	\$ 7,140,000
100' LOTS	2032	2034	3	\$	680,000	\$ 2,040,000
130' LOTS	2032	2034	0	\$	765,000	\$ -
			153			\$ 72,250,000
PHASE SIX						
55' LOTS	2034	2036	86	\$	425,000	\$ 36,550,000
60' LOTS	2034	2036	52	\$	510,000	\$ 26,520,000
70' LOTS	2034	2036	11	\$	595,000	\$ 6,545,000
100' LOTS	2034	2036	3	\$	680,000	\$ 2,040,000
130' LOTS	2034	2036	0	\$	765,000	\$ -
			152			\$ 71,655,000
Total		LOTS	911			\$ 435,370,000

Project Costs

Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #3 that will be financed by in part by incremental real property tax generated within the TIRZ.

Proposed Project Costs		
Water Facilities and Improvements	\$ 3,397,041	25.0%
Sanitary Sewer Facilities and Improvements	\$ 3,397,041	25.0%
Storm Water Facilities and Improvements	\$ 3,397,041	25.0%
Street and Intersection Improvements	\$ 1,358,816	10.0%
Open Space, Park and Recreation Facilities and Improvements	\$ 679,408	5.0%
Utilities and Street Lighting	\$ 679,408	5.0%
Economic Development Grants	\$ 543,527	4.0%
Administrative Costs	\$ 135,882	1.0%
	\$ 13,588,164	100.0%

The categories listed in the table above outline various public improvements, and are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code.

The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item.

It is anticipated that the individual TIRZ project cost allocations will be evaluated on a case by case basis, consistent with the categories listed above, and brought forward to the TIRZ board and City Council for consideration.

Chapter 311 of the Texas Tax Code

Sec. 311.002.

- (1) “Project costs” means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. “Project costs” include:
- (A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;
 - (B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;
 - (C) real property assembly costs;
 - (D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;
 - (E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;
 - (F) relocation costs;
 - (G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;
 - (H) interest before and during construction and for one year after completion of construction, whether or not capitalized;
 - (I) the cost of operating the reinvestment zone and project facilities;
 - (J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;
 - (K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and
 - (L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Method of Financing

To fund the public improvements outlined on the previous page, the City of Abilene will contribute 25% of the real property increment within the Zone.

Debt Service

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

Economic Feasibility Study

A taxable value analysis was developed as part of the project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated development square footages, the anticipated sales per square foot and the anticipated taxable value per square foot can be found on the table below.

The following pages show the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions as well as the method of financing and debt service.

Utilizing the information outlined in this feasibility study, we have found that the TIRZ is economically feasible and will provide the City and other taxing jurisdictions with economic benefits that would not occur without its implementation.

Real Property Tax		Participation	
City of Abilene	0.76210000	25.0%	0.1905250
Taylor County	0.56750000	0%	0.0000000
Abilene ISD	1.20930000	0%	0.0000000
2.53890000			0.19052500

Personal Property Tax		Participation	
City of Abilene	0.76210000	0%	0.0000000
Taylor County	0.56750000	0%	0.0000000
Abilene ISD	1.20930000	0%	0.0000000
2.53890000			0.00000000

Sales Tax		Participation	
City of Abilene - Regular	0.0100000	0.00%	0.0000000
City of Abilene - Property Tax Relief	0.0050000	0.00%	0.0000000
ECO A (0.25%)	0.0050000	0.00%	0.0000000
0.02000000			0.00000000

PHASE ONE : INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Abilene	0.76210000	25.0%	0.1905250
Taylor County	0.56750000	0%	0.0000000
Abilene ISD	1.20930000	0%	0.0000000
	2.53890000		0.1905250

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Abilene	0.76210000	0%	0.0000000
Taylor County	0.56750000	0%	0.0000000
Abilene ISD	1.20930000	0%	0.0000000
	2.53890000		0.0000000

City of Abilene - Regular	0.01000000	0%	0.0000000
City of Abilene - Property Tax Relief	0.00500000	0%	0.0000000
ECOA (0.25%)	0.00500000	0%	0.0000000
	0.02000000		0.0000000

PHASE ONE		Final Delivery	AREA SF/UNITS	REAL PROPERTY		BPP		SALES	
				\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
55' LOTS	2026	86	\$	425,000	\$	36,550,000		\$	-
60' LOTS	2026	8	\$	510,000	\$	4,080,000			
70' LOTS	2026	72	\$	595,000	\$	42,840,000			
100' LOTS	2026	13	\$	680,000	\$	8,840,000			
130' LOTS	2026	1	\$	765,000	\$	765,000			
TOTAL		180		93,075,000			-	-	

► OUTPUT

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Abilene	30.0%	\$ 14,202,354	=	\$ 14,202,354	+	\$ -	+	\$ -	-
Taylor County	22.4%	\$ 10,575,825	=	\$ 10,575,825	+	\$ -	+	\$ -	-
Abilene ISD	47.6%	\$ 22,536,291	=	\$ 22,536,291	+	\$ -	+	\$ -	-
	100.0%	\$ 47,314,470		\$ 47,314,470		\$ -		\$ -	-
		100.0%		100.0%		0.0%		0.0%	

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Abilene	100.0%	\$ 3,550,589	=	\$ 3,550,589	+	\$ -	+	\$ -	-
Taylor County	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -	-
Abilene ISD	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -	-
	100.0%	\$ 3,550,589		\$ 3,550,589		\$ -		\$ -	-
		100.0%		100.0%		0.0%		0.0%	

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Abilene	24.3%	\$ 10,651,766	=	\$ 10,651,766	+	\$ -	+	\$ -	-
Taylor County	24.2%	\$ 10,575,825	=	\$ 10,575,825	+	\$ -	+	\$ -	-
Abilene ISD	51.5%	\$ 22,536,291	=	\$ 22,536,291	+	\$ -	+	\$ -	-
	100.0%	\$ 43,763,881		\$ 43,763,881		\$ -		\$ -	-
		100.0%		100.0%		0.0%		0.0%	

		Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
TOTAL TAX REVENUE																							
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	
55' LOTS	86	-	425,000	433,500	442,170	451,013	460,034	469,234	478,619	488,191	497,955	507,914	518,073	528,434	539,003	549,783	560,778	571,994	583,434	595,103	607,005	619,145	
	TAXABLE VALUE				25,097,569	38,787,152	39,562,895	40,354,153	41,161,236	41,984,461	42,824,150	43,680,633	44,554,246	45,445,331	46,354,238	47,281,322	48,226,949	49,191,488	50,175,318	51,178,824	52,202,400	53,246,448	
60' LOTS	8		510,000	520,200	530,604	541,216	552,040	563,081	574,343	585,830	597,546	609,497	621,687	634,121	646,803	659,739	672,934	686,393	700,121	714,123	728,406	742,974	
	TAXABLE VALUE			1,373,328	2,801,589	4,329,729	4,416,323	4,504,650	4,594,743	4,686,638	4,780,370	4,875,978	4,973,497	5,072,967	5,174,427	5,277,915	5,383,473	5,491,143	5,600,966	5,712,985	5,827,245	5,943,790	
70' LOTS	72		595,000	606,900	619,038	631,419	644,047	656,928	670,067	683,468	697,137	711,080	725,302	739,808	754,604	769,696	785,090	800,792	816,807	833,144	849,807	866,803	
	TAXABLE VALUE			14,419,944	29,416,686	45,462,151	46,371,394	47,298,822	48,244,798	49,209,694	50,193,888	51,197,766	52,221,721	53,266,155	54,331,478	55,418,108	56,526,470	57,657,000	58,810,140	59,986,342	61,186,069	62,409,791	
100' LOTS	13		680,000	693,600	707,472	721,621	736,054	750,775	765,790	781,106	796,728	812,663	828,916	845,495	862,404	879,653	897,246	915,190	933,494	952,164	971,207	990,632	
	TAXABLE VALUE			2,975,544	6,070,110	9,381,079	9,568,700	9,760,074	9,955,276	10,154,381	10,357,469	10,564,618	10,775,911	10,991,429	11,211,257	11,435,483	11,664,192	11,897,476	12,135,426	12,378,134	12,625,697	12,878,211	
130' LOTS	1		765,000	780,300	795,906	811,824	828,061	844,622	861,514	878,745	896,319	914,246	932,531	951,181	970,205	989,609	1,009,401	1,029,589	1,050,181	1,071,185	1,092,608	1,114,461	
	TAXABLE VALUE			780,300	795,906	811,824	828,061	844,622	861,514	878,745	896,319	914,246	932,531	951,181	970,205	989,609	1,009,401	1,029,589	1,050,181	1,071,185	1,092,608	1,114,461	
SF (CUMMULATIVE UNITS)				60	119	180	180	180	180	180	180	180	180	180	180	180	180	180	180	180	180	180	
REAL PROPERTY	TOTAL TAXABLE VALUE	-		16,573,572	58,111,750	89,390,856	91,178,673	93,002,246	94,862,291	96,759,537	98,694,728	100,668,623	102,681,995	104,735,635	106,830,348	108,966,955	111,146,294	113,369,219	115,636,604	117,949,336	120,308,323	122,714,489	
City of Abilene		-	-	126,307	442,870	681,248	694,873	708,770	722,946	737,404	752,153	767,196	782,539	798,190	814,154	830,437	847,046	863,987	881,267	898,892	916,870	935,207	14,202,354
Taylor County		-	-	94,055	329,784	507,293	517,439	527,788	538,344	549,110	560,093	571,294	582,720	594,375	606,262	618,387	630,755	643,370	656,238	669,362	682,750	696,405	10,575,825
Abilene ISD		-	-	200,424	702,745	1,081,004	1,102,624	1,124,676	1,147,170	1,170,113	1,193,515	1,217,386	1,241,733	1,266,568	1,291,899	1,317,737	1,344,092	1,370,974	1,398,393	1,426,361	1,454,889	1,483,986	22,536,291
Total		-	-	420,786	1,475,399	2,269,544	2,314,935	2,361,234	2,408,459	2,456,628	2,505,760	2,555,876	2,606,993	2,659,133	2,712,316	2,766,562	2,821,893	2,878,331	2,935,898	2,994,616	3,054,508	3,115,598	47,314,470
PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
City of Abilene		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Taylor County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Abilene ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY																							
City of Abilene		-	-	126,307	442,870	681,248	694,873	708,770	722,946	737,404	752,153	767,196	782,539	798,190	814,154	830,437	847,046	863,987	881,267	898,892	916,870	935,207	14,202,354
Taylor County		-	-	94,055	329,784	507,293	517,439	527,788	538,344	549,110	560,093	571,294	582,720	594,375	606,262	618,387	630,755	643,370	656,238	669,362	682,750	696,405	10,575,825
Abilene ISD		-	-	200,424	702,745	1,081,004	1,102,624	1,124,676	1,147,170	1,170,113	1,193,515	1,217,386	1,241,733	1,266,568	1,291,899	1,317,737	1,344,092	1,370,974	1,398,393	1,426,361	1,454,889	1,483,986	22,536,291
Total		-	-	420,786	1,475,399	2,269,544	2,314,935	2,361,234	2,408,459	2,456,628	2,505,760	2,555,876	2,606,993	2,659,133	2,712,316	2,766,562	2,821,893	2,878,331	2,935,898	2,994,616	3,054,508	3,115,598	47,314,470
PARTICIPATION																							
REAL PROPERTY	Taxable Value	-	-	16,573,572	58,111,750	89,390,856	91,178,673	93,002,246	94,862,291	96,759,537	98,694,728	100,668,623	102,681,995	104,735,635	106,830,348	108,966,955	111,146,294	113,369,219	115,636,604	117,949,336	120,308,323	122,714,489	
City of Abilene		-	-	31,577	110,717	170,312	173,718	177,193	180,736	184,351	188,038	191,799	195,635	199,548	203,539	207,609	211,761	215,997	220,317	224,723	229,217	233,802	3,550,589
Taylor County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Abilene ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	31,577	110,717	170,312	173,718	177,193	180,736	184,351	188,038	191,799	195,635	199,548	203,539	207,609	211,761	215,997	220,317	224,723	229,217	233,802	3,550,589
PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
City of Abilene		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

PHASE TWO : INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Abilene	0.76210000	25.0%	0.1905250
Taylor County	0.56750000	0%	0.0000000
Abilene ISD	1.20930000	0%	0.0000000
	2.53890000		0.1905250

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Abilene	0.76210000	0%	0.0000000
Taylor County	0.56750000	0%	0.0000000
Abilene ISD	1.20930000	0%	0.0000000
	2.53890000		0.0000000

City of Abilene - Regular	0.01000000	0%	0.0000000
City of Abilene - Property Tax Relief	0.00500000	0%	0.0000000
ECOA (0.25%)	0.00500000	0%	0.0000000
	0.02000000		0.0000000

PHASE TWO		Final Delivery	AREA SF/UNITS	REAL PROPERTY \$ / SF TAX VALUE		BPP \$ / SF TAX VALUE		SALES \$ / SF TAX VALUE	
	55' LOTS	2028	86	\$ 425,000	\$ 36,550,000	\$ -	\$ -	\$ -	-
	60' LOTS	2028	34	\$ 510,000	\$ 17,340,000				
	70' LOTS	2028	-	\$ 595,000	\$ -				
	100' LOTS	2028	-	\$ 680,000	\$ -				
	130' LOTS	2028	-	\$ 765,000	\$ -				
TOTAL			120	53,890,000		-		-	

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY		PERSONAL		SALES	
City of Abilene	30.0%	\$ 8,278,776	=	\$ 8,278,776	+	\$ -	+	\$ -
Taylor County	22.4%	\$ 6,164,815	=	\$ 6,164,815	+	\$ -	+	\$ -
Abilene ISD	47.6%	\$ 13,136,759	=	\$ 13,136,759	+	\$ -	+	\$ -
	100.0%	\$ 27,580,351		\$ 27,580,351		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY		PERSONAL		SALES	
City of Abilene	100.0%	\$ 2,069,694	=	\$ 2,069,694	+	\$ -	+	\$ -
Taylor County	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Abilene ISD	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 2,069,694		\$ 2,069,694		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT		TOTAL	REAL PROPERTY		PERSONAL		SALES	
City of Abilene	24.3%	\$ 6,209,082	=	\$ 6,209,082	+	\$ -	+	\$ -
Taylor County	24.2%	\$ 6,164,815	=	\$ 6,164,815	+	\$ -	+	\$ -
Abilene ISD	51.5%	\$ 13,136,759	=	\$ 13,136,759	+	\$ -	+	\$ -
	100.0%	\$ 25,510,657		\$ 25,510,657		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

Financial Feasibility Analysis

Calendar Year		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
TOTAL TAX REVENUE																							
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	
55' LOTS						28	57	86	86	86	86	86	86	86	86	86	86	86	86	86	86	86	
	86	-	425,000	433,500	442,170	451,013	460,034	469,234	478,619	488,191	497,955	507,914	518,073	528,434	539,003	549,783	560,778	571,994	583,434	595,103	607,005	619,145	
	TAXABLE VALUE			-	-	12,799,760	26,111,511	40,354,153	41,161,236	41,984,461	42,824,150	43,680,633	44,554,246	45,445,331	46,354,238	47,281,322	48,226,949	49,191,488	50,175,318	51,178,824	52,202,400	53,246,448	
60' LOTS						11	22	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	
	34		510,000	520,200	530,604	541,216	552,040	563,081	574,343	585,830	597,546	609,497	621,687	634,121	646,803	659,739	672,934	686,393	700,121	714,123	728,406	742,974	
	TAXABLE VALUE			-	-	6,072,444	12,387,787	19,144,761	19,527,656	19,918,209	20,316,574	20,722,905	21,137,363	21,560,111	21,991,313	22,431,139	22,879,762	23,337,357	23,804,104	24,280,186	24,765,790	25,261,106	
70' LOTS				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	0		595,000	606,900	619,038	631,419	644,047	656,928	670,067	683,468	697,137	711,080	725,302	739,808	754,604	769,696	785,090	800,792	816,807	833,144	849,807	866,803	
	TAXABLE VALUE			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
100' LOTS				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	0		680,000	693,600	707,472	721,621	736,054	750,775	765,790	781,106	796,728	812,663	828,916	845,495	862,404	879,653	897,246	915,190	933,494	952,164	971,207	990,632	
	TAXABLE VALUE			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
130' LOTS				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	0		765,000	780,300	795,906	811,824	828,061	844,622	861,514	878,745	896,319	914,246	932,531	951,181	970,205	989,609	1,009,401	1,029,589	1,050,181	1,071,185	1,092,608	1,114,461	
	TAXABLE VALUE			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SF (CUMMULATIVE UNITS)				-	-	40	79	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	
REAL PROPERTY	TOTAL TAXABLE VALUE	-	-	-	18,872,205	38,499,298	59,498,914	60,688,893	61,902,671	63,140,724	64,403,539	65,691,609	67,005,441	68,345,550	69,712,461	71,106,711	72,528,845	73,979,422	75,459,010	76,968,190	78,507,554		
City of Abilene		-	-	-	-	143,825	293,403	453,441	462,510	471,760	481,195	490,819	500,636	510,648	520,861	531,279	541,904	552,742	563,797	575,073	586,575	598,306	
Taylor County		-	-	-	-	107,100	218,484	337,656	344,409	351,298	358,324	365,490	372,800	380,256	387,861	395,618	403,531	411,601	419,833	428,230	436,794	445,530	
Abilene ISD		-	-	-	-	228,222	465,572	719,520	733,911	748,589	763,561	778,832	794,409	810,297	826,503	843,033	859,893	877,091	894,633	912,526	930,776	949,392	
Total		-	-	-	-	479,146	977,459	1,510,618	1,540,830	1,571,647	1,603,080	1,635,141	1,667,844	1,701,201	1,735,225	1,769,930	1,805,328	1,841,435	1,878,264	1,915,829	1,954,145	1,993,228	2,580,351
PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
City of Abilene		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Taylor County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Abilene ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SALES TAX	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SUMMARY																							
City of Abilene		-	-	-	-	143,825	293,403	453,441	462,510	471,760	481,195	490,819	500,636	510,648	520,861	531,279	541,904	552,742	563,797	575,073	586,575	598,306	8,278,776
Taylor County		-	-	-	-	107,100	218,484	337,656	344,409	351,298	358,324	365,490	372,800	380,256	387,861	395,618	403,531	411,601	419,833	428,230	436,794	445,530	6,164,815
Abilene ISD		-	-	-	-	228,222	465,572	719,520	733,911	748,589	763,561	778,832	794,409	810,297	826,503	843,033	859,893	877,091	894,633	912,526	930,776	949,392	13,136,759
Total		-	-	-	-	479,146	977,459	1,510,618	1,540,830	1,571,647	1,603,080	1,635,141	1,667,844	1,701,201	1,735,225	1,769,930	1,805,328	1,841,435	1,878,264	1,915,829	1,954,145	1,993,228	27,580,351
PARTICIPATION																							
REAL PROPERTY	Taxable Value	-	-	-	-	18,872,205	38,499,298	59,498,914	60,688,893	61,902,671	63,140,724	64,403,539	65,691,609	67,005,441	68,345,550	69,712,461	71,106,711	72,528,845	73,979,422	75,459,010	76,968,190	78,507,554	
City of Abilene		-	-	-	-	35,956	73,351	113,360	115,628	117,940	120,299	122,705	125,159	127,662	130,215	132,820	135,476	138,186	140,949	143,768	146,644	149,577	2,069,694
Taylor County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Abilene ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	35,956	73,351	113,360	115,628	117,940	120,299	122,705	125,159	127,662	130,215	132,820	135,476	138,186	140,949	143,768	146,644	149,577	2,069,694
PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
City of Abilene		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Taylor County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Abilene ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY																							
City of Abilene		-	-	-	-	35,956	73,351	113,360	115,628	117,940	120,299	122,705	125,159	127,662	130,215	132,820	135,476	138,186	140,949	143,768	146,644	149,577	GROSS
Taylor County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,069,694
Abilene ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,164,815
Total		-	-	-	-	35,956	73,351	113,360	115,628	117,940	120,299	122,705	125,159	127,662	130,215	132,820	135,476	138,186	140,949	143,768	146,644	149,577	13,136,759
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																							
SUMMARY																							
City of Abilene		-	-	-	-	107,869	220,052	340,081	346,883	353,820	360,897	368,115	375,477	382,986	390,646	398,459	406,428	414,557	422,848	431,305	439,931		

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Abilene	0.76210000	25.0%	0.1905250
Taylor County	0.56750000	0%	0.0000000
Abilene ISD	1.20930000	0%	0.0000000
	2.53890000		0.1905250

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Abilene	0.76210000	0%	0.0000000
Taylor County	0.56750000	0%	0.0000000
Abilene ISD	1.20930000	0%	0.0000000
	2.53890000		0.0000000

City of Abilene - Regular	0.01000000	0%	0.0000000
City of Abilene - Property Tax Relief	0.00500000	0%	0.0000000
ECOA (0.25%)	0.00500000	0%	0.0000000
	0.02000000		0.0000000

PHASE THREE		Final Delivery	AREA SF/UNITS	REAL PROPERTY		BPP		SALES	
				\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
55' LOTS	2030	86	\$	425,000	\$ 36,550,000		\$ -	\$ -	-
60' LOTS	2030	52	\$	510,000	\$ 26,520,000				
70' LOTS	2030	12	\$	595,000	\$ 7,140,000				
100' LOTS	2030	3	\$	680,000	\$ 2,040,000				
130' LOTS	2030	-	\$	765,000	\$ -				
TOTAL			153		72,250,000		-		-

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY		PERSONAL		SALES	
City of Abilene	30.0%	\$ 9,894,978	=	\$ 9,894,978	+	\$ -	+	\$ -
Taylor County	22.4%	\$ 7,368,324	=	\$ 7,368,324	+	\$ -	+	\$ -
Abilene ISD	47.6%	\$ 15,701,347	=	\$ 15,701,347	+	\$ -	+	\$ -
	100.0%	\$ 32,964,648		\$ 32,964,648		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY		PERSONAL		SALES	
City of Abilene	100.0%	\$ 2,473,744	=	\$ 2,473,744	+	\$ -	+	\$ -
Taylor County	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Abilene ISD	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 2,473,744		\$ 2,473,744		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT		TOTAL	REAL PROPERTY		PERSONAL		SALES	
City of Abilene	24.3%	\$ 7,421,233	=	\$ 7,421,233	+	\$ -	+	\$ -
Taylor County	24.2%	\$ 7,368,324	=	\$ 7,368,324	+	\$ -	+	\$ -
Abilene ISD	51.5%	\$ 15,701,347	=	\$ 15,701,347	+	\$ -	+	\$ -
	100.0%	\$ 30,490,904		\$ 30,490,904		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

Financial Feasibility Analysis

Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
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TOTAL TAX REVENUE																						
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
55' LOTS								28	57	86	86	86	86	86	86	86	86	86	86	86	86	
	86	-	425,000	433,500	442,170	451,013	460,034	469,234	478,619	488,191	497,955	507,914	518,073	528,434	539,003	549,783	560,778	571,994	583,434	595,103	607,005	619,145
	TAXABLE VALUE			-	-	-	-	13,316,871	27,166,416	41,984,461	42,824,150	43,680,633	44,554,246	45,445,331	46,354,238	47,281,322	48,226,949	49,191,488	50,175,318	51,178,824	52,202,400	53,246,448
60' LOTS								17	34	52	52	52	52	52	52	52	52	52	52	52	52	
	52		510,000	520,200	530,604	541,216	552,040	563,081	574,343	585,830	597,546	609,497	621,687	634,121	646,803	659,739	672,934	686,393	700,121	714,123	728,406	742,974
	TAXABLE VALUE			-	-	-	-	9,662,474	19,711,446	30,463,144	31,072,407	31,693,855	32,327,732	32,974,287	33,633,772	34,306,448	34,992,577	35,692,428	36,406,277	37,134,402	37,877,090	38,634,632
70' LOTS								4	8	12	12	12	12	12	12	12	12	12	12	12	12	
	12		595,000	606,900	619,038	631,419	644,047	656,928	670,067	683,468	697,137	711,080	725,302	739,808	754,604	769,696	785,090	800,792	816,807	833,144	849,807	866,803
	TAXABLE VALUE			-	-	-	-	2,601,435	5,306,928	8,201,616	8,365,648	8,532,961	8,703,620	8,877,693	9,055,246	9,236,351	9,421,078	9,609,500	9,801,690	9,997,724	10,197,678	10,401,632
100' LOTS								1	2	3	3	3	3	3	3	3	3	3	3	3	3	
	3		680,000	693,600	707,472	721,621	736,054	750,775	765,790	781,106	796,728	812,663	828,916	845,495	862,404	879,653	897,246	915,190	933,494	952,164	971,207	990,632
	TAXABLE VALUE			-	-	-	-	743,267	1,516,265	2,343,319	2,390,185	2,437,989	2,486,749	2,536,484	2,587,213	2,638,958	2,691,737	2,745,571	2,800,483	2,856,492	2,913,622	2,971,895
130' LOTS								-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	0		765,000	780,300	795,906	811,824	828,061	844,622	861,514	878,745	896,319	914,246	932,531	951,181	970,205	989,609	1,009,401	1,029,589	1,050,181	1,071,185	1,092,608	1,114,461
	TAXABLE VALUE			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SF (CUMMULATIVE UNITS)				-	-	-	-	50	101	153	153	153	153	153	153	153	153	153	153	153	153	
REAL PROPERTY	TOTAL TAXABLE VALUE	-	-	-	-	-	-	26,324,047	53,701,055	82,992,539	84,652,390	86,345,438	88,072,347	89,833,794	91,630,470	93,463,079	95,332,341	97,238,987	99,183,767	101,167,443	103,190,791	105,254,607
City of Abilene		-	-	-	-	-	-	200,616	409,256	632,486	645,136	658,039	671,199	684,623	698,316	712,282	726,528	741,058	755,879	770,997	786,417	802,145
Taylor County		-	-	-	-	-	-	149,389	304,753	470,983	480,402	490,010	499,811	509,807	520,003	530,403	541,011	551,831	562,868	574,125	585,608	597,320
Abilene ISD		-	-	-	-	-	-	318,337	649,407	1,003,629	1,023,701	1,044,175	1,065,059	1,086,360	1,108,087	1,130,249	1,152,854	1,175,911	1,199,429	1,223,418	1,247,886	1,272,844
Total		-	-	-	-	-	-	668,341	1,363,416	2,107,098	2,149,240	2,192,224	2,236,069	2,280,790	2,326,406	2,372,934	2,420,393	2,468,801	2,518,177	2,568,540	2,619,911	2,672,309
32,964,648																						
PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
City of Abilene		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Taylor County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Abilene ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SALES TAX	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SUMMARY																						
City of Abilene		-	-	-	-	-	-	200,616	409,256	632,486	645,136	658,039	671,199	684,623	698,316	712,282	726,528	741,058	755,879	770,997	786,417	802,145
Taylor County		-	-	-	-	-	-	149,389	304,753	470,983	480,402	490,010	499,811	509,807	520,003	530,403	541,011	551,831	562,868	574,125	585,608	597,320
Abilene ISD		-	-	-	-	-	-	318,337	649,407	1,003,629	1,023,701	1,044,175	1,065,059	1,086,360	1,108,087	1,130,249	1,152,854	1,175,911	1,199,429	1,223,418	1,247,886	1,272,844
Total		-	-	-	-	-	-	668,341	1,363,416	2,107,098	2,149,240	2,192,224	2,236,069	2,280,790	2,326,406	2,372,934	2,420,393	2,468,801	2,518,177	2,568,540	2,619,911	2,672,309
9,894,978																						
7,368,324																						
15,701,347																						
32,964,648																						
PARTICIPATION																						
REAL PROPERTY	Taxable Value	-	-	-	-	-	-	26,324,047	53,701,055	82,992,539	84,652,390	86,345,438	88,072,347	89,833,794	91,630,470	93,463,079	95,332,341	97,238,987	99,183,767	101,167,443	103,190,791	105,254,607
City of Abilene		-	-	-	-	-	-	50,154	102,314	158,122	161,284	164,510	167,800	171,156	174,579	178,071	181,632	185,265	188,970	192,749	196,604	200,536
Taylor County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Abilene ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	50,154	102,314	158,122	161,284	164,510	167,800	171,156	174,579	178,071	181,632	185,265	188,970	192,749	196,604	200,536
2,473,744																						
PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
City of Abilene		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Taylor County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Abilene ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SALES TAX	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SUMMARY																						
City of Abilene		-	-	-	-	-	-	50,154	102,314	158,122	161,284	164,510	167,800	171,156	174,579	178,071	181,632	185,265	188,970	192,749	196,604	200,536
Taylor County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Abilene ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	50,154	102,314	158,122	161,284	164,510	167,800	171,156	174,579	178,071	181,632	185,265	188,970	192,749	196,604	200,536
2,473,744																						
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																						
SUMMARY																						
City of Abilene		-	-	-	-	-	-	150,462	306,942	474,365	483,852	493,529	503,400	513,468	523,737	534,212	544,896	555,794	566,910	578,248	589,813	601,609
Taylor County		-	-	-	-	-	-	149,389	304,753	470,983	480,402	490,010	499,811	509,807	520,003	530,403	541,011	551,831	562,868	574,125	585,608	597,320
Abilene ISD		-	-	-	-	-	-	318,337	649,407	1,003,629	1,023,701	1,044,175	1,065,059	1,086,360	1,108,087	1,130,249	1,152,854	1,175,911	1,199,429	1,223,418	1,247,886	1,272,844
Total		-	-	-	-	-	-	618,187	1,261,102	1,948,976	1,987,956	2,027,715	2,068,269	2,109,634	2,151,827	2,194,864	2,238,761	2,283,536	2,329,207	2,375,791	2,423,307	2,471,773
30,490,904																						
GROSS																						
7,421,233																						
7,368,324																						
15,701,347																						
30,490,904																						

PHASE FOUR : INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Abilene	0.76210000	25.0%	0.1905250
Taylor County	0.56750000	0%	0.0000000
Abilene ISD	1.20930000	0%	0.0000000
	2.53890000		0.1905250

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Abilene	0.76210000	0%	0.0000000
Taylor County	0.56750000	0%	0.0000000
Abilene ISD	1.20930000	0%	0.0000000
	2.53890000		0.0000000

City of Abilene - Regular	0.01000000	0%	0.0000000
City of Abilene - Property Tax Relief	0.00500000	0%	0.0000000
ECOA (0.25%)	0.00500000	0%	0.0000000
	0.02000000		0.0000000

PHASE FOUR		Final Delivery	AREA SF/UNITS	REAL PROPERTY		BPP		SALES	
				\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
55' LOTS	2032	86	\$	425,000	\$	36,550,000		\$	-
60' LOTS	2032	52	\$	510,000	\$	26,520,000			
70' LOTS	2032	12	\$	595,000	\$	7,140,000			
100' LOTS	2032	3	\$	680,000	\$	2,040,000			
130' LOTS	2032	-	\$	765,000	\$	-			
TOTAL		153			72,250,000		-		-

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY		PERSONAL		SALES	
City of Abilene	30.0%	\$ 8,641,994	=	\$ 8,641,994	+	\$ -	+	\$ -
Taylor County	22.4%	\$ 6,435,286	=	\$ 6,435,286	+	\$ -	+	\$ -
Abilene ISD	47.6%	\$ 13,713,113	=	\$ 13,713,113	+	\$ -	+	\$ -
	100.0%	28,790,394		\$ 28,790,394		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY		PERSONAL		SALES	
City of Abilene	100.0%	\$ 2,160,499	=	\$ 2,160,499	+	\$ -	+	\$ -
Taylor County	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Abilene ISD	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 2,160,499		\$ 2,160,499		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT		TOTAL	REAL PROPERTY		PERSONAL		SALES	
City of Abilene	24.3%	\$ 6,481,496	=	\$ 6,481,496	+	\$ -	+	\$ -
Taylor County	24.2%	\$ 6,435,286	=	\$ 6,435,286	+	\$ -	+	\$ -
Abilene ISD	51.5%	\$ 13,713,113	=	\$ 13,713,113	+	\$ -	+	\$ -
	100.0%	\$ 26,629,896		\$ 26,629,896		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

Financial Feasibility Analysis

Calendar Year		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
TOTAL TAX REVENUE																						
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
55' LOTS										28	57	86	86	86	86	86	86	86	86	86	86	86
86		-	425,000	433,500	442,170	451,013	460,034	469,234	478,619	488,191	497,955	507,914	518,073	528,434	539,003	549,783	560,778	571,994	583,434	595,103	607,005	619,145
TAXABLE VALUE				-	-	-	-	-	-	13,854,872	28,263,939	43,680,633	44,554,246	45,445,331	46,354,238	47,281,322	48,226,949	49,191,488	50,175,318	51,178,824	52,202,400	53,246,448
60' LOTS										17	34	52	52	52	52	52	52	52	52	52	52	52
52			510,000	520,200	530,604	541,216	552,040	563,081	574,343	585,830	597,546	609,497	621,687	634,121	646,803	659,739	672,934	686,393	700,121	714,123	728,406	742,974
TAXABLE VALUE				-	-	-	-	-	-	10,052,837	20,507,788	31,693,855	32,327,732	32,974,287	33,633,772	34,306,448	34,992,577	35,692,428	36,406,277	37,134,402	37,877,090	38,634,632
70' LOTS										4	8	12	12	12	12	12	12	12	12	12	12	12
12			595,000	606,900	619,038	631,419	644,047	656,928	670,067	683,468	697,137	711,080	725,302	739,808	754,604	769,696	785,090	800,792	816,807	833,144	849,807	866,803
TAXABLE VALUE				-	-	-	-	-	-	2,706,533	5,521,328	8,532,961	8,703,620	8,877,693	9,055,246	9,236,351	9,421,078	9,609,500	9,801,690	9,997,724	10,197,678	10,401,632
100' LOTS										1	2	3	3	3	3	3	3	3	3	3	3	3
3			680,000	693,600	707,472	721,621	736,054	750,775	765,790	781,106	796,728	812,663	828,916	845,495	862,404	879,653	897,246	915,190	933,494	952,164	971,207	990,632
TAXABLE VALUE				-	-	-	-	-	-	773,295	1,577,522	2,437,989	2,486,749	2,536,484	2,587,213	2,638,958	2,691,737	2,745,571	2,800,483	2,856,492	2,913,622	2,971,895
130' LOTS										-	-	-	-	-	-	-	-	-	-	-	-	-
0			765,000	780,300	795,906	811,824	828,061	844,622	861,514	878,745	896,319	914,246	932,531	951,181	970,205	989,609	1,009,401	1,029,589	1,050,181	1,071,185	1,092,608	1,114,461
TAXABLE VALUE				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SF (CUMMULATIVE UNITS)				-	-	-	-	-	-	50	101	153	153	153	153	153	153	153	153	153	153	153
REAL PROPERTY	TOTAL TAXABLE VALUE	-	-	-	-	-	-	-	-	27,387,538	55,870,578	86,345,438	88,072,347	89,833,794	91,630,470	93,463,079	95,332,341	97,238,987	99,183,767	101,167,443	103,190,791	105,254,607
City of Abilene		-	-	-	-	-	-	-	-	208,720	425,790	658,039	671,199	684,623	698,316	712,282	726,528	741,058	755,879	770,997	786,417	802,145
Taylor County		-	-	-	-	-	-	-	-	155,424	317,066	490,010	499,811	509,807	520,003	530,403	541,011	551,831	562,868	574,125	585,608	597,320
Abilene ISD		-	-	-	-	-	-	-	-	331,197	675,643	1,044,175	1,065,059	1,086,360	1,108,087	1,130,249	1,152,854	1,175,911	1,199,429	1,223,418	1,247,886	1,272,844
Total		-	-	-	-	-	-	-	-	695,342	1,418,498	2,192,224	2,236,069	2,280,790	2,326,406	2,372,934	2,420,393	2,468,801	2,518,177	2,568,540	2,619,911	2,672,309
PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
City of Abilene		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Taylor County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Abilene ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY																						
City of Abilene		-	-	-	-	-	-	-	-	208,720	425,790	658,039	671,199	684,623	698,316	712,282	726,528	741,058	755,879	770,997	786,417	802,145
Taylor County		-	-	-	-	-	-	-	-	155,424	317,066	490,010	499,811	509,807	520,003	530,403	541,011	551,831	562,868	574,125	585,608	597,320
Abilene ISD		-	-	-	-	-	-	-	-	331,197	675,643	1,044,175	1,065,059	1,086,360	1,108,087	1,130,249	1,152,854	1,175,911	1,199,429	1,223,418	1,247,886	1,272,844
Total		-	-	-	-	-	-	-	-	695,342	1,418,498	2,192,224	2,236,069	2,280,790	2,326,406	2,372,934	2,420,393	2,468,801	2,518,177	2,568,540	2,619,911	2,672,309
28,790,394																						
PARTICIPATION																						
REAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	27,387,538	55,870,578	86,345,438	88,072,347	89,833,794	91,630,470	93,463,079	95,332,341	97,238,987	99,183,767	101,167,443	103,190,791	105,254,607
City of Abilene		-	-	-	-	-	-	-	-	52,180	106,447	164,510	167,800	171,156	174,579	178,071	181,632	185,265	188,970	192,749	196,604	200,536
Taylor County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Abilene ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	52,180	106,447	164,510	167,800	171,156	174,579	178,071	181,632	185,265	188,970	192,749	196,604	200,536
2,160,499																						
PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
City of Abilene		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Taylor County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Abilene ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY																						
City of Abilene		-	-	-	-	-	-	-	-	52,180	106,447	164,510	167,800	171,156	174,579	178,071	181,632	185,265	188,970	192,749	196,604	200,536
Taylor County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Abilene ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	52,180	106,447	164,510	167,800	171,156	174,579	178,071	181,632	185,265	188,970	192,749	196,604	200,536
2,160,499																						
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																						
SUMMARY																						
City of Abilene		-	-	-	-	-	-	-	-	156,540	319,342	493,529	503,400	513,468	523,737	534,212	544,896	555,794	566,910	578,248	589,813	601,609
Taylor County		-	-	-	-	-	-	-	-	155,424	317,066	490,010	499,811	509,807	520,003	530,403	541,011	551,831	562,868	574,125	585,608	597,320
Abilene ISD		-	-	-	-	-	-	-	-	331,197	675,643	1,044,175	1,065,059	1,086,360	1,108,087	1,130,249	1,152,854	1,175,911	1,199,429	1,223,418	1,247,886	1,272,844
Total		-	-	-	-	-	-	-	-	643,162	1,312,051	2,027,715	2,068,269	2,109,634	2,151,827	2,194,864	2,238,761	2,283,536	2,329,207	2,375,791	2,423,307	2,471,773
26,629,896																						

PHASE FIVE : INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Abilene	0.76210000	25.0%	0.1905250
Taylor County	0.56750000	0%	0.0000000
Abilene ISD	1.20930000	0%	0.0000000
	2.53890000		0.1905250

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Abilene	0.76210000	0%	0.0000000
Taylor County	0.56750000	0%	0.0000000
Abilene ISD	1.20930000	0%	0.0000000
	2.53890000		0.0000000

City of Abilene - Regular	0.01000000	0%	0.0000000
City of Abilene - Property Tax Relief	0.00500000	0%	0.0000000
ECOA (0.25%)	0.00500000	0%	0.0000000
	0.02000000		0.0000000

PHASE FIVE		Final Delivery	AREA SF/UNITS	REAL PROPERTY \$ / SF TAX VALUE		BPP \$ / SF TAX VALUE		SALES \$ / SF TAX VALUE	
	55' LOTS	2034	86	\$ 425,000	\$ 36,550,000		\$ -	\$ -	-
	60' LOTS	2034	52	\$ 510,000	\$ 26,520,000				
	70' LOTS	2034	12	\$ 595,000	\$ 7,140,000				
	100' LOTS	2034	3	\$ 680,000	\$ 2,040,000				
	130' LOTS	2034	-	\$ 765,000	\$ -				
TOTAL			153		72,250,000		-		-

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES	
City of Abilene	30.0%	\$ 7,338,391	=	\$ 7,338,391	+	\$ -
Taylor County	22.4%	\$ 5,464,554	=	\$ 5,464,554	+	\$ -
Abilene ISD	47.6%	\$ 11,644,556	=	\$ 11,644,556	+	\$ -
	100.0%	\$ 24,447,500		\$ -		\$ -
		100.0%		100.0%	0.0%	0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES	
City of Abilene	100.0%	\$ 1,834,598	=	\$ 1,834,598	+	\$ -
Taylor County	0.0%	\$ -	=	\$ -	+	\$ -
Abilene ISD	0.0%	\$ -	=	\$ -	+	\$ -
	100.0%	\$ 1,834,598		\$ -		\$ -
		100.0%		100.0%	0.0%	0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES	
City of Abilene	24.3%	\$ 5,503,793	=	\$ 5,503,793	+	\$ -
Taylor County	24.2%	\$ 5,464,554	=	\$ 5,464,554	+	\$ -
Abilene ISD	51.5%	\$ 11,644,556	=	\$ 11,644,556	+	\$ -
	100.0%	\$ 22,612,903		\$ -		\$ -
		100.0%		100.0%	0.0%	0.0%

Calendar Year		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
TOTAL TAX REVENUE																						
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
55' LOTS												28	57	86	86	86	86	86	86	86	86	86
86		-	425,000	433,500	442,170	451,013	460,034	469,234	478,619	488,191	497,955	507,914	518,073	528,434	539,003	549,783	560,778	571,994	583,434	595,103	607,005	619,145
TAXABLE VALUE		-										14,414,609	29,405,802	45,445,331	46,354,238	47,281,322	48,226,949	49,191,488	50,175,318	51,178,824	52,202,400	53,246,448
60' LOTS												17	34	52	52	52	52	52	52	52	52	52
52			510,000	520,200	530,604	541,216	552,040	563,081	574,343	585,830	597,546	609,497	621,687	634,121	646,803	659,739	672,934	686,393	700,121	714,123	728,406	742,974
TAXABLE VALUE												10,458,972	21,336,303	32,974,287	33,633,772	34,306,448	34,992,577	35,692,428	36,406,277	37,134,402	37,877,090	38,634,632
70' LOTS												4	8	12	12	12	12	12	12	12	12	12
12			595,000	606,900	619,038	631,419	644,047	656,928	670,067	683,468	697,137	711,080	725,302	739,808	754,604	769,696	785,090	800,792	816,807	833,144	849,807	866,803
TAXABLE VALUE												2,815,877	5,744,389	8,877,693	9,055,246	9,236,351	9,421,078	9,609,500	9,801,690	9,997,724	10,197,678	10,401,632
100' LOTS												1	2	3	3	3	3	3	3	3	3	3
3			680,000	693,600	707,472	721,621	736,054	750,775	765,790	781,106	796,728	812,663	828,916	845,495	862,404	879,653	897,246	915,190	933,494	952,164	971,207	990,632
TAXABLE VALUE												804,536	1,641,254	2,536,484	2,587,213	2,638,958	2,691,737	2,745,571	2,800,483	2,856,492	2,913,622	2,971,895
130' LOTS																						
0			765,000	780,300	795,906	811,824	828,061	844,622	861,514	878,745	896,319	914,246	932,531	951,181	970,205	989,609	1,009,401	1,029,589	1,050,181	1,071,185	1,092,608	1,114,461
TAXABLE VALUE																						
SF (CUMMULATIVE UNITS)												50	101	153	153	153	153	153	153	153	153	153
REAL PROPERTY	TOTAL TAXABLE VALUE	-	-	-	-	-	-	-	-	-	-	28,493,995	58,127,749	89,833,794	91,630,470	93,463,079	95,332,341	97,238,987	99,183,767	101,167,443	103,190,791	105,254,607
City of Abilene		-	-	-	-	-	-	-	-	-	-	217,153	442,992	684,623	698,316	712,282	726,528	741,058	755,879	770,997	786,417	802,145
Taylor County		-	-	-	-	-	-	-	-	-	-	161,703	329,875	509,807	520,003	530,403	541,011	551,831	562,868	574,125	585,608	597,320
Abilene ISD		-	-	-	-	-	-	-	-	-	-	344,578	702,939	1,086,360	1,108,087	1,130,249	1,152,854	1,175,911	1,199,429	1,223,418	1,247,886	1,272,844
Total		-	-	-	-	-	-	-	-	-	-	723,434	1,475,805	2,280,790	2,326,406	2,372,934	2,420,393	2,468,801	2,518,177	2,568,540	2,619,911	2,672,309
PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
City of Abilene		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Taylor County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Abilene ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY																						
City of Abilene		-	-	-	-	-	-	-	-	-	-	217,153	442,992	684,623	698,316	712,282	726,528	741,058	755,879	770,997	786,417	802,145
Taylor County		-	-	-	-	-	-	-	-	-	-	161,703	329,875	509,807	520,003	530,403	541,011	551,831	562,868	574,125	585,608	597,320
Abilene ISD		-	-	-	-	-	-	-	-	-	-	344,578	702,939	1,086,360	1,108,087	1,130,249	1,152,854	1,175,911	1,199,429	1,223,418	1,247,886	1,272,844
Total		-	-	-	-	-	-	-	-	-	-	723,434	1,475,805	2,280,790	2,326,406	2,372,934	2,420,393	2,468,801	2,518,177	2,568,540	2,619,911	2,672,309
24,447,500																						
PARTICIPATION																						
REAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	28,493,995	58,127,749	89,833,794	91,630,470	93,463,079	95,332,341	97,238,987	99,183,767	101,167,443	103,190,791	105,254,607
City of Abilene		-	-	-	-	-	-	-	-	-	-	54,288	110,748	171,156	174,579	178,071	181,632	185,265	188,970	192,749	196,604	200,536
Taylor County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Abilene ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	54,288	110,748	171,156	174,579	178,071	181,632	185,265	188,970	192,749	196,604	200,536
PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
City of Abilene		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Taylor County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Abilene ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY																						
City of Abilene		-	-	-	-	-	-	-	-	-	-	54,288	110,748	171,156	174,579	178,071	181,632	185,265	188,970	192,749	196,604	200,536
Taylor County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Abilene ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	54,288	110,748	171,156	174,579	178,071	181,632	185,265	188,970	192,749	196,604	200,536
1,834,598																						
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																						
SUMMARY																						
City of Abilene		-	-	-	-	-	-	-	-	-	-	162,865	332,244	513,468	523,737	534,212	544,896	555,794	566,910	578,248	589,813	601,609
Taylor County		-	-	-	-	-	-	-	-	-	-	161,703	329,875	509,807	520,003	530,403	541,011	551,831	562,868	574,125	585,608	597,320
Abilene ISD		-	-	-	-	-	-	-	-	-	-	344,578	702,939	1,086,360	1,108,087	1,130,249	1,152,854	1,175,911	1,199,429	1,223,418	1,247,886	1,272,844
Total		-	-	-	-	-	-	-	-	-	-	669,146	1,365,058	2,109,634	2,151,827	2,194,864	2,238,761	2,283,536	2,329,207	2,375,791	2,423,307	2,471,773
22,612,903																						

PHASE SIX : INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Abilene	0.76210000	25.0%	0.1905250
Taylor County	0.56750000	0%	0.0000000
Abilene ISD	1.20930000	0%	0.0000000
	2.53890000		0.1905250

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Abilene	0.76210000	0%	0.0000000
Taylor County	0.56750000	0%	0.0000000
Abilene ISD	1.20930000	0%	0.0000000
	2.53890000		0.0000000

City of Abilene - Regular	0.01000000	0%	0.0000000
City of Abilene - Property Tax Relief	0.00500000	0%	0.0000000
ECOA (0.25%)	0.00500000	0%	0.0000000
	0.02000000		0.0000000

PHASE SIX	Final Delivery	AREA SF/UNITS	REAL PROPERTY		BPP		SALES	
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
55' LOTS	2036	86	\$ 425,000	\$ 36,550,000		\$ -	\$ -	\$ -
60' LOTS	2036	52	\$ 510,000	\$ 26,520,000				
70' LOTS	2036	11	\$ 595,000	\$ 6,545,000				
100' LOTS	2036	3	\$ 680,000	\$ 2,040,000				
130' LOTS	2036	-	\$ 765,000	\$ -				
TOTAL		152		71,655,000		-		-

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Abilene	30.0%	\$ 5,932,857	=	\$ 5,932,857	+	\$ -	+	\$ -
Taylor County	22.4%	\$ 4,417,919	=	\$ 4,417,919	+	\$ -	+	\$ -
Abilene ISD	47.6%	\$ 9,414,255	=	\$ 9,414,255	+	\$ -	+	\$ -
	100.0%	\$ 19,765,031		\$ 19,765,031		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Abilene	100.0%	\$ 1,483,214	=	\$ 1,483,214	+	\$ -	+	\$ -
Taylor County	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Abilene ISD	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 1,483,214		\$ 1,483,214		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Abilene	24.3%	\$ 4,449,643	=	\$ 4,449,643	+	\$ -	+	\$ -
Taylor County	24.2%	\$ 4,417,919	=	\$ 4,417,919	+	\$ -	+	\$ -
Abilene ISD	51.5%	\$ 9,414,255	=	\$ 9,414,255	+	\$ -	+	\$ -
	100.0%	\$ 18,281,817		\$ 18,281,817		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

Financial Feasibility Analysis

Calendar Year		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
TOTAL TAX REVENUE																						
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
55' LOTS														28	57	86	86	86	86	86	86	86
	86	-	425,000	433,500	442,170	451,013	460,034	469,234	478,619	488,191	497,955	507,914	518,073	528,434	539,003	549,783	560,778	571,994	583,434	595,103	607,005	619,145
	TAXABLE VALUE			-	-	-	-	-	-	-	-	-	-	14,996,959	30,593,797	47,281,322	48,226,949	49,191,488	50,175,318	51,178,824	52,202,400	53,246,448
60' LOTS														17	34	52	52	52	52	52	52	52
	52		510,000	520,200	530,604	541,216	552,040	563,081	574,343	585,830	597,546	609,497	621,687	634,121	646,803	659,739	672,934	686,393	700,121	714,123	728,406	742,974
	TAXABLE VALUE			-	-	-	-	-	-	-	-	-	-	10,881,515	22,198,290	34,306,448	34,992,577	35,692,428	36,406,277	37,134,402	37,877,090	38,634,632
70' LOTS														4	7	11	11	11	11	11	11	11
	11		595,000	606,900	619,038	631,419	644,047	656,928	670,067	683,468	697,137	711,080	725,302	739,808	754,604	769,696	785,090	800,792	816,807	833,144	849,807	866,803
	TAXABLE VALUE			-	-	-	-	-	-	-	-	-	-	2,685,502	5,478,424	8,466,655	8,635,989	8,808,708	8,984,882	9,164,580	9,347,872	9,534,829
100' LOTS														1	2	3	3	3	3	3	3	3
	3		680,000	693,600	707,472	721,621	736,054	750,775	765,790	781,106	796,728	812,663	828,916	845,495	862,404	879,653	897,246	915,190	933,494	952,164	971,207	990,632
	TAXABLE VALUE			-	-	-	-	-	-	-	-	-	-	837,040	1,707,561	2,638,958	2,691,737	2,745,571	2,800,483	2,856,492	2,913,622	2,971,895
130' LOTS														-	-	-	-	-	-	-	-	-
	0		765,000	780,300	795,906	811,824	828,061	844,622	861,514	878,745	896,319	914,246	932,531	951,181	970,205	989,609	1,009,401	1,029,589	1,050,181	1,071,185	1,092,608	1,114,461
	TAXABLE VALUE			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SF (CUMMULATIVE UNITS)				-	-	-	-	-	-	-	-	-	-	50	100	152	152	152	152	152	152	152
REAL PROPERTY		TOTAL TAXABLE VALUE	-	-	-	-	-	-	-	-	-	-	-	29,401,015	59,978,071	92,693,383	94,547,251	96,438,196	98,366,960	100,334,299	102,340,985	104,387,805
City of Abilene			-	-	-	-	-	-	-	-	-	-	-	224,065	457,093	706,416	720,545	734,955	749,655	764,648	779,941	795,539
Taylor County			-	-	-	-	-	-	-	-	-	-	-	166,851	340,376	526,035	536,556	547,287	558,232	569,397	580,785	592,401
Abilene ISD			-	-	-	-	-	-	-	-	-	-	-	355,546	725,315	1,120,941	1,143,360	1,166,227	1,189,552	1,213,343	1,237,610	1,262,362
Total			-	-	-	-	-	-	-	-	-	-	-	746,462	1,522,783	2,353,392	2,400,460	2,448,469	2,497,439	2,547,388	2,598,335	2,650,302
PERSONAL PROPERTY		Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
City of Abilene			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Taylor County			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Abilene ISD			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX		Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY																						
City of Abilene			-	-	-	-	-	-	-	-	-	-	-	224,065	457,093	706,416	720,545	734,955	749,655	764,648	779,941	795,539
Taylor County			-	-	-	-	-	-	-	-	-	-	-	166,851	340,376	526,035	536,556	547,287	558,232	569,397	580,785	592,401
Abilene ISD			-	-	-	-	-	-	-	-	-	-	-	355,546	725,315	1,120,941	1,143,360	1,166,227	1,189,552	1,213,343	1,237,610	1,262,362
Total			-	-	-	-	-	-	-	-	-	-	-	746,462	1,522,783	2,353,392	2,400,460	2,448,469	2,497,439	2,547,388	2,598,335	2,650,302
PARTICIPATION																						
REAL PROPERTY		Taxable Value	-	-	-	-	-	-	-	-	-	-	-	29,401,015	59,978,071	92,693,383	94,547,251	96,438,196	98,366,960	100,334,299	102,340,985	104,387,805
City of Abilene			-	-	-	-	-	-	-	-	-	-	-	56,016	114,273	176,604	180,136	183,739	187,414	191,162	194,985	198,885
Taylor County			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Abilene ISD			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total			-	-	-	-	-	-	-	-	-	-	-	56,016	114,273	176,604	180,136	183,739	187,414	191,162	194,985	198,885
PERSONAL PROPERTY		Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
City of Abilene			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Taylor County			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Abilene ISD			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX		Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY																						
City of Abilene			-	-	-	-	-	-	-	-	-	-	-	56,016	114,273	176,604	180,136	183,739	187,414	191,162	194,985	198,885
Taylor County			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Abilene ISD			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total			-	-	-	-	-	-	-	-	-	-	-	56,016	114,273	176,604	180,136	183,739	187,414	191,162	194,985	198,885
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																						
SUMMARY																						
City of Abilene			-	-	-	-	-	-	-	-	-	-	-	168,049	342,820	529,812	540,408	551,217	562,241	573,486	584,955	596,655
Taylor County			-	-	-	-	-	-	-	-	-	-	-	166,851	340,376	526,035	536,556	547,287	558,232	569,397	580,785	592,401
Abilene ISD			-	-	-	-	-	-	-	-	-	-	-	355,546	725,315	1,120,941	1,143,360	1,166,227	1,189,552	1,213,343	1,237,610	1,262,362
Total			-	-	-	-	-	-	-	-	-	-	-	690,446	1,408,510	2,176,788	2,220,324	2,264,730	2,310,025	2,356,226	2,403,350	2,451,417

Financial Feasibility Analysis - Proposed TIRZ Revenue

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES																														
TAXABLE BASE YEAR GROWTH DISCOUNT RATE				2.00% 6.00%																										
				REAL PROPERTY TAX			BUSINESS PERSONAL PROPERTY TAX			SALES TAX																				
City of Abilene				0.7621000	25.0%	0.1905250	City of Abilene				0.7621000	0%	0.0000000	City of Abilene - Regular																
Taylor County				0.5675000	0%	0.0000000	Taylor County				0.5675000	0%	0.0000000	City of Abilene - Property Tax Relief																
Abilene ISD				1.2093000	0%	0.0000000	Abilene ISD				1.2093000	0%	0.0000000	ECOA (0.25%)																
				2.5399000		0.1905250					2.5399000		0.0000000																	
TAX YEAR	BASE YEAR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	TOTALS								
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042									
BASE YEAR																														
	City of Abilene	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565									
	Taylor County	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565									
	Abilene ISD	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565	1,736,565									
TAXABLE VALUE																														
	City of Abilene	1,736,565	1,771,296	1,806,722	1,842,857	1,879,714	1,917,308	1,955,654	1,994,767	2,034,663	2,075,356	2,116,863	2,159,200	2,202,384	2,246,432	2,291,361	2,337,188	2,383,932	2,431,610	2,480,242	2,529,847	2,580,444								
	Taylor County	1,736,565	1,771,296	1,806,722	1,842,857	1,879,714	1,917,308	1,955,654	1,994,767	2,034,663	2,075,356	2,116,863	2,159,200	2,202,384	2,246,432	2,291,361	2,337,188	2,383,932	2,431,610	2,480,242	2,529,847	2,580,444								
	Abilene ISD	1,736,565	1,771,296	1,806,722	1,842,857	1,879,714	1,917,308	1,955,654	1,994,767	2,034,663	2,075,356	2,116,863	2,159,200	2,202,384	2,246,432	2,291,361	2,337,188	2,383,932	2,431,610	2,480,242	2,529,847	2,580,444								
TAXABLE VALUE INCREMENT																														
	City of Abilene		34,731	70,157	106,292	143,149	180,743	219,089	258,202	298,098	338,791	380,298	422,635	465,819	509,867	554,796	600,623	647,367	695,045	743,677	793,282	843,879								
	Taylor County		34,731	70,157	106,292	143,149	180,743	219,089	258,202	298,098	338,791	380,298	422,635	465,819	509,867	554,796	600,623	647,367	695,045	743,677	793,282	843,879								
	Abilene ISD		34,731	70,157	106,292	143,149	180,743	219,089	258,202	298,098	338,791	380,298	422,635	465,819	509,867	554,796	600,623	647,367	695,045	743,677	793,282	843,879								
REVENUE A																														
TAXABLE VALUE GROWTH																														
	City of Abilene		66	134	203	273	344	417	492	568	645	725	805	888	971	1,057	1,144	1,233	1,324	1,417	1,511	1,608								
	Taylor County		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
	Abilene ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
			66	134	203	273	344	417	492	568	645	725	805	888	971	1,057	1,144	1,233	1,324	1,417	1,511	1,608								
																						15,826								
REVENUE 1																														
PHASE ONE																														
	REAL PROPERTY TAX		0	16,573,572	58,111,750	89,390,856	91,178,673	93,002,246	94,862,291	96,759,537	98,694,728	100,668,623	102,681,995	104,735,635	106,830,348	108,966,955	111,146,294	113,369,219	115,636,604	117,949,336	120,308,323	122,714,489								
	BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
	City of Abilene		0	31,577	110,717	170,312	173,718	177,193	180,736	184,351	188,038	191,799	195,635	199,548	203,539	207,609	211,761	215,997	220,317	224,723	229,217	233,802								
	Taylor County		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
	Abilene ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
			0	31,577	110,717	170,312	173,718	177,193	180,736	184,351	188,038	191,799	195,635	199,548	203,539	207,609	211,761	215,997	220,317	224,723	229,217	233,802								
																						3,550,589								
REVENUE 2																														
PHASE TWO																														
	REAL PROPERTY TAX		0	0	0	18,872,205	38,499,298	59,498,914	60,688,893	61,902,671	63,140,724	64,403,539	65,691,609	67,005,441	68,345,550	69,712,461	71,106,711	72,528,845	73,979,422	75,459,010	76,968,190	78,507,554								
	BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
	City of Abilene		0	0	0	35,956	73,351	113,360	115,628	117,940	120,299	122,705	125,159	127,662	130,215	132,820	135,476	138,186	140,949	143,768	146,644	149,577								
	Taylor County		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
	Abilene ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
			0	0	0	35,956	73,351	113,360	115,628	117,940	120,299	122,705	125,159	127,662	130,215	132,820	135,476	138,186	140,949	143,768	146,644	149,577								
																						2,069,694								
REVENUE 3																														
PHASE THREE																														
	REAL PROPERTY TAX		0	0	0	0	0	26,324,047	53,701,055	82,992,539	84,652,390	86,345,438	88,072,347	89,833,794	91,630,470	93,463,079	95,332,341	97,238,987	99,183,767	101,167,443	103,190,791	105,254,607								
	BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
	City of Abilene		0	0	0	0	0	50,154	102,314	158,122	161,284	164,510	167,800	171,156	174,579	178,071	181,632	185,265	188,970	192,749	196,604	200,536								
	Taylor County		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
	Abilene ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
			0	0	0	0	0	50,154	102,314	158,122	161,284	164,510	167,800	171,156	174,579	178,071	181,632	185,265	188,970	192,749	196,604	200,536								
																						2,473,744								
REVENUE 4																														
PHASE FOUR																														
	REAL PROPERTY TAX		0	0	0	0	0	0	27,387,538	55,870,578	86,345,438	88,072,347	89,833,794	91,630,470	93,463,079	95,332,341	97,238,987	99,183,767	101,167,443	103,190,791	105,254,607	0								
	BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
	City of Abilene		0	0	0	0	0	0	52,180	106,447	164,510	167,800	171,156	174,579	178,071	181,632	185,265	188,970	192,749	196,604	200,536	2,160,499								
	Taylor County		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
	Abilene ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
			0	0	0	0	0	0	52,180	106,447	164,510	167,800	171,156	174,579	178,071	181,632	185,265	188,970	192,749	196,604	200,536	2,160,499								
REVENUE 5																														
PHASE FIVE																														
	REAL PROPERTY TAX		0	0	0	0	0	0	0	0	28,493,995	58,127,749	89,833,794	91,630,470	93,463,079	95,332,341	97,238,987	99,183,767	101,167,443	103,190,791	105,254,607	0								
	BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
	City of Abilene		0	0	0	0	0	0	0	0	54,288	110,748	171,156	174,579	178,071	181,632	185,265	188,970	192,749	196,604	200,536	1,834,598								
	Taylor County		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
	Abilene ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
			0	0	0	0	0	0	0	0	54,288	110,748	171,156	174,579	178,071	181,632	185,265	188,970	192,749	196,604	200,536	1,834,598								
REVENUE 6																														
PHASE SIX																														
	REAL PROPERTY TAX		0	0	0	0	0	0	0	0	0	0	0	29,401,015	59,978,071	92,693,383	94,547,251	96,438,196	98,366,960	100,334,299	102,340,985	104,387,80								

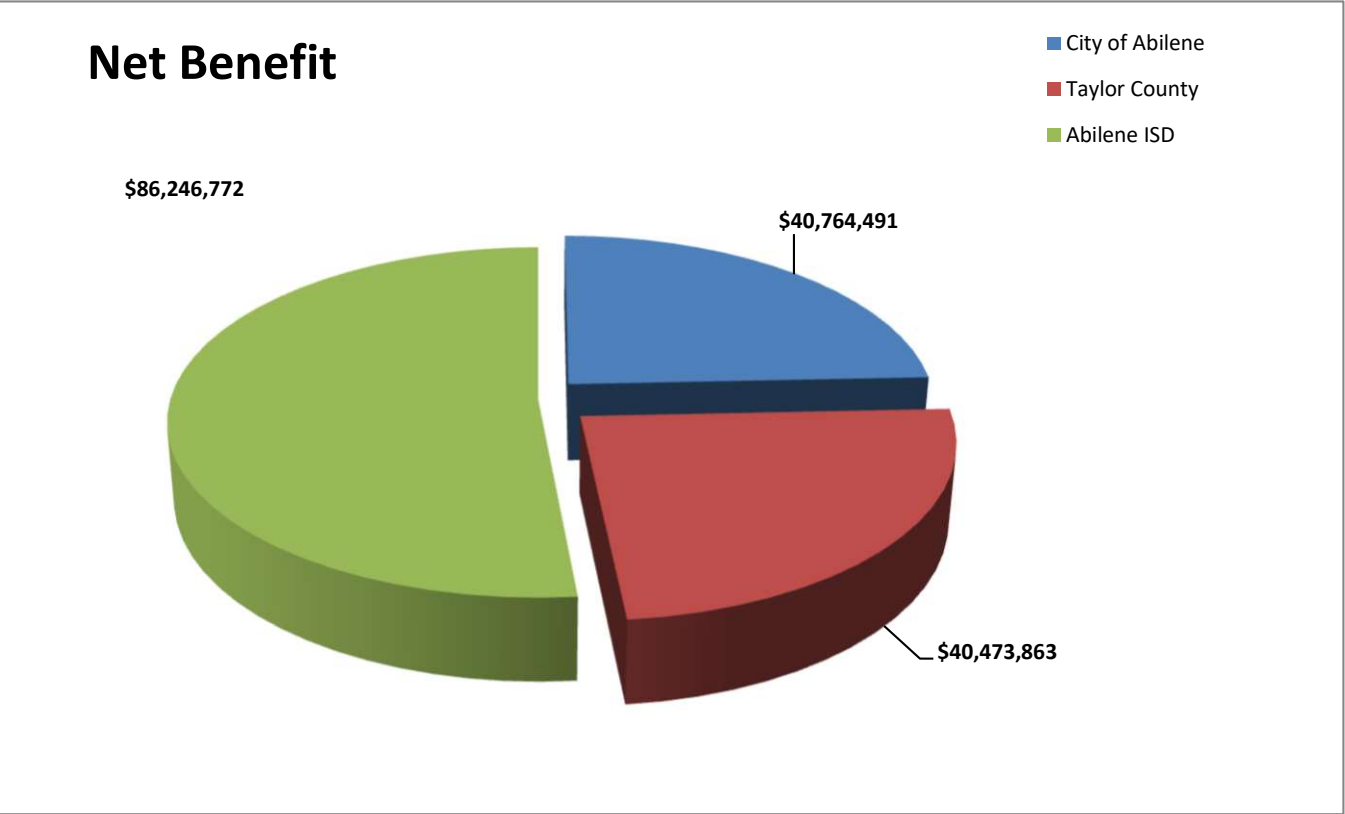
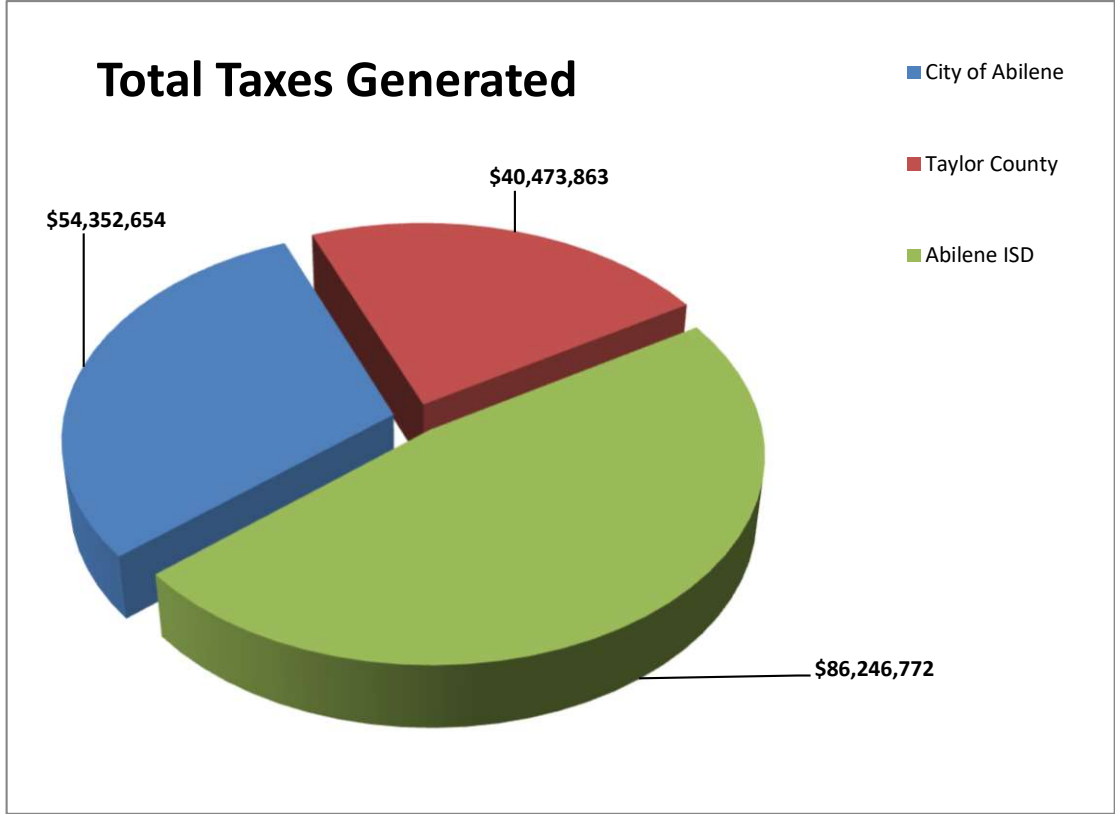
Financial Feasibility Analysis - 100% of Revenue

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

[illegible]

Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	TIF	Net Benefit
City of Abilene	\$54,352,654	\$13,588,164	\$40,764,491
Taylor County	\$40,473,863	\$0	\$40,473,863
Abilene ISD	\$86,246,772	\$0	\$86,246,772
Total	\$181,073,290	\$13,588,164	\$167,485,126





Projects Cost Estimates:

All project costs listed in the project plan shall be considered estimates and shall not be considered a cap on expenditures.

Length of TIRZ #3 in Years:

The TIRZ has a 20 year term and is scheduled to end on December 31, 2042 (with the final year’s tax increment to be collected by September 1, 2043).

Powers and Duties of Board of Directors:

The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code. The Board shall not be authorized to:

- issue bonds;
- impose taxes or fees;
- exercise the power of eminent domain; or
- give final approval to the Zone’s project and financing plan.

Property ID	Owner	Legal Description	Acres	2022 Taxable Value	
25617	ABILENE CHRISTIAN UNIVERSITY	RAINY CREEK FARMS BLOCK A LOT PT LOT 1	10.55982	\$	1,482,117
10497	ABILENE CHRISTIAN UNIVERSITY	MILK PRODUCERS PLAT BLOCK 1 LOT W381 X 450	4.125057	\$	199,284
10381	ABILENE CHRISTIAN UNIVERSITY	MILK PRODUCERS PLAT BLOCK 1 LOT W69 X 450	0.444636	\$	10,480
77146	ABILENE CHRISTIAN UNIVERSITY	A0668 SUR 38 B A L NE/4 ACRES 148.332	133.332	\$	10,485
22574	ABILENE CHRISTIAN UNIVERSITY	A0633 SUR 39 B A L NW/4 ACRES 35.64	34.28635	\$	4,891
22312	ABILENE CHRISTIAN UNIVERSITY	A0633 SUR 39 B A L NW/4 ACRES 33.20	33.43172	\$	2,811
22450	ABILENE CHRISTIAN UNIVERSITY	A0633 SUR 39 B A L NW/4 ACRES 1.49	1.494175	\$	6,644
25735	ABILENE CHRISTIAN UNIVERSITY	RAINY CREEK FARMS BLOCK A LOT PT LOT 1	72.24172	\$	7,374
61268	ABILENE CHRISTIAN UNIVERSITY	LAUREN ENGINEERING ADDN BLK 1 LOT 1	5.01572	\$	315
58751	ABILENE CHRISTIAN UNIVERSITY	A0798 SUR 38 B A L SW/4 ACRES 23.14	21.5067	\$	2,083
60604	ABILENE CHRISTIAN UNIVERSITY	A0663 SUR 39 B A L SW/4 ACRES 90.38	91.41777	\$	9,019
16273	ABILENE CHRISTIAN UNIVERSITY	A0833 SUR 39 B A L NW/4 ACRES 11.802	12.91394	\$	1,062
		Total	420.77	\$	1,736,565

PUBLIC HEARING NOTICE

NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS TO CONSIDER THE ADVISABILITY OF THE CREATION OF REINVESTMENT ZONE NUMBER THREE, CITY OF ABILENE, TEXAS FOR TAX INCREMENT FINANCING PURPOSES PURSUANT TO CHAPTER 311, TEXAS TAX CODE

NOTICE IS HEREBY GIVEN THAT the City Council of the City of Abilene, Texas (the “City”), pursuant to Chapter 311.003 Texas Tax Code, as amended, (the “Act”), will hold a public hearing at **8:30 A.M. on Thursday, November 17, 2022**, at City Hall, 555 Walnut Street, Abilene, Texas for the purpose of considering the establishment of Tax Increment Reinvestment Zone Number Three. The proposed zone is located wholly within the city limits of the City of Abilene, and is generally located west of Jake Roberts Freeway, bound by North 10th Street to the north, and E. Hwy 80 to the south.

All persons are invited to attend the hearing and speak for or against the creation of Tax Increment Reinvestment Zone Number Three, City of Abilene, Texas, the proposed boundaries, or the concept of tax increment financing. Written or oral statements will be considered. The legal description and boundary map of the proposed Reinvestment Zone Number Three, City of Abilene, Texas, are on file and open for public inspection in the office of the City Secretary at City Hall, 555 Walnut Street, Abilene, Texas. Questions or requests for additional information may be directed to David Pettit, David Pettit Economic Development, LLC, dpettit@dpedllc.com; 817-439-9515.

Proposed Tax Increment Reinvestment Zone #3

City of Abilene, Texas

OCTOBER 2022



DAVID PETTIT
Economic Development

Purpose

- TIRZ Overview
- TIRZ Creation Process
- Proposed TIRZ #3
- Next Steps

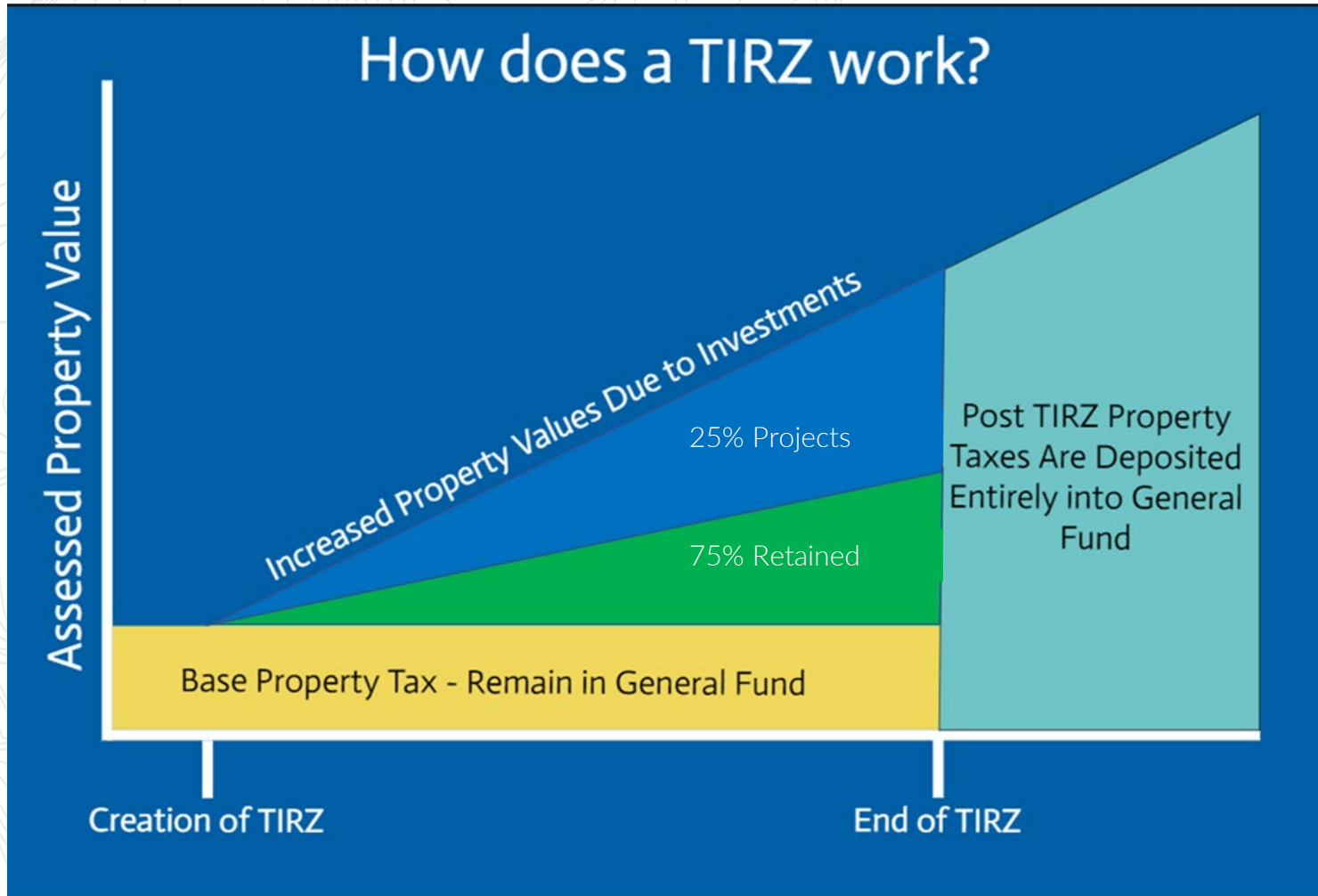
Tax Increment Reinvestment Zones (TIRZ)

- Tax Increment Financing (TIF) is a tool that incentivizes economic development within a Tax Increment Reinvestment Zone (TIRZ)
- Governed by Tax Code, Chapter 311
- Hundreds of TIRZs have been created in the state of Texas
- Cities, alone or in partnership with other taxing units, can use this tool to pay for improvements in a zone so it will attract new development, facilitate investment, and bring excitement and energy to a designated area

Tax Increment Reinvestment Zones (TIRZ)

- Taxing entities contribute ad valorem taxes received from incremental value increases on property within the TIRZ.
- A TIRZ can pay for:
 - infrastructure;
 - public improvements;
 - economic development programs; or
 - other projects benefiting the zone

Tax Increment Reinvestment Zones (TIRZ)



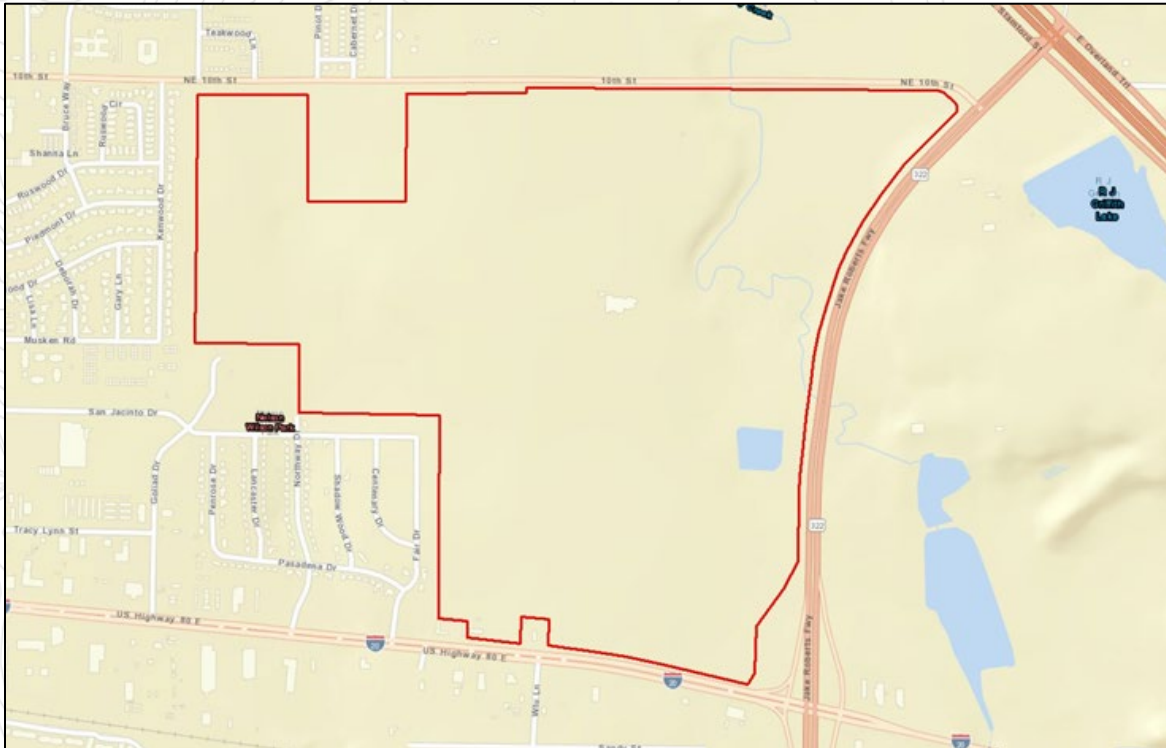
- Taxing entity rates are negotiated and can vary (not identical).

TIRZ Creation Process

- Chapter 311 outlines the various procedures for creating and amending a TIRZ. Two main documents:
 1. Creation ordinance; and
 2. TIRZ Project and Financing Plan
- Creation ordinance establishes five key elements:
 - Boundary;
 - Term;
 - TIRZ Board;
 - City Participation and
 - Preliminary Project and Financing Plan
- Upon TIRZ creation the Final Project and Financing Plan is approved by the TIRZ Board and then the City Council by separate ordinance

TIRZ #3 – Overview

- Approx. 420.77 acres generally located west of Jake Roberts Freeway, bound by North 10th Street to the north, and E. Hwy 80 to the south.
- The purpose of the TIRZ is to encourage private development that will yield additional tax revenue to all taxing jurisdictions.

 - TIRZ Boundary

TIRZ #3 – Proposed Development

- Anticipated 911 single family residential units
- \$436 million in incremental taxable value
- Public improvements to support the development will be made throughout the TIRZ



ACU Trail Ridge – Overall Site Plan

LOT COUNT:		
50' Lots:	86	
55' Lots:	388	
60' Lots:	48	
70' Lots:	294	
100' Lots:	77	
130' Lots:	20	
TOTAL LOTS:		911

TIRZ #3 – Participation Assumptions

- City of Abilene participation at 25% of its real property increment

Real Property Tax		Participation	
City of Abilene	0.76210000	25.0%	0.1905250
Taylor County	0.56750000	0%	0.0000000
Abilene ISD	1.20930000	0%	0.0000000
	2.53890000		0.19052500

- 20-year term - December 31, 2042 (with final year's tax to be collected by September 1, 2043)

TIRZ #3 – Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	TIF	Net Benefit
City of Abilene	\$54,352,654	\$13,588,164	\$40,764,491
Taylor County	\$40,473,863	\$0	\$40,473,863
Abilene ISD	\$86,246,772	\$0	\$86,246,772
Total	\$181,073,290	\$13,588,164	\$167,485,126

Proposed Project Costs		
Water Facilities and Improvements	\$ 3,397,041	25.0%
Sanitary Sewer Facilities and Improvements	\$ 3,397,041	25.0%
Storm Water Facilities and Improvements	\$ 3,397,041	25.0%
Street and Intersection Improvements	\$ 1,358,816	10.0%
Open Space, Park and Recreation Facilities and Improvements	\$ 679,408	5.0%
Utilities and Street Lighting	\$ 679,408	5.0%
Economic Development Grants	\$ 543,527	4.0%
Administrative Costs	\$ 135,882	1.0%
	\$ 13,588,164	100.0%

It is anticipated that the individual TIRZ project cost allocations will be evaluated on a case-by-case basis, consistent with the categories listed above, and brought forward to the TIRZ board and City Council for consideration.

Next Steps

- First Reading of Creation Ordinance
 - October 27, 2022
- Public Hearing and Second Reading of Creation Ordinance
 - November 17, 2022
- Appoint TIRZ Board
- TIRZ Board Meeting Recommending Approval of Final Project and Financing Plan
- Final Project and Financing Plan Adoption – First Reading
- Final Project and Financing Plan Adoption – Second Reading



**City Council
Agenda Memo**

City Council Meeting Date: 11/3/2022

TO: Robert Hanna, City Manager

FROM: Tim Littlejohn, Director of Planning & Development Services

SUBJECT: **10. Ordinance (Final Reading) Z-2022-22:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request from AEI Properties LLC, Represented by Corder Norris, to Change the Zoning of Approximately 3.57 Acres from Medical Use (MU) to General Commercial (GC) *(Tim Littlejohn)*

GENERAL INFORMATION

The request is to rezone approximately 3.57 acres from Medical Use (MU) to General Commercial (GC) Lot 101, Block A, Cameron Addition in the 6100 Block of Memorial Drive. The applicant prefers the diversity of uses allowed in the GC district. This property was annexed in 1978 and has been commercially developed with medical offices. The property is zoned Medical Use (MU).

SPECIAL CONSIDERATIONS

A General Retail (GR) district is located north and south of the subject property. A Planned Development District (PDD-32) which allows for Office, General Retail (a.k.a. SC), and Neighborhood Retail (a.k.a. LC) is located to the west. Properties to the east across Memorial Drive are zoned AO. Currently, the subject property is used for a variety of retail and services, which the applicant would like to expand.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends approval.

BOARD OR COMMISSION RECOMMENDATION

The Planning and Zoning Commission recommends approval by a vote of 4-0.

ATTACHMENTS:

1. Z-2022-22 Draft ordinance
2. Z-2022-22 Staff Report
3. 2342 Antilley
4. 2201 Antilley
5. Bill Senter
6. 10 Hospital Drive
7. Z-2022-22 CC presentation

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE, "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

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

PART 1: That Chapter 2 (Zoning Regulations) of the Land Development Code of the City of Abilene, is hereby amended by changing the zoning district boundaries as set out in Exhibit A, attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than Five Hundred Dollars (\$500.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 3: That the Planning Director be, and is hereby authorized and directed to change the official Zoning Map of the City of Abilene to correctly reflect the amendments thereto. PASSED ON FIRST READING the 27th day of October, 2022

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 19th day of September 2022, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 3rd day of November 2022, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 3rd day of November, 2022.

ATTEST:

CITY SECRETARY

MAYOR

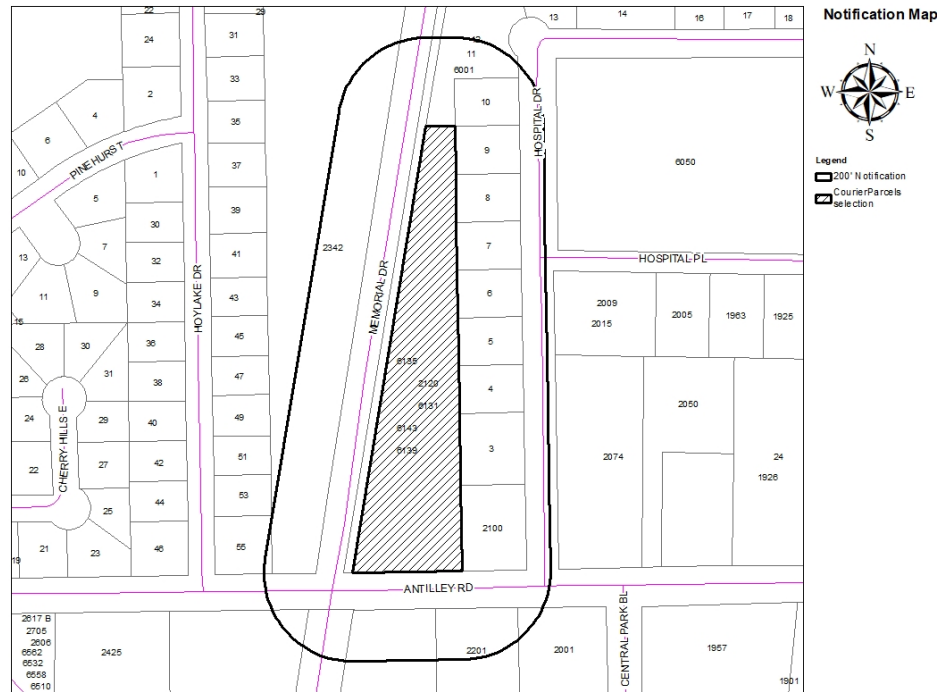
APPROVED:

CITY ATTORNEY

EXHIBIT A

Change the zoning classification of the following described land, from a Medical Use (MU) district to a General Commercial (GC) District:

Lot 101, Block A, Cameron Addition



END

ZONING CASE Z-2022-22

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: October 4, 2022

City Council 1st Reading: October 27, 2022

City Council 2nd Reading: November 3, 2022

Applicant

Owner: AEI Properties, LLC

Request

Rezone approximately 3.57 acres from Medical Use (MU) to General Commercial (GC). The applicant prefers the diversity of uses allowed in the GC district. The GC district allows medical uses, meaning that the existing eye center on this site would be a conforming GC use.

Location

Lot 101, Block A, Cameron Addition in the 6100 Block of Memorial Drive.

Background

This property was annexed in 1978 and has been commercially developed with medical offices. The property is zoned Medical Use (MU).

Zoning, Existing and Proposed Land Use

General Retail (GR) districts are located north and south of the subject property. A Planned Development District (PDD-32) that allows Office, General Retail (a.k.a. SC), and Neighborhood Retail (a.k.a. LC) uses is located to the east. Properties to west across Memorial Drive are zoned AO. GR zoning is requested to allow a variety of retail and services uses on the north half of the subject site.

Criteria Assessment

Section 1.4.1.4 of Abilene's Land Development Code states that, in making a determination regarding a requested zoning change, the Planning and Zoning Commission and the City Council may consider the following factors:

- (1) Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan, including the land use classification of the property on the Future Land Use and Development Plan Map, as amended.**

The Future Land Use Map shows the subject site in a "Mixed Use Gateway" and a "Special Activity Center" for medical campuses and supporting commercial uses.

- (2) Whether the uses permitted by the proposed change in zoning classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified.**

The proposed use is consistent with the current zoning patterns and is appropriate at this location.

- (3) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area.**

Adequate utilities are available to serve this site.

- (4) Any other factors, which will substantially affect the public health, safety, morals, or general welfare.**

None.

Planning and Zoning Commission Recommendation

P & Z recommends **approval**.

Notification

TABLE 1

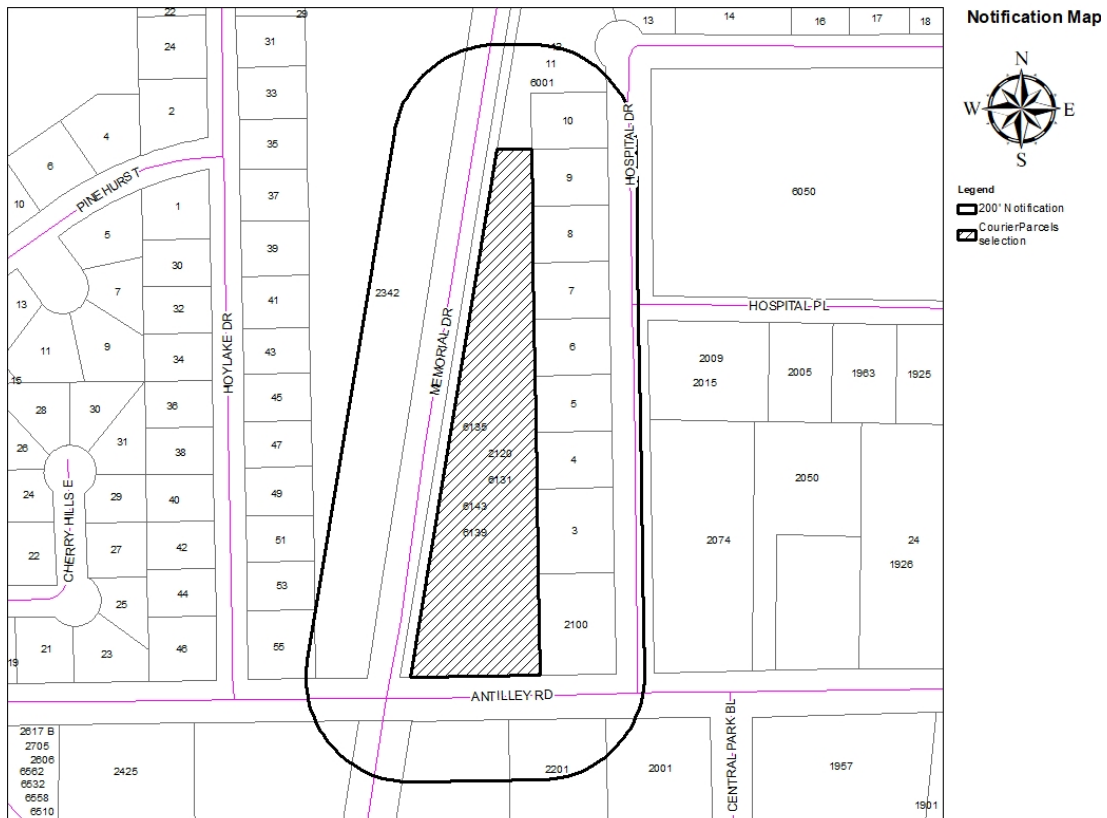
Owner

Owner	Property ID	Situs	Response
46RIVES LLC	53862	9 HOSPITAL DR	
AEI PROPERTIES LLC	44196	2120 ANTILLEY RD	
AEI PROPERTIES LLC	44196	6131 MEMORIAL DR	
AEI PROPERTIES LLC	44196	6139 MEMORIAL DR	
AEI PROPERTIES LLC	44196	6135 MEMORIAL DR	
AEI PROPERTIES LLC	44196	6143 MEMORIAL DR	
BAGLEY TROYCE &	53322	5 HOSPITAL DR	
BONNER OMS REAL ESTATE LLC	53193	4 HOSPITAL DR	
CENTRAL PARK 91 LTD	1013016	2201 ANTILLEY RD	
CIC INVESTMENTS INC	57851	2342 ANTILLEY RD	
COLLINS LERONIOUS &	11654	55 HOYLAKE DR	
DEVON ENTERPRISES LLC	1010830		
GOODNIGHT HALL LLC	52942	3 HOSPITAL DR	
MANGREM JOSEPH T & KELSI D	53597	7 HOSPITAL DR	
MANGREM JOSEPH T & KELSI D	53463	6 HOSPITAL DR	
OSBORNE REAL ESTATE LLC	53990	10 HOSPITAL DR	
PROSPERITY BANK	42142	2001 ANTILLEY RD	
SHRINGERI AKKAMAHADEVI P	52803	2100 ANTILLEY RD	
WILLIS THOMAS LEE	53735	8 HOSPITAL DR	
ZACHRY H C STUDIO/GALLERY INC	54122	11 HOSPITAL DR	
ZACHRY H C STUDIO/GALLERY INC	54122	12 HOSPITAL DR	
ZACHRY H C STUDIO/GALLERY INC	54122	6001 MEMORIAL DR	

Property ID

Owner	Property ID	Situs	Response
COLLINS LERONIOUS & PROSPERITY BANK	11654	55 HOYLAKE DR	
AEI PROPERTIES LLC	44196	2120 ANTILLEY RD	
AEI PROPERTIES LLC	44196	6131 MEMORIAL DR	
AEI PROPERTIES LLC	44196	6139 MEMORIAL DR	
AEI PROPERTIES LLC	44196	6135 MEMORIAL DR	
AEI PROPERTIES LLC	44196	6143 MEMORIAL DR	
SHRINGERI AKKAMAHADEVIP	52803	2100 ANTILLEY RD	
GOODNIGHT HALL LLC	52942	3 HOSPITAL DR	
BONNER OMS REAL ESTATE LLC	53193	4 HOSPITAL DR	
BAGLEY TROYCE & MANGREM JOSEPH T & KELSI D	53322	5 HOSPITAL DR	
MANGREM JOSEPH T & KELSI D	53463	6 HOSPITAL DR	
MANGREM JOSEPH T & KELSI D	53597	7 HOSPITAL DR	
WILLIS THOMAS LEE	53735	8 HOSPITAL DR	
46RIVES LLC	53862	9 HOSPITAL DR	
OSBORNE REAL ESTATE LLC	53990	10 HOSPITAL DR	
ZACHRY H C STUDIO/GALLERY INC	54122	11 HOSPITAL DR	
ZACHRY H C STUDIO/GALLERY INC	54122	12 HOSPITAL DR	
ZACHRY H C STUDIO/GALLERY INC	54122	6001 MEMORIAL DR	
CIC INVESTMENTS INC	57851	2342 ANTILLEY RD	
DEVON ENTERPRISES LLC	1010830		
CENTRAL PARK 91 LTD	1013016	2201 ANTILLEY RD	

LOCATION MAP



ZONING MAP



...ie PLANNING & ZONING COMMISSION
Please call (325) 676-6237 if you have any questions about this notice.

CASE #: Z-2022-22

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below.
You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: CIC INVESTMENTS INC

Parcel I.D.: 57851

Address: 2342 ANTILLEY RD

Mailing To: Planning and Development Services
P.O. Box 60, Abilene TX 79604-0060

Email: planning@abilenetx.gov

I am in favor ☒

I am opposed ☐

Additional Comments:

Signature: By: Ch... President

CIC Investments, Inc



CENTRAL PARK 91 LTD
PO BOX 6868
ABILENE, TX 79608-6868

NOTICE OF PUBLIC HEARING

RE: Zone Change Application Number Z-2022-22

09/19/2022

The Planning and Zoning Commission will hold a public hearing on **October 4, 2022 at 1:30 PM**, in the Council Chambers at 555 Walnut St. in Abilene, Texas vote to recommend approval or denial to City Council on a request from AEI Properties LLC, represented by Corder Norris, to change the zoning of approximately 3.57 acres from Medical Use (MU) to General Commercial (GC). Legal description being Lot 101, Block A, Cameron Addition, Abilene in Taylor County, Texas.

This hearing is open to any interested person. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing. At the bottom of this letter is a form that you may cut off, fill out, and mail. Comments are also accepted by email as indicated below. All written responses must be signed.

The attached map shows the area of this request. Only the area highlighted by striped lines shown on that map is being considered for a change of zoning. The solid boundary line surrounding this subject area is only a notification area. If approved by the Planning and Zoning Commission, or if denied and promptly appealed to Abilene's City Council, this case will be heard by City Council for 2nd and Final Reading with a public hearing on **November 3, 2022 at 8:30 AM** in Council Chambers on the second floor of City Hall, 555 Walnut Street.

If you have any questions, please contact Adam Holland at telephone 325-676-6230 or by email address planning@abilenetx.gov

For the PLANNING & ZONING COMMISSION
Please call (325) 676-6237 if you have any questions about this notice.

CASE #: Z-2022-22

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: CENTRAL PARK 91 LTD
Parcel I.D.: 1013016
Address: 2201 ANTILLEY RD

Mailing To: Planning and Development Services
P.O. Box 60, Abilene TX 79604-0060

Email: planning@abilenetx.gov

I am in favor ☒

I am opposed ☐

Additional Comments:

Signature: 



CENTRAL PARK 91 LTD
PO BOX 6868
ABILENE, TX 79608-6868

NOTICE OF PUBLIC HEARING

RE: Zone Change Application Number Z-2022-22

09/19/2022

The Planning and Zoning Commission will hold a public hearing on **October 4, 2022 at 1:30 PM**, in the Council Chambers at 555 Walnut St. in Abilene, Texas vote to recommend approval or denial to City Council on a request from AEI Properties LLC, represented by Corder Norris, to change the zoning of approximately 3.57 acres from Medical Use (MU) to General Commercial (GC). Legal description being Lot 101, Block A, Cameron Addition, Abilene in Taylor County, Texas.

This hearing is open to any interested person. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing. At the bottom of this letter is a form that you may cut off, fill out, and mail. Comments are also accepted by email as indicated below. All written responses must be signed.

The attached map shows the area of this request. Only the area highlighted by striped lines shown on that map is being considered for a change of zoning. The solid boundary line surrounding this subject area is only a notification area. If approved by the Planning and Zoning Commission, or if denied and promptly appealed to Abilene's City Council, this case will be heard by City Council for 2nd and Final Reading with a public hearing on **November 3, 2022 at 8:30 AM** in Council Chambers on the second floor of City Hall, 555 Walnut Street.

If you have any questions, please contact Adam Holland at telephone 325-676-6230 or by email address planning@abilenetx.gov

For the PLANNING & ZONING COMMISSION

Please call (325) 676-6237 if you have any questions about this notice.

CASE #: Z-2022-22

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: CENTRAL PARK 91 LTD
Parcel I.D.: 1063438
Address:

Mailing To: Planning and Development Services
P.O. Box 60, Abilene TX 79604-0060

Email: planning@abilenetx.gov

I am in favor ☒

I am opposed ☐

Additional Comments:

Signature: _____

OCT 5 PM 3:17

BILL SENTER
GENERAL PARTNER

For the PLANNING & ZONING COMMISSION
Please call (325) 676-6237 if you have any questions about this notice.

CASE #: Z-2022-22

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Mailing To: Planning and Development Services
P.O. Box 60, Abilene TX 79604-0060

Name: OSBORNE REAL ESTATE LLC

Parcel I.D.: 53990

Address: 10 HOSPITAL DR

Email: planning@abilenetx.gov

I am in favor ☐

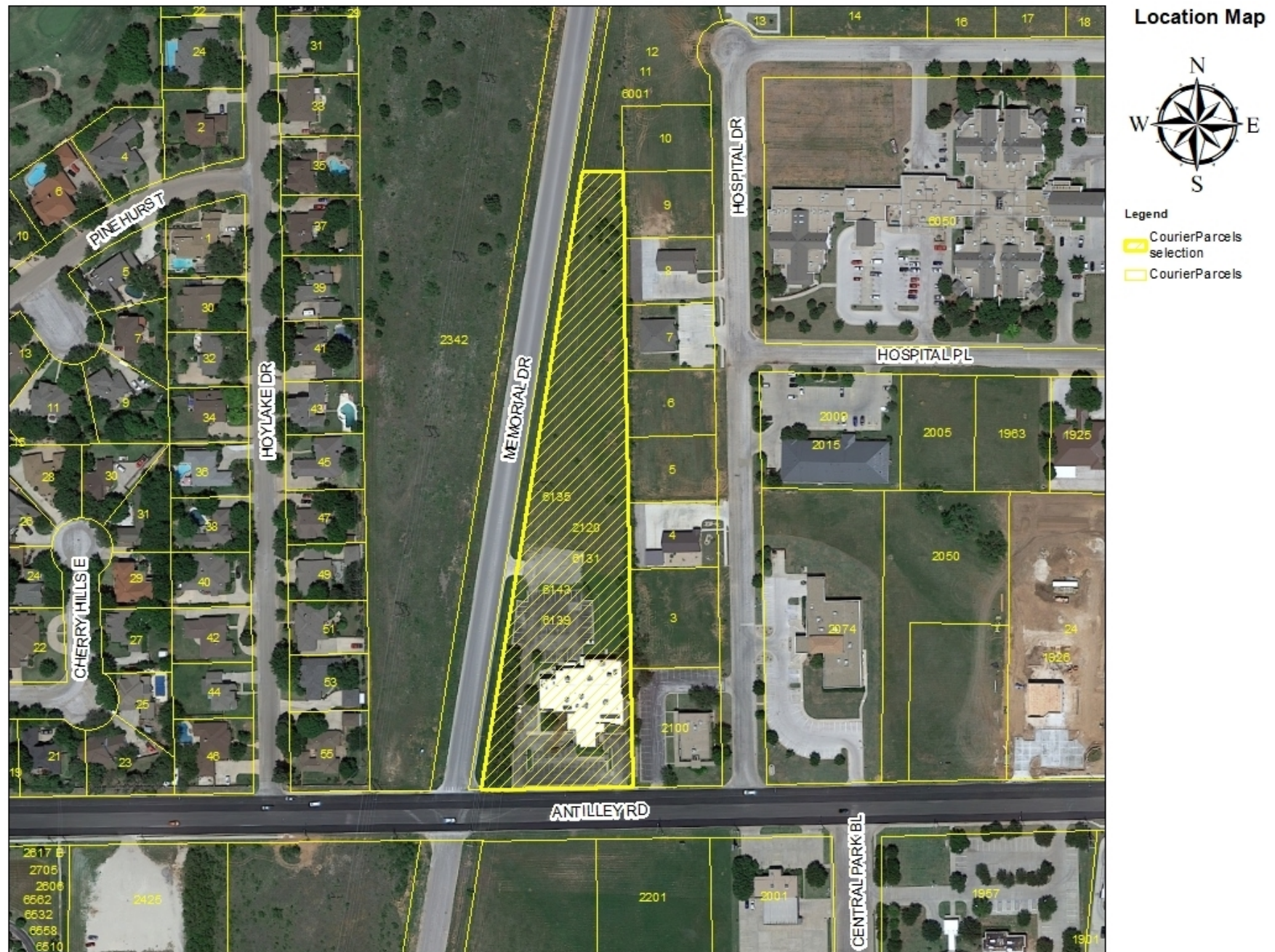
I am opposed ☒

Additional Comments:

Signature: _____

SEP 29 PM 12:45

Case:	Z-2022-22
Owner:	AEI Properties, LLC
Agent:	Corder Norris
Request:	Rezone from MU to GC
Location:	Lot 101, Block A, Cameron Addition
Notification:	2 in Favor, 1 Opposed
Planning & Zoning:	October 4, 2022
City Council Hearing:	October 27, 2022 November 3, 2022



Z-2022-22 ZONING MAP



Permitted Uses in MU Zoning

RESIDENTIAL USES:

- P Dwelling – Industrialized Housing Unit
- P Dwelling – Institutional
- C Dwelling – Multiple-Family
- P Dwelling – Single-Family Detached
- P Hotel/Motel

ACCESSORY AND INCIDENTAL USES:

- P Accessory Structure (Also see Division 4 of this article)
- P Antenna, Non-Commercial/Amateur
- P ATM's, Self-Serve Kiosks, and Similar Facilities
- P/C Day Care Operation – Home-Based
- TP Field Office or Construction Office (temporary)
- P Garage Sale
- P Home Occupation
- TP Mobile Home (temporary security residence)
- P Recreation Building, Multipurpose
- P Recreation Equipment Mobile (storage and parking)
- P Subdivision Sales Office (temporary)
- P Swimming Pool, Private (accessory to residential use)
- P Tennis Court, Private (accessory to residential use)
- P Travel Trailers (accessory to hospitals)
- P/SE Wind Energy Conversion Systems

CULTURAL AND RECREATIONAL USES:

- P Civic, Social, and Fraternal Organization
- P Cultural Facilities
- P Recreation – Outdoors (passive)
- C Recreation – Outdoors (active)

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Ambulance Service
- P Fire/Police Station
- P Hospital
- P Medical/Dental Laboratory
- P Post Office
- P Rehabilitation Facility
- P Social Service Facility

EDUCATIONAL AND RELIGIOUS USES:

- P Church or Place of Worship
- P Day-Care Operation - Center-Based
- P Educational and Scientific Research
- P School: Public/Private
- C Trade/Business School
- C University/College

SERVICE

- P Funeral Home/Mortuary/Morgue
- P Office (general, professional, financial)
- P Personal Services

TRADE – RETAIL USES

- P ATM's, Self-Serve Kiosks, and Similar Facilities
- P/C Restaurant, Fast Food
- P/C Restaurant, Standard

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- C Antenna Tower - Commercial
- P Automobile Parking Lot or Structure - Commercial
- P Broadcast Studio
- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

LEGEND

P
C
TP

Permitted as a Right-of-Use (may be subject to compliance with conditions described within Division 3- Requirements Applicable to Specific Land Uses of the Land Development Code)
Permitted as a Conditional Use Permit, Requiring Approval by City Council
Permitted by Temporary Permit Only, Requiring Approval by Board of Adjustment

Permitted Uses in GC Zoning

RESIDENTIAL USES:

- P Hotel/Motel
- C Vacation Travel Trailer Park

ACCESSORY AND INCIDENTAL USES:

- P Accessory Structure (Also see Division 4 of this article)
- P Antenna, Non-Commercial/Amateur
- P ATM's, Self-Serve Kiosks, and Similar Facilities
- P Drive-Thru Facility
- TP Field Office or Construction Office (temporary)
- C Freight Container
- P Fuel Sales
- TP Itinerant Business
- P Manufacturing (incidental)
- C Mobile Home (permanent security residence)
- TP Mobile Home (temporary security residence)
- C Mobile Home or Temporary Building (office for sales and service)
- P Recycling Collection Point
- C Travel Trailers (accessory to hospitals)
- P/SE Wind Energy Conversion Systems

CULTURAL AND RECREATIONAL USES:

- P Civic, Social, and Fraternal Organization
- P Cultural Facilities
- P Drive-in Theater
- P Recreation – Outdoors (active)
- P Recreation – Outdoors (passive)
- P Recreation and Commercial Entertainment – Indoor

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Ambulance Service
- P Fire/Police Station
- C Homeless/Emergency Shelter
- P Hospital
- P Medical/Dental Laboratory
- P Post Office
- C Rehabilitation Facility
- P Social Service Facility

EDUCATIONAL AND RELIGIOUS USES:

- P Arts School
- C Cemetery, Crematorium, and Mausoleum
- P Church or Place of Worship
- P Day-Care Operation - Center-Based
- P Educational and Scientific Research
- P School: Public/Private
- P Trade/Business School
- P University/College

SERVICE

- P/C Automobile Wash
- C Contractor Services
- P Funeral Home/ Mortuary/Morgue
- C Kennel (With Outdoor Pens)
- P Kennel (Without Outdoor Pens)
- P Laundry, Dry Cleaning, Dyeing, and Linen Service (no retail customers)
- P Laundry/Dry Cleaning Services & Facilities
- P Office (general, professional, financial)
- P Personal Services
- P Printing, Copying, Reproduction, Publishing
- C Recycling Collection and Processing Center
- P Repair and Maintenance Services - Automobile/Small Truck (major)
- P Repair and Maintenance Services - Automobile/Small Truck (minor)
- P Repair and Maintenance Services (indoor)
- C Repair and Maintenance Services (outdoors)
- P Storage - Self-Service Units
- P Tattoo Parlor
- P Taxidermist
- P Veterinary Service (small animals)

TRADE – RETAIL USES

- C Aircraft and Accessories
- P ATM's, Self-Serve Kiosks, and Similar Facilities
- P Fuel Sales
- P Liquor Store (Off Premises Consumption) (*Defined under Liquor Store*)
- P Liquor Store (On Premises Consumption) (*Defined under Liquor Store*)
- P Restaurant, Brew Pub
- P Restaurant, Fast Food
- P Restaurant, Standard
- P Retail Sales/Rental (automobile/small truck)
- P Retail Sales/Rental (indoor)
- P Retail Sales/Rental (outdoors, non-vehicle)
- C Retail Sales/Rental (trucks and other large vehicles and equipment)

TRADE – WHOLESALE USES

- C Wholesaling and Storage (indoor)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- C Antenna Tower - Commercial
- P Automobile Parking Lot or Structure - Commercial
- P Broadcast Studio
- P Passenger Ground Transportation Terminal
- P Pressure Control Station
- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

LEGEND

- P
- C
- TP

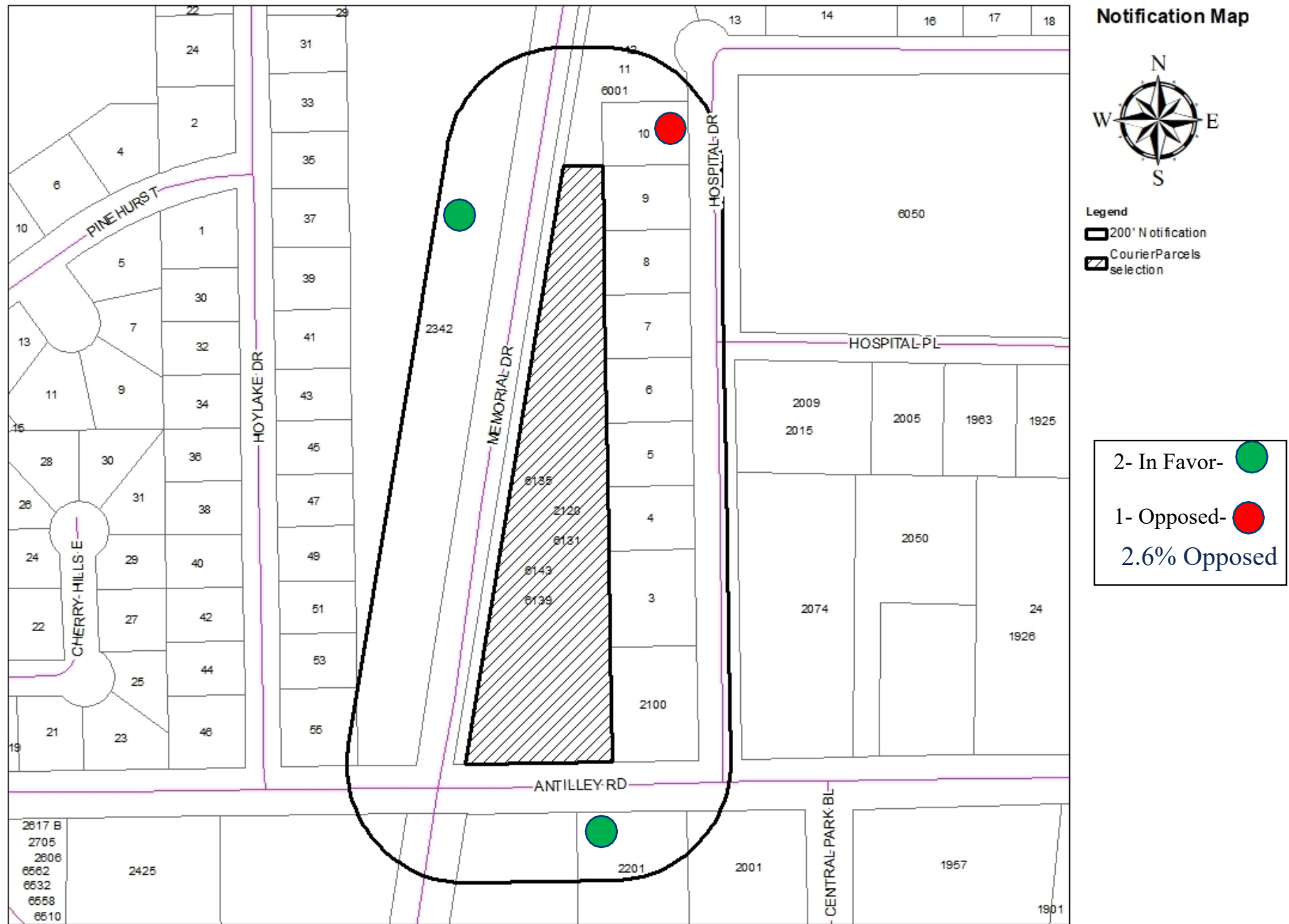
Permitted as a Right-of-Use (may be subject to compliance with conditions described within Division 3- Requirements Applicable to Specific Land Uses of the Land Development Code)

Permitted as a Conditional Use Permit, Requiring Approval by City Council

Permitted by Temporary Permit Only, Requiring Approval by Board of Adjustment



Z-2022-22 NOTIFICATION AREA MAP



The proposed request is consistent with:

- The *Comprehensive Plan*;
 - The surrounding uses and zoning;
 - Generally accepted planning principals; and
 - The Criteria for Approval in the LDC.
-
- P & Z Recommendation: **Approval**

Questions?



**City Council
Agenda Memo**

City Council Meeting Date: 11/3/2022

TO: Robert Hanna, City Manager

FROM: Tim Littlejohn, Director of Planning & Development Services

SUBJECT: **11. Ordinance (Final Reading) Z-2022-23: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from Fuad Hamed to Change the Zoning of Approximately .843 Acres from Agricultural Open (AO) and Multi-Family (MF) to Multi-Family (MF) (Tim Littlejohn)**

GENERAL INFORMATION

The request is to rezone approximately 3.57 acres from Agricultural Open (AO) and Multi-Family (MF) to Multi-Family (MF) located at approximately .91 Acres of vacant land in the 2900 Block of Old Anson Road. This property was annexed in 1957 and has remained vacant since annexation.

SPECIAL CONSIDERATIONS

A Multi-Family (MF) district is located north and south of the subject property. An historic property is south of the subject property as well. A single-family (RS-6) development is west across Old Anson Road.

Because of the % of written opposition by property owners within 200' of the rezoning request, this item will require a super-majority vote (at least 6) for passage.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends approval.

BOARD OR COMMISSION RECOMMENDATION

The Planning and Zoning Commission recommends approval by a vote of 4-0.

ATTACHMENTS:

1. Z-2022-23 Draft ordinance
2. Z-2022-23 Staff Report
3. 2841 Old Anson Road
4. 2836 Response
5. 2828 Old Anson Rd.
6. 2836 Old Anson Road
7. 2841 Letter
8. Westbrook Email
9. Z-2022-23 PZC presentation

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE, "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

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

PART 1: That Chapter 2 (Zoning Regulations) of the Land Development Code of the City of Abilene, is hereby amended by changing the zoning district boundaries as set out in Exhibit A, attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than Five Hundred Dollars (\$500.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 3: That the Planning Director be, and is hereby authorized and directed to change the official Zoning Map of the City of Abilene to correctly reflect the amendments thereto. PASSED ON FIRST READING the 27th day of October, 2022

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 19th day of September 2022, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 3rd day of November 2022, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 3rd day of November, 2022.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

EXHIBIT A

Change the zoning classification of the following described land, from a Multi-Family (MF) and Agricultural Open (AO) district to a Multi-Family (MF) District:

BEING 0.843 acres out of the J.R. Shipman Survey No. 85, Taylor County, Texas and also being out of Lot 3, Steffens Subdivision of Merchants Pasture, Taylor County, Texas, said 0.843 acres being all of that same 0.843 acre tract described in Instrument No. 2017-17476, Official Public Records, Taylor County, Texas and being more particularly described as follows:

BEGINNING at a 3/8" rebar found on the west side of Old Anson Road (right-of-way varies) at the northeast corner of a 0.672 acre tract recorded in Instrument No. 2016-20816, Official Public Records, Taylor County, Texas for the most easterly southeast corner of this tract, whence the northeast corner of said Survey No. 85 is recorded to bear North 221.7 feet and N89°53'E 2061.11 feet;

THENCE N89°34'18"W 150.86 feet to a 60-d nail found at the northwest corner of said 0.672 acre tract for an interior corner of this tract;

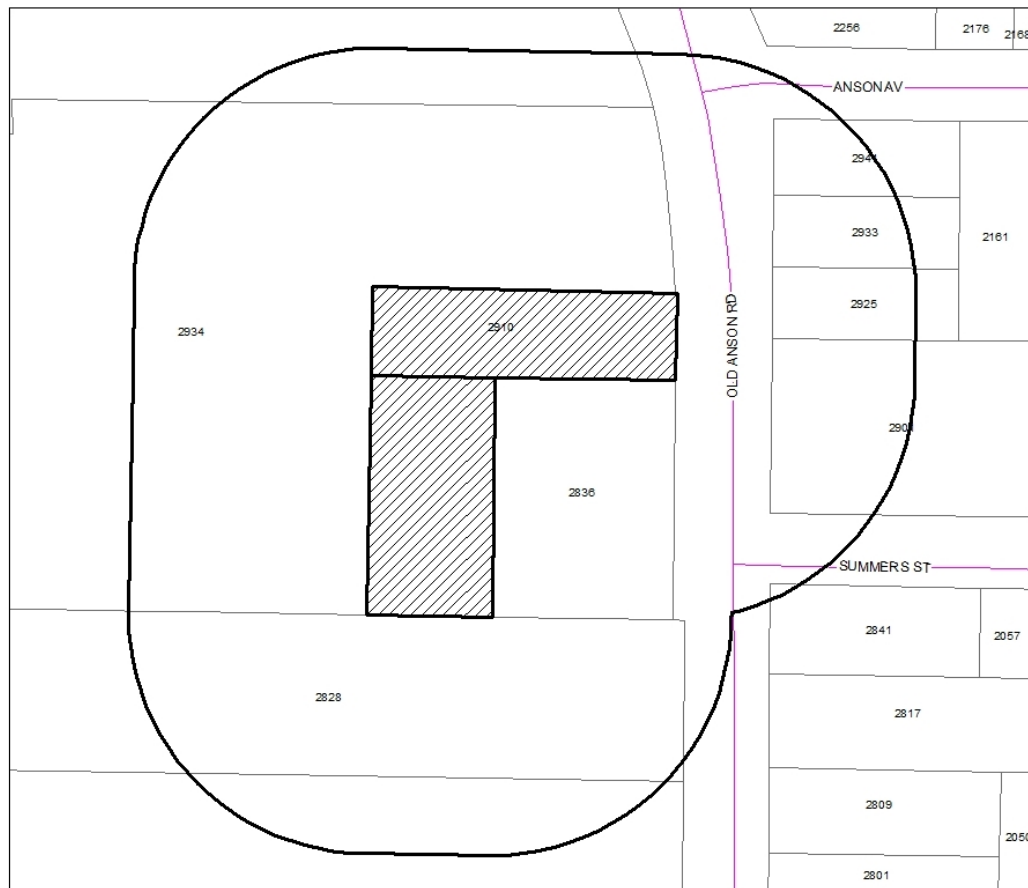
THENCE S1°05'33"W 192.82 feet to a 1/2" rebar found at the southwest corner of said 0.672 acre tract for the most southerly southeast corner of this tract;

THENCE N89°09'06"W 89.98 feet to a 1/4" Rebar found for the southwest corner of this tract;

THENCE N1°01'41"E 274.80 feet to a 1/2" rebar found for the northwest corner of this tract;

THENCE S89°09'30"W 232.71 feet to a 1/2" rebar found on the west side of Old Anson Road for the northeast corner of this tract;

THENCE S4°51'22"E 81.31 feet along the west side of Old Anson Road to the place of beginning and containing 0.843 acres of land.



END

ZONING CASE Z-2022-23

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: October 4, 2022

City Council 1st Reading: October 27, 2022

City Council 2nd Reading: November 3, 2022

Applicant

Owner: Fuad Hamed

Request

Rezone approximately 0.84 acres from Agricultural Open (AO) and Multi-Family (MF) to Multi-Family (MF).

Location

Approximately 0.84 Acres of vacant land in the 2900 Block of Old Anson Road.

Background

This property was annexed in 1957 and has remained vacant since annexation.

Zoning, Existing and Proposed Land Use

A Multi-Family (MF) district is located north and west of the subject property. Residences in the Agricultural Open (AO) district are east and south of the subject property. The property to the south is also located in a historic overlay district. A single-family (RS-6) development is located to the east across Old Anson Road.

Criteria Assessment

Section 1.4.1.4 of Abilene's Land Development Code states that, in making a determination regarding a requested zoning change, the Planning and Zoning Commission and the City Council may consider the following factors:

- (1) Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan, including the land use classification of the property on the Future Land Use and Development Plan Map, as amended.**

The Future Land Use Map recommends Multi-Family development for the subject site. The proposed zoning request is consistent with that recommendation.

- (2) Whether the uses permitted by the proposed change in zoning classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified.**

The proposed use is consistent with the surrounding zoning patterns in this area.

- (3) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area.**

Adequate utilities are available to serve this site.

(4) Any other factors, which will substantially affect the public health, safety, morals, or general welfare.

None.

Planning and Zoning Commission Recommendation

P&Z recommends **approval**.

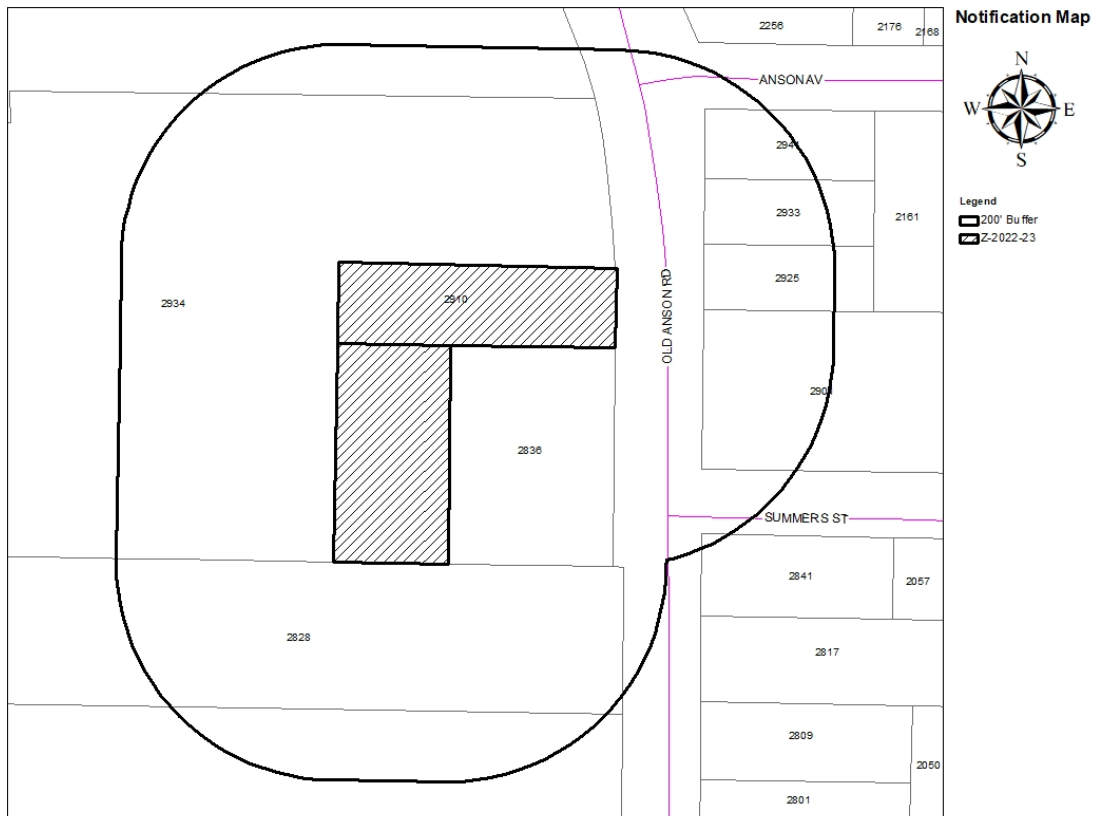
Notification

TABLE 1

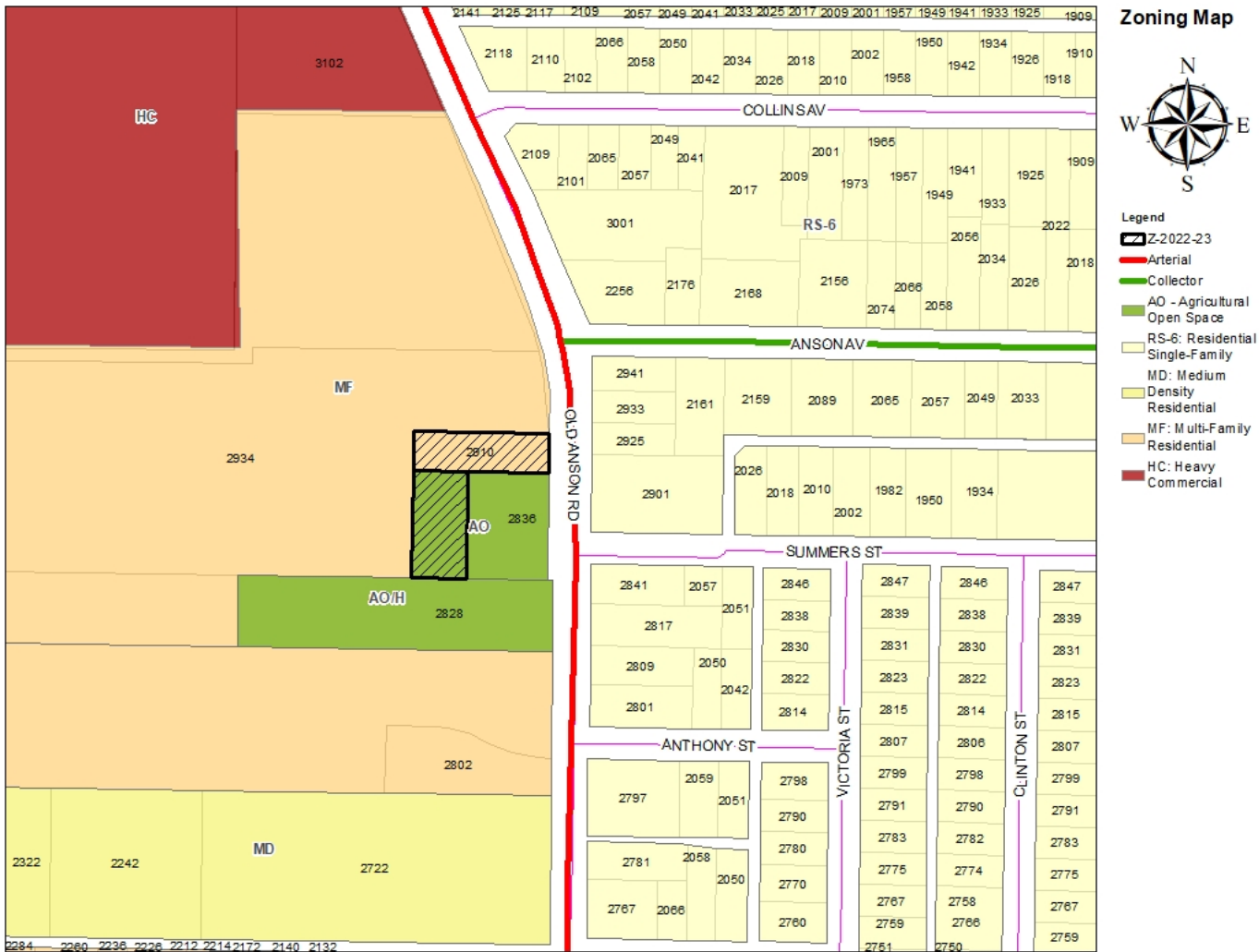
Owner	Property ID	Situs	Response
CORNELIUS JULIA &	91073	2841 OLD ANSON RD	O
DULANEY DALLAS DAVID &	47114	2901 OLD ANSON RD	
HOWISON DAVID & DENISE	117139	2836 OLD ANSON RD	O
JIMENEZ LUIS &	46499	2941 OLD ANSON RD	
JWDW PROPERTIES II LLC	1084626	2934 OLD ANSON RD	
MEADOR MARGIE JACKSON	46630	2925 OLD ANSON RD	
VENUGOPALA SOWMYA	969335	2910 OLD ANSON RD	
VILLA RAYMOND MARTINEZ	46746	2933 OLD ANSON RD	
WESTBROOK GARY W & DEBRA K	40266	2828 OLD ANSON RD	O

Owner	Property ID	Situs	Response
WESTBROOK GARY W & DEBRA K	40266	2828 OLD ANSON RD	O
JIMENEZ LUIS &	46499	2941 OLD ANSON RD	
MEADOR MARGIE JACKSON	46630	2925 OLD ANSON RD	
VILLA RAYMOND MARTINEZ	46746	2933 OLD ANSON RD	
DULANEY DALLAS DAVID &	47114	2901 OLD ANSON RD	
CORNELIUS JULIA &	91073	2841 OLD ANSON RD	O
HOWISON DAVID & DENISE	117139	2836 OLD ANSON RD	O
VENUGOPALA SOWMYA	969335	2910 OLD ANSON RD	
JWDW PROPERTIES II LLC	1084626	2934 OLD ANSON RD	

LOCATION MAP



ZONING MAP



For the PLANNING & ZONING COMMISSION
Please call (325) 676-6237 if you have any questions about this notice.

CASE #: Z-2022-23

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: CORNELIUS JULIA &
Parcel I.D.: 91073
Address: 2841 OLD ANSON RD

Mailing To: Planning and Development Services
P.O. Box 60, Abilene TX 79604-0060

Email: planning@abilenetx.gov

I am in favor ☐

I am opposed ☒

Additional Comments:

Signature: Julia Cornelius
Joseph R. Hanks

For the PLANNING & ZONING COMMISSION
Please call (325) 676-6237 if you have any questions about this notice.

CASE #: Z-2022-23

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: HOWISON DAVID & DENISE

Parcel I.D.: 117139

Address: 2836 OLD ANSON RD

Mailing To: Planning and Development Services
P.O. Box 60, Abilene TX 79604-0060

Email: planning@abilenetx.gov

I am in favor ☐

I am opposed ☒

Additional Comments:

See attached letter

Signature: _____

David R. Howison
Denise Howison



Holland, Adam <adam.holland@abilenetx.gov>

[Planning] Fwd: Ref: Zone Change Application # Z-2022-23

Gary Westbrook <gwwestbro@gmail.com>
To: planning@abilenetx.gov

Wed, Sep 28, 2022 at 4:32 PM

From:
Westbrook Gary W & Debra K
Parcel I.D.: 40266
[2828 Old Anson Rd, Abilene, Tx 79603](#)

I am NOT in favor of this zoning change to purely Multi-family (MF) Housing on the .843 acre property of J.R. Shipman Survey No., 85, City of Abilene, Taylor Co., Texas

As you can see on the map you provided, the back corner of my house and my entire fenced back yard will border any multifamily (most likely multistory) dwelling that will be built on that site. Buildings of existing Anson Park Apartment buildings bordering my north and west fenceline along with this new development, take up the entirety of the north and west border of my property. My neighbors backyard will be bordered by the entire west side of the developing property and any future buildings that will be built will be looking directly down into his backyard. They and I will have absolutely no privacy should a multilevel building be built, which is extremely likely. Please see amended map.

Because of current residents of the Anson Park Apartments I pick up at least one or two trash bags full of bottles, fast food trash and diapers along the border of my property with the Anson Park Apartments once a month. I've complained to the property managers several times to no avail.

I have already had fence boards broken out and trespassers doing drug deals on the west end of my property. See photos. I anticipate this will only increase, but won't just be at the back of my place but in my backyard proper.

We already feel like we're in a fishbowl and because of the lights from the existing properties it feels like daylight all night long. If multistory buildings are built on the .843 acre property just at the corner of my home and the back of my neighbors home, that will only get worse as well, plus we cannot expect to enjoy future family backyard cookouts as we can expect people on their balconies peering down into our backyard.

Please consider how you would feel in this situation and vote your conscience based on this information.

Thank you,
Gary W and Debra K Westbrook

--

You received this message because you are subscribed to the Google Groups "Planning Services" group.
To unsubscribe from this group and stop receiving emails from it, send an email to planning+unsubscribe@abilenetx.gov.

To view this discussion on the web visit https://groups.google.com/a/abilenetx.gov/d/msgid/planning/CAC-_xzL869SLp%2BwDE5Mmr69-b77na3515aPMu1RFD4YQLO3OmA%40mail.gmail.com.

3 attachments



6222E101-F739-4FEF-A3DD-B1C90B5190AF.heic
2116K



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1280K



DF2EAF5D-5878-42FE-8D26-1A0E94EC3806.heic
1321K

September 27, 2022

To: Planning and Zoning Commission

Re: Zone Change Application #Z-2022-23

Dear Commission:

We received the recent letter about the proposed zoning change to the parcel that recently sold at 2910 Old Anson Road. We live right next to this L-shaped land (our address is 2836 Old Anson Road), and we want to let you know that we oppose changing the zoning of the portion that is currently Agricultural Open Space (AO), because it is directly behind our house and property; in fact, if apartments are built in that narrow strip of land which covers less than ½ acre, the housing units will be about 40 feet from our house.

There is already a large apartment complex on the other side of this parcel (Anson Park Community), and it's well known that high-occupancy areas cause significantly more crime, traffic, and noise to a neighborhood. On a daily basis, we pick up trash that people drop in our yard, and hear loud music and squealing tires from the nearby apartment dwellers.

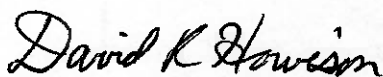
Also, we wonder if the new owner of the above land parcel realizes there is a private water line underneath the entire back of the property he bought, which we were told about several years ago by City Hall. The exact location and depth is unknown by the City, so if excavating is done, that water line could rupture. You can check your records on this; the private water line probably goes to the Anson Park Community because their owner used to own that land.

Another concern is that about 40 years ago or so, the city put the gas meter to our home in front of the above property at Old Anson Road, and it would be detrimental if that gas meter gets damaged by the new property owner when he decides to clear off or build on the land. Would the city or someone else pay to move the gas meter where it should be, to our yard? We bought our home almost six years ago, so we were not the owners long ago.

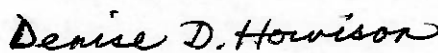
As you can see, if the city changes the zoning of the AO section of the above parcel at 2901 Old Anson Road, it will cause several major issues. Please do not change the zoning of the current Agricultural Open Space-zoned property. We can't make the meeting (on one weeks' notice) on October 4 because of a planned trip out of town to visit relatives, prior to Denise's upcoming surgery. Otherwise we would be there.

Thank you for your time.

Sincerely,



David R. Howison



Denise D. Howison

2836 Old Anson Rd., Abilene, TX 79603; Phone: Cell: 325-338-5572; Home: 325-232-7614

9-27-2022

RE: Zone Change Application Number 2-2022-23

My husband (Joseph R. Harten) and I (Julia A. Cornelius) just received the above notice on Sept. 26th 2022. This notice does not even give us time to fully ~~consider~~ consider the full implications of this zone change from Agriculture Open (AO) and Multi-Family (MF) to Multi-Family (MF). This zone change would cause an increase in traffic, accidents, foot traffic. Also would cause more trash and possibly crime. It would also ~~decrease~~ decrease our property value, making it hard to sell our homes. We are opposed to this zone change for all the above reasons.

Julia A. Cornelius (325) 232-4027
Joseph R. Harten (325) 320-1066

2841 Old Anson Rd
Abilene, Tx. 79603

P.S. Also of some concern is what type of housing is going to be built on that property. It would have been nice to have more information ahead of time.



Farr, Melissa <melissa.farr@abilenetx.gov>

[Planning] Fwd: Ref: Zone Change Application # Z-2022-23

Gary Westbrook <gwwestbro@gmail.com>
To: planning@abilenetx.gov

Wed, Sep 28, 2022 at 4:40 PM

Additional documents concerning Zone Change Number Z-2022-23

Name: Westbrook Gary W & Debra K

Parcel I.D.: 40266

Address: [2828 Old Anson Rd, Abilene, Tx 79603](#)

Please find attached two additional documents concerning said zoning change and it's impact on my property.

----- Forwarded message -----

From: **Gary Westbrook** <gwwestbro@gmail.com>
Date: Wed, Sep 28, 2022 at 4:32 PM
Subject: Fwd: Ref: Zone Change Application # Z-2022-23
To: <planning@abilenetx.gov>

From:
Westbrook Gary W & Debra K
Parcel I.D.: 40266
[2828 Old Anson Rd, Abilene, Tx 79603](#)

I am NOT in favor of this zoning change to purely Multi-family (MF) Housing on the .843 acre property of J.R. Shipman Survey No., 85, City of Abilene, Taylor Co., Texas

As you can see on the map you provided, the back corner of my house and my entire fenced back yard will border any multifamily (most likely multistory) dwelling that will be built on that site. Buildings of existing Anson Park Apartment buildings bordering my north and west fenceline along with this new development, take up the entirety of the north and west border of my property. My neighbors backyard will be bordered by the entire west side of the developing property and any future buildings that will be built will be looking directly down into his backyard. They and I will have absolutely no privacy should a multilevel building be built, which is extremely likely. Please see amended map.

Because of current residents of the Anson Park Apartments I pick up at least one or two trash bags full of bottles, fast food trash and diapers along the border of my property with the Anson Park Apartments once a month. I've complained to the property managers several times to no avail.

I have already had fence boards broken out and trespassers doing drug deals on the west end of my property. See photos. I anticipate this will only increase, but won't just be at the back of my place but in my backyard proper.

We already feel like we're in a fishbowl and because of the lights from the existing properties it feels like daylight all night long. If multistory buildings are built on the .843 acre property just at the corner of my home and the back of my neighbors home, that will only get worse as well, plus we cannot expect to enjoy future family backyard cookouts as we can expect people on their balconies peering down into our backyard.

Please consider how you would feel in this situation and vote your conscience based on this information.

Thank you,
Gary W and Debra K Westbrook

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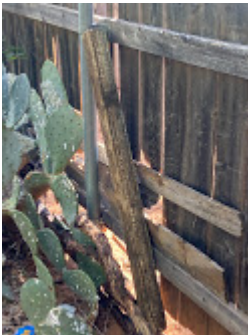
You received this message because you are subscribed to the Google Groups "Planning Services" group.

To unsubscribe from this group and stop receiving emails from it, send an email to planning+unsubscribe@abilenetx.gov.
 To view this discussion on the web visit https://groups.google.com/a/abilenetx.gov/d/msgid/planning/CAC-_xzKX0Yj_zUk9TxOu%2BDs%3DL--pJsZ8-kNM2RV74jGjQ6-FfQ%40mail.gmail.com.

5 attachments



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2116K



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1739K

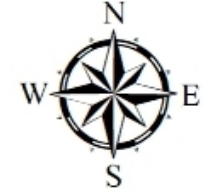


1E8EAFD3-93D1-46AF-9E76-2455D45C5B54_1_201_a.heic
1617K

Case:	Z-2022-23
Owner:	Fuad Hamed
Request:	Rezone from MF and AO to MF
Location:	2900 Block of Old Anson Road
Notification:	0 in Favor, 3 Opposed
Planning & Zoning:	October 4, 2022
City Council Hearing:	October 27, 2022 November 3, 2022
Super Majority Vote Required:	The owners of 27.75% of the land area that received notice are opposed to the request.



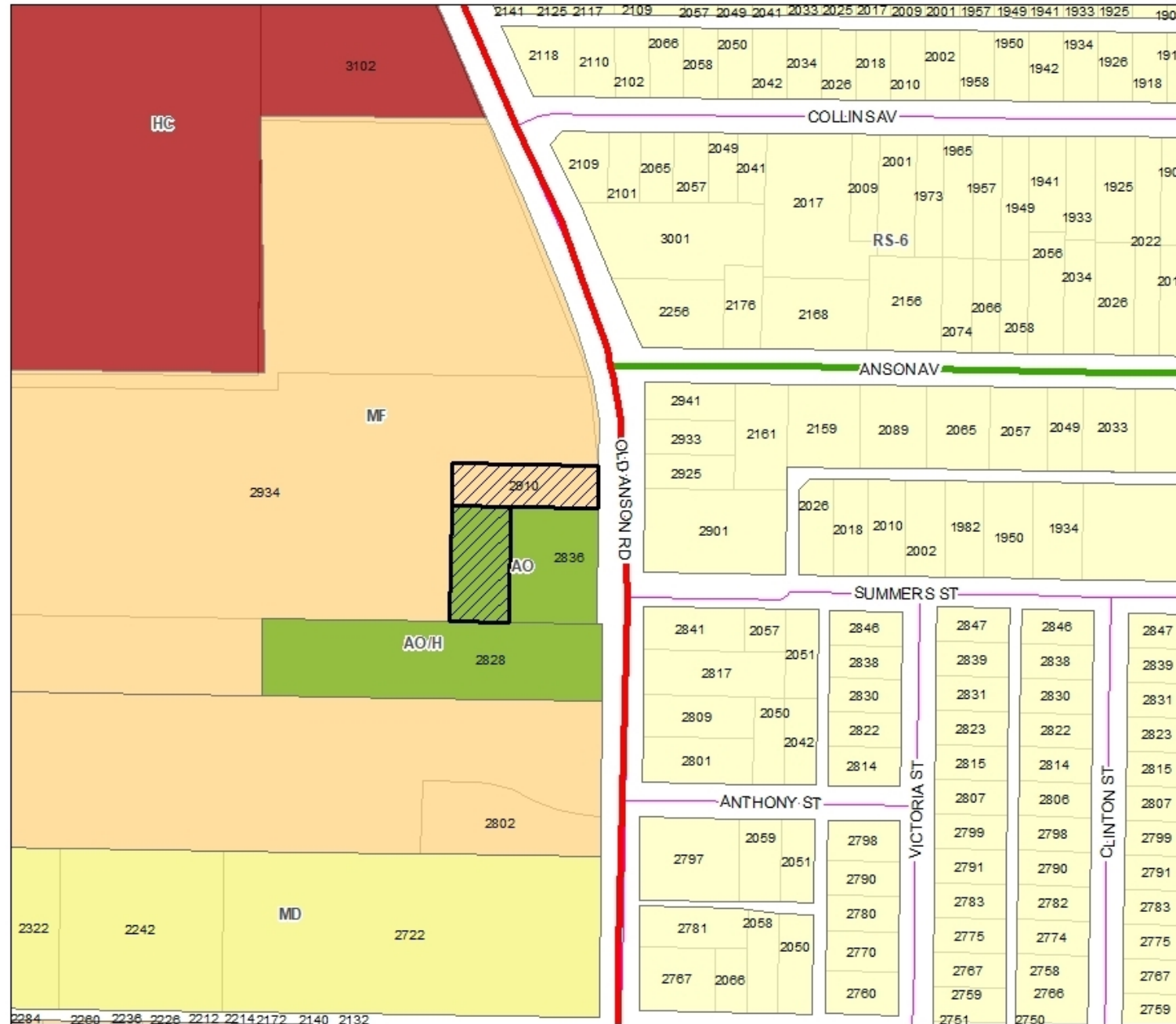
Location map



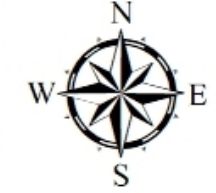
Legend

- Z-2022-23
- CourierParcels

Z-2022-23 ZONING MAP



Zoning Map



Legend

- Z-2022-23
- Arterial
- Collector
- AO - Agricultural Open Space
- RS-6: Residential Single-Family
- MD: Medium Density Residential
- MF: Multi-Family Residential
- HC: Heavy Commercial

Permitted Uses in AO Zoning

RESIDENTIAL USES:

- C Bed & Breakfast
- P Dwelling– Industrialized Housing Unit
- P Dwelling – Single-Family Detached
- C Vacation Travel Trailer Park

ACCESSORY AND INCIDENTAL USES:

- P Accessory Structure (Also see Division 4 of this article)
- P Antenna, Non-Commercial/Amateur
- P Animal Lot
- P/C Day Care Operation – Home-Based*
- P Dwelling – Accessory*
- TP Field Office or Construction Office (temporary)*
- P Freight Container*
- P Garage Sale
- P Home Occupation
- C Mobile Home (permanent security residence)
- C Mobile Home (temporary security residence)
- TP Subdivision Sales Office (temporary)
- P Swimming Pool, Private (accessory to residential use)
- P Tennis Court, Private (accessory to residential use)
- P/SE Wind Energy Conversion Systems*

CULTURAL AND RECREATIONAL USES:

- p Civic, Social, and Fraternal Organization
- P Fairgrounds/Rodeo
- C Motorized Racing
- C Recreation – Outdoors (active)
- P Recreation – Outdoors (passive)
- P Zoo

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Community Home
- C Correction, Detention, or Penal Facilities
- P Fire/Police Station
- C Military and Armed Forces Reserve Center
- C Sanitary Landfill

EDUCATIONAL AND RELIGIOUS USES:

- C Cemetery, Crematorium, and Mausoleum
- P Church or Place of Worship
- P School: Public/Private

SERVICE

- C Kennel (with outdoor pens)
- P Kennel (without outdoor pens)
- P Veterinary Service (all size animals)

TRADE – RETAIL USES

- C Liquor Store (on premises consumption) (Defined under Liquor Store)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- C Airport, Heliport and Flying Field Terminals – Commercial
- C Antenna Tower – Commercial
- P Public Utility Facility
- C Utility Generation, Production, Treatment

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Farming, Ranching & Livestock, Hatchery
- C Mining
- C Petroleum or Gas Well
- P Urban Garden

LEGEND

P
C
TP

Permitted as a Right-of-Use (may be subject to compliance with conditions described within Division 3- Requirements Applicable to Specific Land Uses of the Land Development Code)
Permitted as a Conditional Use Permit, Requiring Approval by City Council
Permitted by Temporary Permit Only, Requiring Approval by Board of Adjustment

Permitted Uses in MF Zoning

RESIDENTIAL USES:

- C Bed & Breakfast
- P Dwelling – Duplex
- P Dwelling – Industrialized Housing Unit
- P Dwelling – Institutional
- P Dwelling – Multiple-Family
- P Dwelling – Single-Family Detached
- C Group Home

ACCESSORY AND INCIDENTAL USES:

- P Accessory Structure (Also see Division 4 of this article)
- P Antenna, Non-Commercial/Amateur
- P/C Day Care Operation – Home-Based
- TP Field Office or Construction Office (temporary)
- P Garage Sale
- P Home Occupation
- C Mobile Home (temporary security residence)
- P Recreation Building, Multipurpose
- P Recreation Equipment, Mobile (storage & parking)
- TP Subdivision Sales Office (temporary)
- P Swimming Pool, Private (accessory to residential use)
- P Tennis Court, Private (accessory to residential use)
- P/SE Wind Energy Conversion Systems

CULTURAL AND RECREATIONAL USES:

- C Civic, Social, and Fraternal Organization
- C Recreation – Outdoors (active)
- P Recreation – Outdoors (passive)

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Community Home
- P Fire/Police Station
- C Homeless/Emergency Shelter
- C Personal Care Facility
- C Rehabilitation Facility
- C Social Service Facility

EDUCATIONAL AND RELIGIOUS USES:

- P Church or Place of Worship
- C Day-Care Operation - Center-Based
- P School: Public/Private

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

LEGEND

P
C
TP

Permitted as a Right-of-Use (may be subject to compliance with conditions described within Division 3- Requirements Applicable to Specific Land Uses of the Land Development Code)
Permitted as a Conditional Use Permit, Requiring Approval by City Council
Permitted by Temporary Permit Only, Requiring Approval by Board of Adjustment



East Neighboring Property



Subject Property

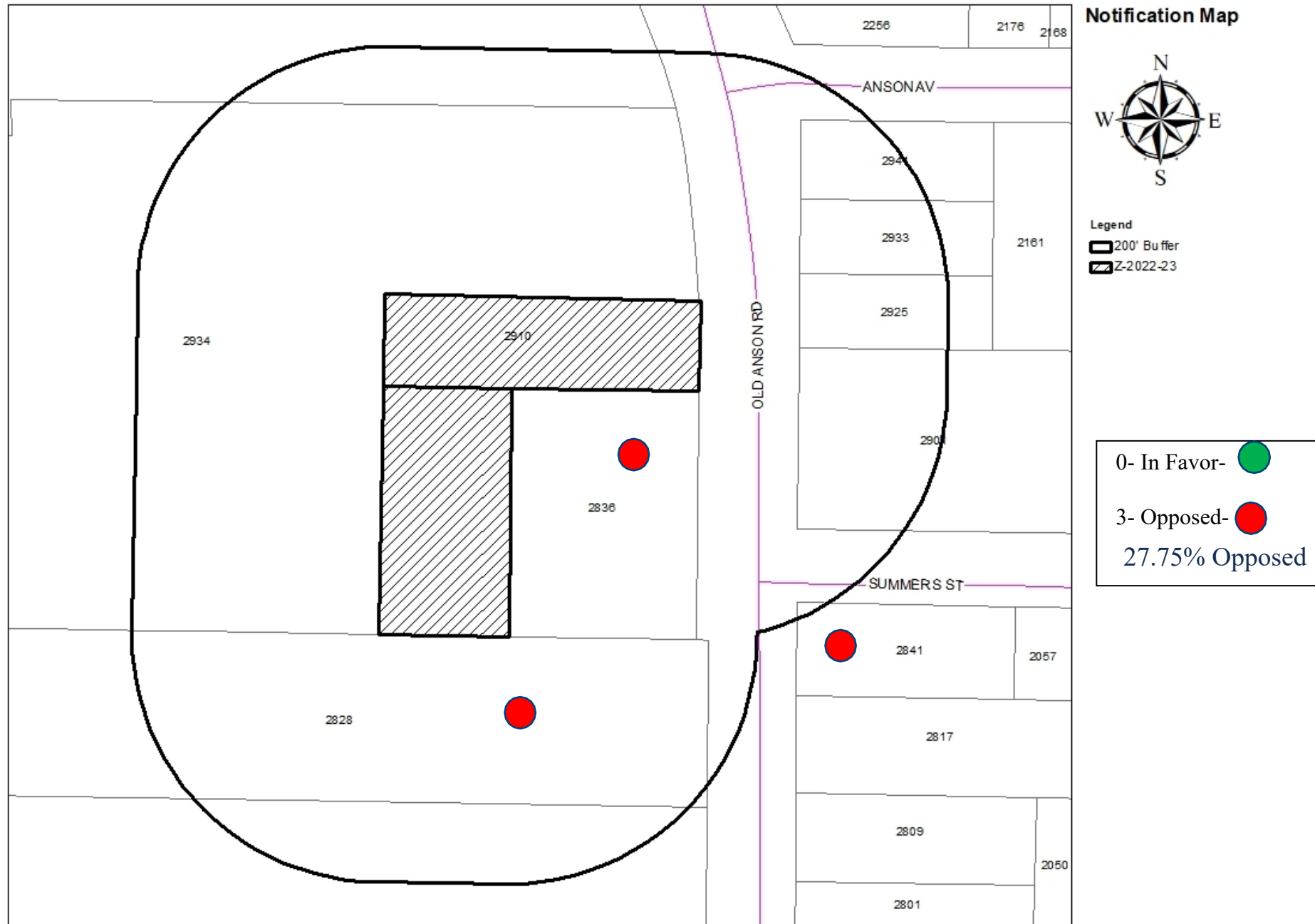


North Neighboring Property



South Neighboring Property

Z-2022-23 NOTIFICATION AREA MAP



The proposed request is consistent with:

- The *Comprehensive Plan*;
 - The surrounding uses and zoning;
 - Generally accepted planning principals; and
 - The Criteria for Approval in the LDC.
-
- P & Z Recommendation: **Approval**

Questions?



**City Council
Agenda Memo**

City Council Meeting Date: 11/3/2022

TO: Honorable Mayor and City Council Members

FROM: Stanley Smith, City Attorney

SUBJECT: 12. The City Council of the City of Abilene reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by the noted Texas Government Code Sections:

GENERAL INFORMATION

The City Council of the City of Abilene reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by the noted Texas Government Code Sections:

A. 551.071 (Consultation with Attorney)

1. Robert Steven Reitz v. City of Abilene, Texas, et al., Case No. 1:16-cv-00181-BL; In the U.S. District Court, Northern District of Texas, Abilene Division, filed October 10, 2016
2. City of Abilene v. 3118 South 22nd Street, Abilene, Texas, et al.; Cause No. 11968-D, In the 350th Judicial District Court, Taylor County, Texas; filed October 11, 2019
3. John Doe v. Robert Hanna, Individually and as City Manager; Cause No. 28078-B; In the 104th Judicial District Court, Taylor County, Texas; filed July 7, 2020
4. The City of Abilene, Texas v. Ken Paxton, Attorney General of Texas; Cause No. D-1-GN-20-004598, In the 53rd Judicial District Court, Travis County, Texas; filed September 1, 2020
5. Sharra Sampson v. City of Abilene; Cause No. 8144-B, In the 104th Judicial District Court, Taylor County, Texas; filed September 14, 2020
6. The City of Abilene, Texas v. Ken Paxton, Attorney General of Texas; Cause No. D-1-GN-20-007028, In the 459th Judicial District Court, Travis County, Texas; filed November 18, 2020
7. Alton H. Smith, Jr. and Alicia Malorie Smith v. City of Abilene, Texas; Cause No. 51055-A, In the 42nd Judicial District Court, Taylor County, Texas; filed March 11, 2021
8. Steve Van Horne, et al. v. City of Abilene, et al.; Cause No. 12530-D, In the 350th Judicial District Court, Taylor County, Texas; filed September 7, 2021
9. The City of Abilene, Texas v. Ken Paxton, Attorney General of Texas; Cause No. D-1-GN-21-006299, In the 250th Judicial District Court, Travis County, Texas; filed October 20, 2021
10. Allstate Fire and Casualty Insurance Company as Subrogee of Del Davis v. City of Abilene; Case No. SC22-11166J11, In the Justice Court, Precinct 1, Place 1, Taylor County, Texas, filed March 30, 2022
11. Brendan Cordle v. City of Abilene; Cause No. SC22-22974J12, In the Small Claims Court, Precinct 1,

Place 2, Taylor County, Texas, filed August 29, 2022

B. 551.072 (Deliberations about Real Property)

C. 551.073 (Deliberations about Gifts and Donations)

D. 551.074 (Personnel Matters)

1. City Council may consider appointment, employment, compensation, reassignment, duties, discipline, or dismissal of public officers or employees, City Manager, City Attorney, Municipal Court Judge, City Secretary, and City Board and Commission Members
2. City of Abilene Boards and Commissions may be discussed, as needed for (re)appointment

E. 551.076 (Deliberations about Security Devices)

F.551.087 (Business Prospect/Economic Development)

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

None