



City Council

Monday, July 14, 2025 - 6:30 PM

Regular Council Meeting
210 S. Walnut Street
Venus, Texas 76084

AGENDA

1. Call to Order, Roll Call, Invocation, Pledge of Allegiance, Pledge to Texas Flag:

2. Announcements from Mayor:

Cell phones are to be placed on vibrate/silent only. No conversation or comment from the audience is permitted unless specifically called upon by the Mayor. Please remain respectfully quiet.

3. Citizen Public Comment Period:

Thank you for your participation in tonight's Public Comments Session. This segment is a crucial component of our local government meetings, where each speaker is allotted 5 minutes. While the City Council and I consider all input, the Texas Open Meetings Act mandates that this be a time for us to listen rather than engage in dialogue. Rest assured, our City Administrator and City Secretary are diligently recording notes should any actions be necessary. When you are ready, you may begin, and your time will start.

4. Consent Agenda:

All matters listed under consent agenda have been previously discussed, require little or no deliberation, or are routine by the council. If discussion is desired, then an item will be removed from the consent agenda and considered separately. Otherwise, approval of the consent agenda authorizes the City Administrator to implement each item in accordance with staff's recommendation.

4.1. Approval of meeting minutes for regular meeting on June 09, 2025.

4.2. Approval of an amendment to the city administrator's employment contract.

4.3. Approval of an Interlocal Agreement with Ellis County for a purchasing and procurement partnership.

4.4. Ratifying bills and monthly financial report for the month of May 2025.

4.5. Quarterly Investment Report

4.6. Approval of an Interlocal Agreement with Tri-City Animal Shelter for short-term shelter facilities.

5. Presentation and Proclamations:

5.1. SGR Strategic Planning Presentation

5.2. 2025 Debt Funded CIP

6. Public Hearings and Action Items:

- 6.1. Conduct Public Hearing to consider rezoning from AG (Agricultural) District to I-1 (Light Industrial) District: 10.270 Acres out of the J.T. Cadenhead Survey, Abstract 134, Johnson County, Texas; 1310 FM 1807, Venus, Texas 76084. (REZ2025-0001)

Open Public Hearing:
Close Public Hearing:

- 6.2. Discuss and consider an Ordinance rezoning from AG (Agricultural) District to I-1 (Light Industrial) District: 10.270 Acres out of the J.T. Cadenhead Survey, Abstract 134, Johnson County, Texas; 1310 FM 1807, Venus, Texas 76084.

- 6.3. Conduct Public Hearing to consider rezoning from AG (Agricultural) District to PD (Planned Development) District: 7.091 Acres out of the Radford Berry Survey, Abstract 26, Johnson County, Texas and 36.127 Acres out of the Radford Berry Survey, Abstract 26, Johnson County, Texas; 501 E. US HWY 67, Venus, Texas 76084. (REZ2025-0002)

Open Public Hearing:
Close Public Hearing:

- 6.4. Discuss and consider an Ordinance rezoning from AG (Agricultural) District to PD (Planned Development) District: 7.091 Acres out of the Radford Berry Survey, Abstract 26, Johnson County, Texas and 36.127 Acres out of the Radford Berry Survey, Abstract 26, Johnson County, Texas; 501 E. US HWY 67, Venus Texas 76084.

7. Discussion and Consideration Items:

- 7.1. Discuss and consider approval of 2025 Debt Funded CIP.
- 7.2. Discuss and take action to adopt a Resolution of the City Council of the City of Venus, Texas, Directing Publication of Notice of Intention to Issue up to \$4,890,000 in Combination Tax and Revenue Certificates of Obligation to Fund Street Improvement Projects; and Resolving Other Matters Relating to the Subject.
- 7.3. Discuss and consider a resolution appointing Authorized Representatives for purpose of conducting banking business on behalf of the City.
- 7.4. Discuss and consider electronic signatures for FundView software and establish primary and secondary level of signatures.
- 7.5. Discuss and consider appointment for Planning and Zoning Place 7.
- 7.6. Discuss and consider an Ordinance establishing a minimum purchase age for consumable hemp-derived THC products; providing for definitions, prohibited acts, signage requirements, penalties, and enforcement. (Mayor)

8. Executive Session:

Section 551.071(1)- Consultation with Attorney

- 8.1. Discuss and receive legal advice concerning pending litigation and/or settlement order, or on a matter in which the duty of the attorney to the Government Body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter, related to the following: State of Texas v. Monty Wade Moore, Cause No. DC-F202400769, pending in the 413th District Court of Johnson County, Texas.

9. Adjournment:

The City Council reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, pursuant to authorization by the Texas Open Meetings Act TEXAS GOVERNMENT CODE, Chapter 551.071 (Private consultation with attorney for the city), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), 551.087 (economic development), 418.183 (homeland security).

This is to certify that a copy of this Notice of Meeting was posted on the bulletin board at City Hall, 700 W. Hwy 67 Venus, Texas and at a place readily accessible to the general public at all times and on the City's website, www.cityofvenus.org, on Friday, July 11, 2025.

Melissa Westen,
Human Resource Director

For more information or a copy of the Open Meetings Act, please contact the Attorney General of Texas at 1-800-252-8011. This building is wheelchair-accessible. Any requests for Interpretive Services must be made 48 hours in advance of the scheduled meeting. To make arrangements, please call 972-366-3348.

Removed: _____

Time: _____

CITY COUNCIL
MEETING MINUTES
Regular Council Meeting
JUNE 9, 2025

1. Call to Order, Roll Call, Invocation, Pledge of Allegiance, Pledge to Texas Flag:

Mayor Galaviz called the meeting to order at 06:32 PM, Halla gave the Invocation, and all lead the Pledge of Allegiance and Pledge to the Texas Flag.

Councilmembers present: Alejandro Galaviz, Tony Bovinich, Sheryl Kiser, Michelle Hamm and Drew Wilson.

Councilmember absent: Teresa Hoffman

Staff present: Josh Jones, City Attorney, Callie Green, Melissa Westen, Chief Groom and Scott Williams.

2. Announcements from Mayor:

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3. Citizen Public Comment Period:

Thank you for your participation in tonight's Public Comments Session. This segment is a crucial component of our local government meetings, where each speaker is allotted 5 minutes. While the City Council and I consider all input, the Texas Open Meetings Act mandates that this be a time for us to listen rather than engage in dialogue. Rest assured, our City Administrator and City Secretary are diligently recording notes should any actions be necessary. When you are ready, you may begin, and your time will start.

1. Jameye Jones- Johnson County Pioneer & Old Settlers Reunion- Spoke about upcoming events and handed out flyer's to Mayor and Council.

4. Consent Agenda:

All matters listed under consent agenda have been previously discussed, require little or no deliberation, or are routine by the council. If discussion is desired, then an item will be removed from the consent agenda and considered separately. Otherwise, approval of the consent agenda authorizes the City Administrator to implement each item in accordance with staff's recommendation.

4.1. Approval of meeting minutes for regular meeting on May 12, 2025.

4.2. Ratifying bills and monthly financial report for the month of April 2025

I make a motion to approve the consent agenda.

Moved by: Drew Wilson

Seconded by: Sheryl Kiser

For: Unanimous. Motion carried 4-0-0.

5. Presentation and Proclamations:

None

6. Public Hearings and Action Items:

None.

7. Discussion and Consideration Items:

7.1. Discuss and consider appointment for Planning and Zoning Place 3.

I Make a motion to appoint LeeAnn Rose.

Moved by: Sheryl Kiser

Seconded by: Drew Wilson

For: Unanimous. Motion carried 4-0-0.

7.2. Discuss and consider adopting an Ordinance amending Chapter 36, Boards, Commissions and Committees, by repealing and replacing section 36-24(a), Qualifications of members and section 36-51(b) Venus Community Service Development Corporation (Type B), Section 36-57(c) Board of Adjustment, and section 36-55(a) Same- Organization and membership. (Councilmember Hamm)

Motion failed. Lack of a second

Moved by: Michelle Hamm

Seconded by: None

Motion failed.

7.3. Discussion concerning Animal Control Services.

Chief Groom presented.

7.4. Review and Discuss FY 2024-2025 Year-to-Date Budget & FY 2025-2026 Budget Preparation

Jones presented to council.

Councilmember item's they would like to see in budget:

Mayor Pro Tem Bovinich- drainage, more Public Works personnel, two more positions for Police and Fire and to increase the street budget.

Councilmember Kiser- public safety, city facilities, streets and drainage.

Councilmember Hamm- City facilities, and I.T.

Councilmember Wilson- Streets.

Mayor- Fire needs a total of four people per shift, drainage in Meadow Ridge, Administrative Assistant, and something to be done with the 133-acre land the city owns.

8. Executive Session:

IN ACCORDANCE WITH TEXAS GOVERNMENT CODE, SECTION 551.001, ET SEQ. THE CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION (CLOSED MEETING) TO DISCUSS THE FOLLOWING: 1.

8.1. Section 551.074- Personnel Matters

Discussion regarding the employment, evaluation, reassignment, duties, discipline, resignation, or dismissal of a city officer or employee, unless such officer or employee requests a public hearing to wit: City Administrator -

Complete the annual review and evaluation process.

Mayor recessed into Executive Session at 7:51pm.

Mayor reconvened into Open Session at 8:26pm.

Pursuit to section 7 of the employment agreement with the City Administrator, I make a motion to give the City Administrator a 5% increase to base salary and retro active to May 1, 2025.

Moved by: Tony Bovinich

Seconded by: Drew Wilson

For: Unanimous. Motion carried 4-0-0.

9. **Adjournment:**

Mayor Galaviz adjourned the meeting at 08:37 PM.

Mayor

City Secretary

ITEM REPORT

To: City Council
From: Michael Halla, City Attorney
Subject: Approval of an amendment to the city administrator's employment contract.
Department/Office: Administration

Summary:

During its annual evaluation of the city administrator's ("CAO") performance, the city council directed the city attorney to amend the CAO's employment contract to allow for:

- **Section 6, paragraph 5:** The addition of language providing that any across-the-board base wage increases (for example, cost-of-living adjustments) that apply to all city employees shall also apply to the CAO.
- **Section 7, B:** As the CAO has been removed from the city's adopted "Step" plan, removal of the cap on any merit-based salary increase is deemed by the city council to be appropriate following a favorable annual performance evaluation.

Recommended Action:

Approve as presented.

Budget:

N/A

Attachments:

1. Joshua Jones_Amended Employment Agreement_City of Venus CAO

**EMPLOYMENT AGREEMENT
CITY OF VENUS
CITY ADMINISTRATOR**

THIS AGREEMENT, made and entered into this day of July 14, 2025, by and between the **City of Venus, Texas**, a municipal corporation, hereinafter called "**Employer**," as party in the first part, and **Joshua Jones**, hereinafter called "**Employee**," as party in the second part, both of whom understand and agree as follows:

WITNESSETH:

WHEREAS, Employer desires to appoint and employ the services of said Joshua Jones as City Administrator ("CAO") of the City of Venus, Texas as provided in Chapter 2, Article 11, Division II of the Venus Code of Ordinances; and

WHEREAS, all employees of the City of Venus are employees at-will pursuant to the Venus Code of Ordinances and nothing in this Agreement shall alter or be construed to change that status; and

WHEREAS, it is the desire of the Venus City Council, hereinafter called "Council" to specify in writing certain terms and conditions of the at-will employment of the CAO and to provide certain benefits, establish certain conditions of employment and to set working conditions for said Employee; and

WHEREAS, it is the desire of the Council to: (1) secure and retain the services of Employee and to provide inducement for his to remain in such employment, (2) to make possible full work productivity by assuring Employee's high morale and peace of mind with respect to future security, (3) to act as a deterrent against malfeasance or dishonesty for personal gain on the part of the Employee during his employment with the City of Venus, and (4) to provide a just means for terminating Employee's services at such time as he may be unable to discharge his duties or when Employer may otherwise desire to terminate his employment.

WHEREAS, Employee desires to undertake employment as City Administrator of said City of Venus in exchange for the compensation and benefits provided herein;

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties agree as follows:

Section 1. Duties

Employer hereby agrees to employ said Joshua Jones as an employee at-will. Employee agrees to perform the functions and duties of CAO as specified in the CAO Job Description, the City of Venus Code of Ordinances and other legally permissible and proper duties and functions the Council shall from time-to-time assign.

Section 2. Term

- A. Nothing in this Agreement shall prevent, limit, or otherwise interfere with the right of the Council to terminate the services of Employee at any time as an at-will employee, subject only to the provisions set forth in Section 4, paragraphs A, B, and C of this Agreement.
- B. Nothing in this Agreement shall prevent, limit, or otherwise interfere with the right of the Employee to resign at any time from his position with Employer, subject only to the provisions set forth in Section 4, paragraph D of this Agreement.
- C. The employment terms of this Agreement shall extend for an indefinite period of time.

Section 3. Suspension

Employer may suspend the Employee with full pay and benefits at any time during the term of this Agreement pending further proceedings, pursuant to disciplinary actions; but only if:

- A. A super-majority of Council and Employee agree, or
- B. After a public hearing, a super-majority of Council votes to suspend Employee for good cause, as defined in Section 22(F); provided, however, that Employee shall have been given written notice setting forth any charges at least fourteen (14) days prior to such hearing by the Council members bringing such charges.

Section 4. Termination and Severance Pay

- A. In the event the Employee is terminated without cause by the Council, the Employer agrees to pay Employee a lump sum cash payment of base salary in accordance with this Section 4 and within thirty (30) days of the termination unless Section 4, paragraph B applies. The lump sum will be equivalent to 9 months of base salary during Year 1 and Year 2 of this agreement. During Year 3 of this agreement, the payment would equal 10 months of base salary, Year 4 the payment would equal 11 months of base salary and beginning Year 5 and beyond the payment would equal 12 months of base salary ("Severance Amount").
- B. In the event Employee is terminated for Good Cause (as defined by Section 22(F)) or because of a conviction by a competent tribunal of an illegal act involving a felony involving personal gain or any act involving moral turpitude or, a willful violation of the Code of Ordinances as may be determined by a third-party investigator, then Employer shall have no obligation to pay the Severance Amount.
- C. In the event Employer at any time reduces the salary or other financial benefits of Employee; or in the event Employer refuses, following written notice, to comply with any other provisions benefiting Employee herein, or the Employee resigns following a written notice or a vote by a majority of the Council that he resign, then, in that event,

Employee, may, at his option, be deemed to be "terminated" at the date of such action or notice and the Employer shall comply with the severance pay provisions.

- D. In the event Employee voluntarily resigns his position with Employer, then Employee shall provide Employer a thirty (30) day notice in advance, unless the parties otherwise agree and upon his resignation will be compensated for accrued leave, in accordance with the Human Resources policy of the Employer at the end of the thirty (30) day period.

Section 5. Disability

If Employee is permanently disabled or is otherwise unable to perform his duties because of sickness, accident, injury, mental incapacity, or health for a period of six (6) successive weeks beyond any accrued sick leave and vacation leave, Employer shall have the option to terminate this Agreement, subject to the provisions of the severance pay requirements.

Section 6. Base Salary and Related Benefits

Employer agrees to pay Employee for his services rendered pursuant hereto at an annual base salary of \$180,000 payable in installments at the same time as other employees of the Employer are paid.

Employer and employee have identified an opportunity for the employee to potentially be selected and appointed by the Venus Community Service Development Corporation (4B Board) as their Economic Development Director in addition to his duties as CAO. The Employer would support this appointment if granted by the 4B Board, and would move the employee's base salary to \$200,000 payable in installments at the same time as other employees of the Employer are paid. If for some reason the employee is unappointed from the Economic Development Director position and is no longer responsible for the duties of that position, then the difference of \$20,000 would be deducted from his base salary. This reduction of duties and salary would also not trigger Section 4, paragraph C.

If a city-owned mobile device is not provided for Employee's administrative use, Employee shall be paid a cell phone or mobile communication device allowance in the amount of \$75 per month.

If a city-owned automobile is not provided for Employee's administrative use and limited personnel, Employee shall be paid an annual vehicle allowance of \$6,000.00 made in equal payments at the same time as the normal regular payroll is prepared and distributed to all employees. Employee shall be responsible for paying liability, property damage and comprehensive insurance and for the purchase, operation, maintenance, repair, and replacement of said vehicle. This allowance amount will be reviewed and adjusted, if necessary, by mutual consent of the Employer and the Employee.

All provisions of the policies and regulations of the City applicable to its employees, including, but not limited to: cost of living adjustments ("COLAs"), fringe benefits, leave and working conditions as now exist or hereafter may be amended, and shall apply to the Employee as they apply to all other employees of the City. The Employee shall accrue leave and earn longevity in accordance with the City's current Human Resource policy.

Section 7. Performance Evaluation

- A. The Employer shall conduct an annual performance evaluation by the Council in Executive Session in accordance with the City's personnel policies and procedures. The evaluation will be performed, preferably, during the first available regular meeting following the Employee's employment anniversary date. The evaluation shall be conducted in Executive Session unless otherwise determined by Employee. Employer shall provide Employee with a written review and evaluation, and with written performance objectives with the Council.
- B. Upon receiving a favorable evaluation from the Council, Employee shall receive an increase in his base salary of at least three percent (3%) of his base salary at the discretion of Council.
- C. Annually, the Council and Employee shall define such goals and performance objectives which both parties determine necessary for the proper operation of the City of Venus, and in the attainment of the Council's policy objectives and shall further establish a relative priority among those various goals and objectives, said goals and objectives to be reduced in writing. These goals and objectives shall generally be attainable within the time limitations as specified and the annual operating and capital budgets and appropriations provided.

Section 8. Outside Activities

Employee shall not spend time in teaching, counseling or other non-Employer connected business without prior approval of the Council. Employee shall not serve as a consultant to any person or entity without prior approval of Council.

Section 10. Hours of Work

It is recognized that Employee must devote a great deal of time outside of the normal office hour to business of the Employer, and to that end Employee shall be allowed to take flexible time off as he shall deem appropriate during said normal office hours. It is further recognized that Employee shall utilize sound discretion regarding his location at any specific time to ensure that he can execute his duties and responsibilities.

Section 11. Vacation and Sick Leave

Employee shall receive eighty (80) hours of vacation on the first day of employment and shall receive upon his employment anniversary date the same annually. Employee shall receive regular vacation and sick leave at a rate not less than that specified for other employees of the City.

Section 12. Health, Life and Disability Insurance

Employee and his dependents shall be covered by health, dental, vision, life and disability plan(s) that are available through Employer and selected by the Employee. Employer agrees to pay all premiums for said coverage. In the event that Employee has or comes to have available health,

dental, vision, life and disability insurance plans available through another employer, this provision will no longer apply to Employee.

Section 13. Fringe Benefits

Employee shall receive fringe benefits equal to other employees in general unless specifically enumerated in other provisions of this agreement.

Section 14. Expenses

Employee shall be reimbursed by Employer for all reasonable and necessary expenses incurred by him in the furtherance of his duties and the business of the City of Venus, not exceeding the amount budgeted each year in the appropriate Employee account.

Section 15. Retirement

Employer agrees to provide retirement benefits and make contributions to said retirement system as other employees in the City receive. Employer agrees to pay Employee's contribution.

Section 16. Dues and Subscriptions

Employer agrees to budget for and to pay the professional dues and subscriptions of Employee necessary for his continuation and full participation in national, regional, state, and local associations and organizations necessary and desirable for his continued professional participation, growth, and advancement in his profession.

Section 17. Professional Development

- A. Employer agrees to budget for and to pay the travel, subsistence, and registration expenses of Employee for professional and official travel, meetings adequate to continue the professional development of Employee and for necessary official and other functions for Employer. This provision shall include, but not be limited, to the Annual Conference of the International City Management Association ("ICMA"), the Annual Conference of the Texas City Managers Association "TCMA"), and the Annual Conference of the Texas Municipal League ("TML").
- B. Employer also agrees to budget for and pay the travel, subsistence, and registration expenses of Employee for short courses, institutes and seminars that are necessary for this professional development and for the benefit of the Employer.

Section 18. Civic Club Membership

Employer recognizes the desirability of representation in and before local civic and other organizations and Employee is authorized to become a member of local civic organizations for which the Employer will pay for membership dues and other expenses.

Section 19. Bonding

Employer shall bear the full cost of any fidelity or other bonds required of the Employee under any law, ordinance, or policy.

Section 20. Other Terms and Conditions

- A. The Employer, in agreement with the Employee, shall fix any other terms and conditions of employment, as it may determine from time-to-time, relating to the performance of Employee, providing such terms and conditions are not inconsistent with or in conflict with the provisions of this Agreement, the City of Venus Code of Ordinances, or any other law.
- B. All provisions of the City of Venus Code of Ordinances, regulations and rules of the Employer relating to vacations, holidays, fringe benefits and working conditions as they now exist or hereafter may be amended, shall also apply to Employee as they would to other employees in general of the Employer, in addition to said benefits enumerated specifically for the Employee as herein provided.

Section 21. Notices

Notices pursuant to this Agreement shall be given by deposit in the custody of the United States Postal Service, postage prepaid, addressed as follows:

- (1) EMPLOYER: Mayor and City Council City of Venus, 700 W. US Highway 67
Venus, Texas 76084
- (2) EMPLOYEE: Joshua Jones, 132 Colonial Drive, Joshua, TX 76058

Alternatively, notices required pursuant to this Agreement may be personally served in the same manner as is applicable to a civil judicial practice.

Section 22. General Provisions

- A. The text herein shall constitute the entire agreement between the parties.
- B. This Agreement can be amended only with the full agreement of the Employer and Employee.
- C. This Agreement shall be binding upon and inure to the benefit of the heirs of law and executors of Employee.
- D. This Agreement shall be binding on both parties upon execution on the 14th day of July 2025 and being effective and commencing at 12:01 a.m. on the 15th of July 2025.
- E. If any provision, or any portion thereof, contained in this Agreement is held unconstitutional, invalid, or unenforceable, the remainder of this Agreement, or portion thereof, shall be deemed severable, shall not be affected and shall remain in full force and effect.
- F. For purposes of this Agreement the term "good cause" is defined as follows:

- i. Any willful, knowing, grossly negligent, or negligent breach, disregard or

habitual neglect of any provision of this Agreement, or any willful, knowing, grossly negligent, or negligent breach, disregard or habitual neglect of any duty or obligation required to be performed by Employee under this Agreement or under the ordinances of the City and/or the laws of the United States or the State of Texas.

11. Any willful, knowing, grossly negligent, or negligent misapplication or misuse, direct or indirect, by Employee of public or other funds or other property, real, personal, or mixed, owned by or entrusted to the City, any agency or corporation thereof, or the Employee in his official capacity.

- G. SAVINGS CLAUSE. If any term or provision of this Agreement, as applied to any party or to any circumstance, is declared by a court of competent jurisdiction hereof to be illegal, unenforceable or void in any situation and in any jurisdiction, such determination shall not affect the validity or enforceability of the remaining terms and provisions hereof or the validity or enforceability of the offending provision in any other situation or in any other jurisdiction. The parties agree that the court making such determination shall have the power to reduce the scope, duration, area or applicability of the term or provision, to delete specific words or phrases or to replace any illegal, unenforceable or void term or provision with a term or provision that is valid and enforceable and that comes closest to expressing the intention of the invalid or unenforceable term or provision.
- H. This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of Texas and shall be performable in Johnson County, Texas, unless otherwise provided by law.
- I. The Recitals are incorporated herein for all purposes as if fully recited.

Section 23. Term and Extension

Subject to the provisions of Section 2 hereof, it is intended by the parties hereto that, unless same be sooner modified or terminated as herein authorized, the initial term of this Agreement regarding terms and conditions, and compensation shall be from May 6, 2024, to May 6, 2025. The Employee shall subsequently continue to serve at the will and pleasure of the City Council, subject to the provisions of Section 2. Commencing during the month of May 2025, and on each successive May during the term of this Agreement, the City Council shall review the performance of Employee.

IN WITNESS THEREOF, the City of Venus has caused this Agreement to be signed and executed on its behalf by its Mayor, and duly attested by its City Secretary, and the Employee has signed and executed this Agreement, both in duplicate, the day and year first above written.

APPROVED:

Joshua Jones, Employee

Alejandro Galaviz, Mayor

ATTEST:

Callie Green, City Secretary

ITEM REPORT

To: City Council
From: Scott Williams, Public Works Director
Subject: Approval of an Interlocal Agreement with Ellis County for a purchasing and procurement partnership.
Department/Office: Public Works

Summary:

An Interlocal Agreement with Ellis County would allow the City of Venus to leverage cooperative purchasing opportunities, reduce costs of goods and services, and increase operational efficiency. By sharing resources and procurement channels, the City can access competitively priced goods and services without duplicating efforts. This partnership supports fiscal responsibility, promotes regional collaboration, and enhances the City's ability to deliver quality services to the community.

Recommended Action:

Approve the Interlocal Agreement between the City of Venus and Ellis County.

Budget:

No Impact

Attachments:

1. Interlocal Agreement-City of Venus Texas

STATE OF TEXAS
COUNTY OF ELLIS

§
§ **INTERLOCAL COOPERATION AGREEMENT**
§

This Interlocal Cooperation Agreement (“Agreement”) is by and between Ellis County, Texas (“Ellis County”), and City of Venus, Texas (“City”), acting by and through their authorized officers.

RECITALS:

WHEREAS, this Agreement is authorized by Chapter 791 of the Texas Government Code and Subchapter F, Chapter 271, Texas Local Government Code; and

WHEREAS, Section 271.102 of the TEX. LOC. GOV’T CODE authorizes a local government to participate in a Cooperative Purchasing Program with another local government or a local cooperative organization; and

WHEREAS, a local government that purchases goods and services pursuant to a Cooperative Purchasing Program with another local government satisfies the requirement of the local government to seek competitive bids for the purchase of the goods and materials; and

WHEREAS, each party has and will on an annual basis obtain competitive bids for the purchase of goods and services; and

WHEREAS, the parties desire to enter into a cooperative purchasing program which will allow each party to purchase under goods and services under each other’s competitively bid contracts pursuant to Subchapter F, Chapter 271 of the TEX. LOC. GOV’T CODE;

NOW THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

**ARTICLE I
PURPOSE**

The purpose of this Agreement is to establish a cooperative purchasing program between the parties, which will allow each party to purchase goods and services under each other’s competitively bid contracts pursuant to Subchapter F, Chapter 271 of the TEX. LOC. GOV’T CODE.

**ARTICLE II
TERM**

The term of this Agreement shall be for a period of one (1) year commencing on the last date of execution hereof (“Effective Date”). Thereafter this Agreement shall automatically renew

for successive periods of one (1) year each under the terms and conditions stated herein, unless sooner terminated as provided herein.

ARTICLE III TERMINATION

Either party may terminate this Agreement by providing thirty (30) days prior written notice to the other party.

ARTICLE IV PURCHASING

The County Judge or other designee for each party is authorized to act on behalf of the respective party in all matters relating to this cooperative purchasing program. Each party shall make payments to the other party or directly to the vendor under the contract made pursuant to Subchapter F, Chapter 271 of the TEX. LOC. GOV'T CODE. Each party shall be responsible for the respective vendor's compliance with provisions relating to the quality of items and terms of delivery.

ARTICLE V MISCELLANEOUS

5.1 **Relationship of Parties:** This Agreement is not intended to create, nor should it be construed as creating, a partnership, association, joint venture or trust.

5.2 **Notice:** Any notice required or permitted to be delivered hereunder shall be deemed received when sent in the United States Mail, Postage Prepaid, Certified Mail, Return Receipt Requested, or by hand-delivery or facsimile transmission addressed to the respective party at the address set forth below the signature of the party.

5.3 **Amendment:** This Agreement may be amended by the mutual written agreement of both parties hereto.

5.4 **Severability:** In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect the other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in this Agreement.

5.5 **Governing Law:** The validity of this Agreement and any of its terms and provisions as well as the rights and duties of the parties, shall be governed by the laws of the State of Texas; and venue for any action concerning this Agreement shall be in the State District Court of Ellis County, Texas.

5.6 **Entire Agreement:** This Agreement represents the entire agreement among the parties with respect to the subject matter covered by this Agreement. There is no other collateral, oral or

written agreement between the parties that in any manner relates to the subject matter of this Agreement.

5.7 **Recitals**: The recitals to this Agreement are incorporated herein.

5.8 **Counterparts**: This Agreement may be executed in any number of counterparts, each of whom shall be deemed an original and constitute one and the same instrument.

EXECUTED this ____ day of _____, 2025.

ELLIS COUNTY, TEXAS

By: _____
John Wray, County Judge

ATTEST:

By: _____
Krystal C. Valdez, County Clerk

EXECUTED this ____ day of _____, 2025.

CITY OF VENUS, TEXAS

By: _____
Alejandro Galaviz, Mayor

ATTEST:

By: _____
Callie Green, City Secretary

APPROVED AS TO FORM

By: _____
XXXXXX, City Attorney

ITEM REPORT

To: City Council
From: Becky Wilkins, Finance Director
Subject: Ratifying bills and monthly financial report for the month of May 2025.
Department/Office: Finance

Summary:

Approve monthly financial report for the month of May 2025.

Recommended Action:

Approve as presented.

Budget:

No budget impact.

Attachments:

1. MAY 25 Dashboard
2. May 2025 Council Report
3. May 2025 Credit Card Charges

City of Venus Dashboard

Fiscal Year Overview:

FY25

Period Ending:

May 30, 2025

67% of the fiscal year



General Fund

Revenue Summary

	Budget	YTD	% of Budget
Fees & Services	27,910	24,610	88%
Fines & Forfeitures	92,945	99,752	107%
Franchise Taxes	164,555	139,703	85%
Property Taxes	3,556,235	3,690,722	104%
Sales Taxes	961,865	784,023	82%
Contributions	160,000	870	1%
Interest	130,259	117,746	90%
Licenses & Permits	610,365	315,962	52%
Miscellaneous	5,000	24,642	493%
Intergovernmental	760,960	543,247	71%
Other Financing Sources (Uses)	-	-	0%
Total Revenue	6,470,094	5,741,276	89%

Expenditure Summary

	Budget	YTD	% of Budget
Council	27,160	4,009	15%
City Administrator Office	699,844	473,876	68%
Permits & Inspections	381,245	218,650	57%
Planning	149,315	89,359	60%
Police Department	2,621,095	1,645,163	63%
Code Enforcement/Animal Control	109,505	47,611	43%
Municipal Court	123,562	89,783	73%
Fire Department	1,180,750	776,550	66%
Streets	365,615	225,370	62%
Parks & Recreation	219,603	174,324	79%
City-Wide Nondepartmental	423,730	170,507	40%
Total Expenditures	6,301,424	3,915,202	62%

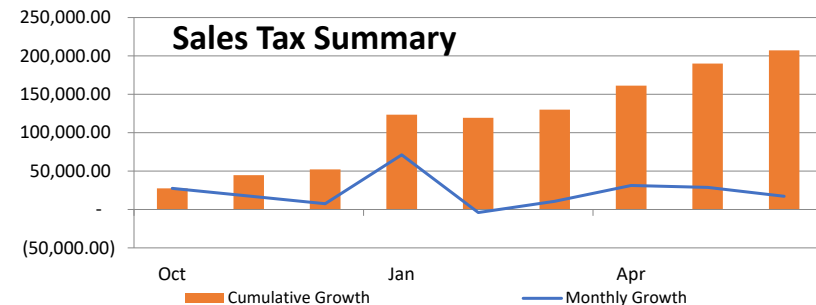
Net Surplus (deficit)	168,670	1,826,074
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Key Revenue Sources

	Budget	YTD	% of Budget
Sales Tax City	961,865	784,023	82%
Property Taxes	3,556,235	3,690,722	104%

Moving Average Comparisons to Collections

	12 Month Moving Average	12-MA	Collections May 30, 2025
Sales Tax City		88,778	128,475



City of Venus Dashboard

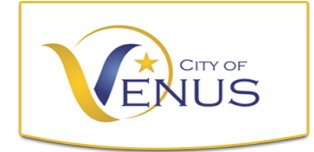
Fiscal Year Overview:

FY25

Period Ending:

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67% of the fiscal year



Debt Service Fund

Revenue Summary

	Budget	YTD	% of Budget
Current Property Taxes	825,540	912,406	111%
Delinquent I&S Taxes	2,475	3,920	158%
Penalties & Interest	4,130	2,064	50%
Total Revenues	832,145	918,390	110%

Expenditure Summary

	Budget	YTD	% of Budget
Other contracted services	128,250	-	0%
Bond Principal	475,000	360,000	76%
Bond Interest	470,885	178,156	38%
Total Expenses	1,074,135	538,156	50%

City of Venus Dashboard

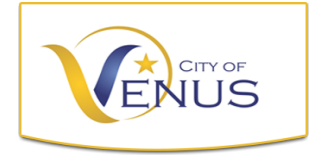
Fiscal Year Overview:

FY25

Period Ending:

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67% of the fiscal year



Venus Community Service Development Corporation

Revenue Summary

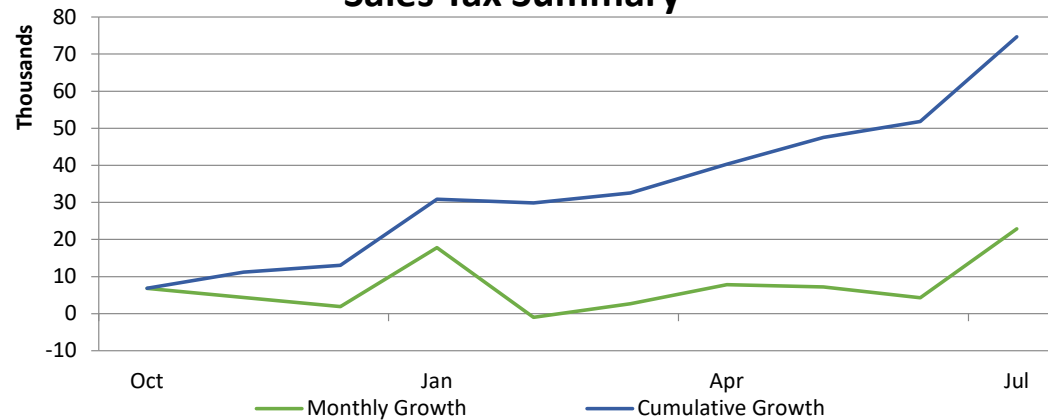
	Budget	YTD	% of Budget
Sales Tax	405,810	313,609	77%
Special events	-	-	0%
Interest Income	10,070	5,362	53%
Total Revenues	415,880	318,972	77%

Expenditure Summary

	Budget	YTD	% of Budget
Nondepartmental	464,200	116,488	25%
Total Expenses	464,200	116,488	25%

Net Surplus (deficit)	(48,320)	202,484
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Sales Tax Summary



City of Venus Dashboard

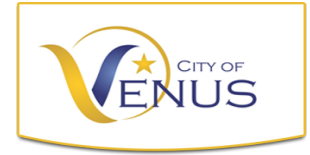
Fiscal Year Overview:

FY25

Period Ending:

May 30, 2025

67% of the fiscal year



Street Maintenance Sales Tax

Revenue Summary

	Budget	YTD	% of Budget
Street Maintenance Sales Tax	225,730	156,805	69%
Total Revenues	225,730	156,805	69%

Expenditure Summary

	Budget	YTD	% of Budget
Street Repairs	250,000	93,498	37%
Total Expenses	250,000	93,498	37%

Net Surplus (deficit)	(24,270)	63,306
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City of Venus Dashboard

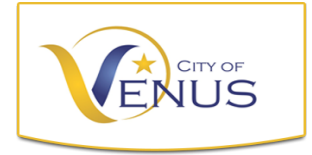
Fiscal Year Overview:

FY25

Period Ending:

May 30, 2025

67% of the fiscal year



TIRZ #1

Revenue Summary

	Budget	YTD	% of Budget
Property Tax	-	566,940	0%
Total Revenues	-	566,940	0%

Expenditure Summary

	Budget	YTD	% of Budget
Total Expenses	-	-	0%

Net Surplus (deficit)	-	566,940
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City of Venus Dashboard

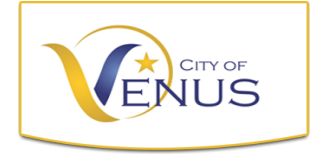
Fiscal Year Overview:

FY25

Period Ending:

May 30, 2025

67% of the fiscal year



Utility Fund

Revenue Summary

	Budget	YTD	% of Budget
Water Revenue	1,609,522	1,021,209	63%
Sewer Revenue	2,775,515	1,736,323	63%
Sanitation Revenues	699,031	437,481	63%
Administrative Fees	290,940	300,109	103%
SIB Loan for Line Relocates on 157		1,415,000	
Total Revenues	5,375,008	4,910,121	91%

Expenditure Summary

	Budget	YTD	% of Budget
Non-Departmental	672,275	275,223	41%
Administration	629,757	407,257	65%
Water Department	304,053	1,058,091	348%
Sanitation Department	637,160	396,219	62%
Sewer Department	3,081,015	1,923,411	62%
Total Expenses	5,324,260	4,060,200	76%

Net Surplus (deficit)	50,748	849,922
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Cash Balances

Fund/Account	Balance	% of total
General Fund		
Cash	1,925,352	25.30%
Pinnacle Bank - Savings	1,667,909	21.92%
Pinnacle Bank - MERP	8,317	0.11%
Debt Service Fund		
Cash	753,856	9.91%
VCSDC		
Cash	568,623	7.47%
Pinnacle Bank Checking	304,770	4.01%
ARPA		
Cash	190,112	2.50%
Court Technology		
Cash	9,444	0.12%
Court Security		
Cash	17,688	0.23%
Truancy Prevention Fund		
Cash	15,151	0.20%
Street Maintenance Tax Fund		
Cash	312,476	4.11%
Street Maintenance CIP Fund		
Cash	260,000	3.42%
TIRZ #1		
Cash	566,940	7.45%
Blue Stem PID		
Cash	23,352	0.31%
Brahman Ranch PID		
Cash	16,860	0.22%
Patriot Estates PID		
Cash	(235)	0.00%
Utility Fund		
Cash	492,309	6.47%
Pinnacle Bank Savings	251,221	3.30%
Pinnacle Bank Savings I&S	720,780	9.47%
Water Impact Fee Fund		
Cash	7,000	0.09%
Sewer Impact Fee Fund		
Cash	14,000	0.18%
Brahman Ranch WWTP		
Cash	(517,012)	-6.79%
Total Cash Balances	7,608,912	100%

Investments

Fund/Account	Balance	% of total
General Fund		
Texpool	3,442,020	26.31%
2020 Bond Proceeds		
Texpool	4,522,047	34.56%
VCSDC		
Texpool	88,270	0.67%
Utility Fund		
Texpool	723,417	5.53%
2022 CO Bond Fund		
Texpool	4,308,782	32.93%
Total Investment Balances	13,084,536	100.00%

City of Venus
Council Report
Check Date: 5/1/2025 to 5/31/2025

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Vendor Name	Check Date	Description	Fund	Department	Amount
Achieveav					
	5/7/2025	Freedom Fest 2025 - Deposit Concert Production	VCSDC	Special Rev Dept/Vcsdc	\$3,000.00
Total					\$3,000.00
Aflac					
	5/8/2025	Aflac Acc 4/8/2025	General Fund	Non-Departmental	\$502.27
	5/8/2025	Aflac Acc 4/8/2025	Water & Sewer Fund	Non-Departmental	\$64.84
	5/8/2025	Aflac Acc 4/8/2025	VCSDC	Non-Departmental	\$6.28
	5/8/2025	Aflac Acc 4/22/2025	General Fund	Non-Departmental	\$514.82
	5/8/2025	Aflac Acc 4/22/2025	Water & Sewer Fund	Non-Departmental	\$58.57
	5/8/2025	Aflac Hosp 4/8/2025	General Fund	Non-Departmental	\$269.70
	5/8/2025	Aflac Hosp 4/8/2025	Water & Sewer Fund	Non-Departmental	\$28.73
	5/8/2025	Aflac Hosp 4/22/2025	General Fund	Non-Departmental	\$298.43
	5/8/2025	Aflac Cancer 4/8/2025	General Fund	Non-Departmental	\$209.51
	5/8/2025	Aflac Cancer 4/8/2025	Water & Sewer Fund	Non-Departmental	\$58.78
	5/8/2025	Aflac Cancer 4/22/2025	General Fund	Non-Departmental	\$218.83
	5/8/2025	Aflac Cancer 4/22/2025	Water & Sewer Fund	Non-Departmental	\$49.46
	5/8/2025	Aflac Lump S 4/8/2025	General Fund	Non-Departmental	\$89.85
	5/8/2025	Aflac Lump S 4/8/2025	Water & Sewer Fund	Non-Departmental	\$16.45
	5/8/2025	Aflac Lump S 4/22/2025	General Fund	Non-Departmental	\$99.67
	5/8/2025	Aflac Lump S 4/22/2025	Water & Sewer Fund	Non-Departmental	\$6.63
	5/8/2025	Aflac JJ Acc-ER 4/8/2025	General Fund	Non-Departmental	\$8.08
	5/8/2025	Aflac JJ Acc-ER 4/8/2025	VCSDC	Non-Departmental	\$1.79
	5/8/2025	Aflac JJ Acc-ER 4/8/2025	Water & Sewer Fund	Non-Departmental	\$8.07
	5/8/2025	Aflac JJ Acc-ER 4/22/2025	General Fund	Non-Departmental	\$17.94
	5/8/2025	Aflac JJ-ER 4/8/2025	General Fund	Non-Departmental	\$7.35
	5/8/2025	Aflac JJ-ER 4/8/2025	VCSDC	Non-Departmental	\$1.63
	5/8/2025	Aflac JJ-ER 4/8/2025	Water & Sewer Fund	Non-Departmental	\$7.34
	5/8/2025	Aflac JJ-ER 4/22/2025	General Fund	Non-Departmental	\$16.32
Total					\$2,561.34
Alexis Adams					
	5/7/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	\$30.51
Total					\$30.51
Allied Flow Specialists, Inc.					
	5/14/2025	Backflow Irrigation Inspection - City of Venus Sign - East	General Fund	Parks & Recreation	\$90.00

City of Venus
Council Report
Check Date: 5/1/2025 to 5/31/2025

6/2/2025
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Vendor Name	Check Date	Description	Fund	Department	Amount
Allied Flow Specialists, Inc.					
Total					\$90.00
Alston Lawrence					
	5/7/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	\$17.41
Total					\$17.41
Amazon Capital Services					
	5/6/2025	Rechargeable Flashlight (3)	General Fund	Police Department	\$543.24
	5/6/2025	Tourniquet (10)	General Fund	Police Department	\$309.60
	5/6/2025	Spray Paint (5)/Clorox Cleaner/Comfort Grip (2)	General Fund	Fire Department	\$238.29
	5/6/2025	Belt Buckle	General Fund	Police Department	\$78.00
	5/6/2025	Privacy Screen (3)	General Fund	Police Department	\$118.97
	5/6/2025	Coffee Pods (4)	General Fund	City-Wide (Non-Department)	\$98.56
	5/6/2025	2 Pack Toner Cartridge Set	General Fund	Fire Department	\$79.99
	5/6/2025	Laundry Hamper (2)	General Fund	Fire Department	\$43.70
	5/6/2025	iPhone 16e Case	Water & Sewer Fund	Water Department	\$27.27
	5/6/2025	Microchip Reader	General Fund	Code Enforce/Animal Contr	\$25.20
	5/6/2025	Microchip Reader	General Fund	Code Enforce/Animal Contr	\$25.20
	5/6/2025	HD Webcam	Water & Sewer Fund	Water Department	\$22.79
	5/14/2025	Weight Bench & Rope Rescue Techniques	General Fund	Fire Department	\$547.97
	5/14/2025	Desk Organizer/Keyboard & Mouse/Monitor Stand/Desktop Mat/Monitor	Water & Sewer Fund	Water Department	\$110.88
	5/14/2025	Desk Organizer/Keyboard & Mouse/Monitor Stand/Desktop Mat/Monitor	Water & Sewer Fund	Sewer Department	\$110.87
	5/14/2025	Hook and Loop Tape Roll	General Fund	Planning & Development	\$14.49
	5/14/2025	Laminating Paper & Batteries	General Fund	City-Wide (Non-Department)	\$68.68
	5/14/2025	Paper Towels & Ground Coffee	General Fund	Fire Department	\$81.46
	5/14/2025	Desk Pad	Water & Sewer Fund	Water Department	\$21.64
	5/14/2025	Desk Pad	Water & Sewer Fund	Sewer Department	\$21.63
	5/14/2025	iPhone Case/Oil for Boots/Soap for Boots	Water & Sewer Fund	Sewer Department	\$37.83
	5/14/2025	Bootfoot Hip Wader	Water & Sewer Fund	Water Department	\$29.97
	5/14/2025	Duty Belt Key Holder (2)	General Fund	Code Enforce/Animal Contr	\$13.98

City of Venus
Council Report
Check Date: 5/1/2025 to 5/31/2025

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Vendor Name	Check Date	Description	Fund	Department	Amount
Amazon Capital Services					
	5/28/2025	Hazardous Materials & Essential of Fire Fighting Books	General Fund	Fire Department	\$223.17
	5/28/2025	6 Shelf Floor Bookcase	Water & Sewer Fund	Sewer Department	\$79.99
	5/28/2025	Laptop Car Charger & Stylus Pen	Water & Sewer Fund	Sewer Department	\$60.83
	5/28/2025	Good to Great Book (3)	General Fund	City-Wide (Non-Department	\$53.94
	5/28/2025	Glue Boards	General Fund	Police Department	\$3.24
Total					\$3,091.38
Ameriflex					
	5/13/2025	HRA Admin Fees 53 at \$5.15	General Fund	City Admin Office	\$272.95
Total					\$272.95
AT&T Mobility					
	5/6/2025	PD Cell Phones 02.20-03.19.25	General Fund	Police Department	\$719.98
	5/6/2025	Code Enforcement 02.20-03.19.25	General Fund	Code Enforce/Animal Contr	\$41.88
	5/6/2025	Cell Phones - 03.20.25-04.19.25	General Fund	City Council	\$257.15
	5/6/2025	Cell Phones - 03.20.25-04.19.25	General Fund	City Admin Office	\$105.54
	5/6/2025	Cell Phones - 03.20.25-04.19.25	General Fund	Permits & Inspections	\$122.78
	5/6/2025	Cell Phones - 03.20.25-04.19.25	General Fund	Planning & Development	\$40.75
	5/6/2025	Cell Phones - 03.20.25-04.19.25	General Fund	Fire Department	\$228.25
	5/6/2025	Cell Phones - 03.20.25-04.19.25	General Fund	Streets	\$189.43
	5/6/2025	Cell Phones - 03.20.25-04.19.25	General Fund	Parks & Recreation	\$166.25
	5/6/2025	Cell Phones - 03.20.25-04.19.25	General Fund	City-Wide (Non-Department	\$50.78
	5/6/2025	Cell Phones - 03.20.25-04.19.25	Water & Sewer Fund	Administration	\$50.78
	5/6/2025	Cell Phones - 03.20.25-04.19.25	Water & Sewer Fund	Water Department	\$482.27
	5/6/2025	Cell Phones - 03.20.25-04.19.25	Water & Sewer Fund	Sewer Department	\$177.52
Total					\$2,633.36
Atmos Energy Corp.					
	5/7/2025	101 W. 3rd Gas Bill	General Fund	Fire Department	\$89.71

City of Venus
Council Report
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Vendor Name	Check Date	Description	Fund	Department	Amount
Atmos Energy Corp.					
	5/7/2025	301 S. Main Street Gas Bill	Water & Sewer Fund	Water Department	\$86.59
Total					\$176.30
Auc Group, LLC					
	5/7/2025	June 2025 Lease Payment	Brahman Ranch WTPP	Non-Administration	\$14,750.00
Total					\$14,750.00
Aviance Hunter					
	5/7/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	\$102.04
Total					\$102.04
Barco Pump					
	5/7/2025	Tsurumi Pump/Black Rubber/Trash Strainer/Blue Disch	Water & Sewer Fund	Sewer Department	\$2,105.25
Total					\$2,105.25
Bennett's Office Supply					
	5/28/2025	2000 Regular Envelopes & 2000 Window Envelopes	General Fund	City-Wide (Non-Department)	\$606.00
Total					\$606.00
Biltmore Homes					
	5/7/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	\$60.14
	5/7/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	\$7.00
	5/7/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	\$0.36
Total					\$67.50
Birkhoff,Hendricks And Carter, Llp					
	5/21/2025	Venus - 0.75 MG EST - Design	W/S CPF - 2018 CO Bonds	Non-Departmental	\$11,080.50
	5/21/2025	Venus - 0.75 MG EST - Design	W/S CPF - 2018 CO Bonds	Non-Departmental	\$8,864.40
Total					\$19,944.90
Brian Le					
	5/7/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	\$16.51
Total					\$16.51

City of Venus
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Vendor Name	Check Date	Description	Fund	Department	Amount
Brightland Homes Ltd					
	5/7/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	\$66.79
	5/7/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	\$57.93
	5/7/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	\$55.72
Total					\$180.44
Careflite					
	5/14/2025	April 2025 Citizen Billing	Water & Sewer Fund	Non-Departmental	\$317.00
	5/14/2025	March 2025 Citizen Billing	Water & Sewer Fund	Non-Departmental	\$315.00
Total					\$632.00
Carenow Corporate					
	5/21/2025	Screening - H. Gallegos	General Fund	City Admin Office	\$48.00
	5/21/2025	Screening - S. Williams	General Fund	City Admin Office	\$48.00
	5/21/2025	Screening - R. Hood	General Fund	City Admin Office	\$128.00
	5/21/2025	Screening - M. Rendon	General Fund	City Admin Office	\$128.00
Total					\$352.00
Checksforless.Com					
	5/14/2025	Laser Voucher Checks (1000)	General Fund	City Admin Office	\$125.95
Total					\$125.95
Cintas					
	5/7/2025	City Hall Floor Mats	General Fund	City-Wide (Non-Department	\$39.95
	5/15/2025	City Hall Floor Mats	General Fund	City-Wide (Non-Department	\$39.95
	5/21/2025	City Hall Floor Mats	General Fund	City-Wide (Non-Department	\$39.95
	5/29/2025	City Hall Floor Mats	General Fund	City-Wide (Non-Department	\$39.95
Total					\$159.80
Citibank					
	5/14/2025	Jukebox: Deposit for Band Freedom Fest	VCSDC	Special Rev Dept/Vcsdc	\$1,545.00
	5/14/2025	Holiday Inn: Dinner at Training	General Fund	Police Department	\$39.37
	5/14/2025	Holiday Inn: Lodging for Training	General Fund	Police Department	\$342.70
	5/14/2025	Raising Canes: Lunch for Training	General Fund	Police Department	\$17.96
	5/14/2025	Boot Barn: Boots for Jeremy	Water & Sewer Fund	Water Department	\$206.99

City of Venus
Council Report
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Vendor Name	Check Date	Description	Fund	Department	Amount
Citibank					
	5/14/2025	Dry Clean: Table Cloths Civic Center	VCSDC	Special Rev Dept/Vcsdc	\$209.72
	5/14/2025	4-Star Hose & Supply: Supplies	Water & Sewer Fund	Water Department	\$83.51
	5/14/2025	OTC Brands: Easter Eggs & Decor	General Fund	Parks & Recreation	\$1,113.15
	5/14/2025	OTC Brands: Sales Tax Paid	Water & Sewer Fund	Non-Departmental	\$89.05
	5/14/2025	McDonalds: Jeremy Food Training	Water & Sewer Fund	Water Department	\$13.95
	5/14/2025	McDonalds: Sales Tax Paid	Water & Sewer Fund	Non-Departmental	\$1.15
	5/14/2025	Taco Bell: Jeremy Food Training	Water & Sewer Fund	Water Department	\$16.56
	5/14/2025	Taco Bell: Sales Tax Paid	Water & Sewer Fund	Non-Departmental	\$1.37
	5/14/2025	OTC Brands: Sales Tax Refund	Water & Sewer Fund	Non-Departmental	(\$89.05)
	5/14/2025	Boot Barn: Boots for Coby	General Fund	Streets	\$215.99
	5/14/2025	Kalahari Resorts: GFOAT Host Hotel	General Fund	City Admin Office	\$302.50
	5/14/2025	Kalahari Resorts: GFOAT Host Hotel	General Fund	City Admin Office	\$94.16
	5/14/2025	Pappadeaux: Dinner Sunday	General Fund	City Admin Office	\$37.28
	5/14/2025	Red Lobster: Dinner Monday	General Fund	City Admin Office	\$33.90
	5/14/2025	Cracker Barrel: Lunch Tuesday	General Fund	City Admin Office	\$23.10
	5/14/2025	TML: Brooke GFOAT Training	General Fund	City Admin Office	\$875.00
	5/14/2025	Home: Hotel Brooke	General Fund	City Admin Office	\$410.55
	5/14/2025	Fullid: ID Badge Scott Williams	General Fund	City-Wide (Non- Department	\$29.00
	5/14/2025	GoTo: City Wide Phone Systems	General Fund	City-Wide (Non- Department	\$918.07
	5/14/2025	Adobe: Monthly Subscription	General Fund	City-Wide (Non- Department	\$377.87
	5/14/2025	TXDOT Crash Report: Fleet Accident	Water & Sewer Fund	Water Department	\$8.44
	5/14/2025	Uattend: Time Clock Management	General Fund	City-Wide (Non- Department	\$185.00
	5/14/2025	Fullid: Jesus Garza ID Badge	General Fund	City-Wide (Non- Department	\$29.00
	5/14/2025	Fullid: Jesus Garza Wallet ID	General Fund	City-Wide (Non- Department	\$29.00
	5/14/2025	Vista Print: S. Williams/J. Coker Business Cards	Water & Sewer Fund	Water Department	\$56.97
	5/14/2025	Home Depot: CID Tote	General Fund	Police Department	\$13.97

City of Venus
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Vendor Name	Check Date	Description	Fund	Department	Amount
Citibank					
	5/14/2025	Home Depot: Sales Tax Paid	Water & Sewer Fund	Non-Departmental	\$1.15
	5/14/2025	Etsy: Gifts for Dispatch Week	General Fund	City Council	\$271.78
	5/14/2025	Etsy: Sales Tax Paid	Water & Sewer Fund	Non-Departmental	\$22.42
	5/14/2025	Open Records: Training Webinar	General Fund	Police Department	\$100.00
	5/14/2025	Dallas Childrens: Annual Crimes Against Child Conf	General Fund	Police Department	\$895.00
	5/14/2025	Bound Tree Medica: Defib Pads	General Fund	Fire Department	\$243.84
	5/14/2025	Saferite: New Sensors for Gas Monitor	General Fund	Fire Department	\$579.00
	5/14/2025	DSHS: EMS Renewal for Sutton	General Fund	Fire Department	\$64.00
	5/14/2025	Saferite: New Sensors for Gas Monitor	General Fund	Fire Department	\$367.00
	5/14/2025	International Code Council: Membership Fees	General Fund	Permits & Inspections	\$170.00
	5/14/2025	Building Professional: Plumbing Inspector Training	General Fund	Permits & Inspections	\$360.00
	5/14/2025	Building Professional: Permit Tech Training	General Fund	Permits & Inspections	\$360.00
	5/14/2025	City Hall Essentials: Mastering Mayoring	General Fund	City Council	\$25.00
	5/14/2025	IIMC: Yearly Membership Dues	General Fund	City Admin Office	\$195.00
	5/14/2025	Sam's: Expo Dry Erase Markers	General Fund	Planning & Development	\$13.98
	5/14/2025	Adobe: Creative Suite	General Fund	Planning & Development	\$15.99
	5/14/2025	Adobe: Sales Tax Paid	Water & Sewer Fund	Non-Departmental	\$1.32
	5/14/2025	Local Government: Plats from Ellis County	General Fund	Planning & Development	\$4.30
	5/14/2025	Freelancer: HR Document Creation	General Fund	City Admin Office	\$9.51
	5/14/2025	HP: Monthly Printer Ink Subscription	General Fund	City Admin Office	\$7.57
Total					\$10,938.09
City Of Midlothian					
	5/7/2025	Consumption - 25,782,700 Gallons	Water & Sewer Fund	Water Department	\$92,065.50
Total					\$92,065.50

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Vendor Name	Check Date	Description	Fund	Department	Amount
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Dearborn Life Insurance Co

5/2/2025	Long Term D 4/8/2025	General Fund	Non-Departmental	\$739.53
5/2/2025	Long Term D 4/8/2025	Water & Sewer Fund	Non-Departmental	\$129.98
5/2/2025	Long Term D 4/8/2025	VCSDC	Non-Departmental	\$4.13
5/2/2025	Long Term D 4/22/2025	General Fund	Non-Departmental	\$763.60
5/2/2025	Long Term D 4/22/2025	Water & Sewer Fund	Non-Departmental	\$110.04
5/2/2025	Life Vol EE 4/8/2025	General Fund	Non-Departmental	\$319.26
5/2/2025	Life Vol EE 4/8/2025	Water & Sewer Fund	Non-Departmental	\$64.64
5/2/2025	Life Vol EE 4/8/2025	VCSDC	Non-Departmental	\$0.30
5/2/2025	Shortage	General Fund	Non-Departmental	\$190.53
5/2/2025	Short Term 4/8/2025	General Fund	Non-Departmental	\$400.27
5/2/2025	Short Term 4/8/2025	Water & Sewer Fund	Non-Departmental	\$70.80
5/2/2025	Short Term 4/8/2025	VCSDC	Non-Departmental	\$4.23
5/2/2025	Short Term 4/22/2025	General Fund	Non-Departmental	\$423.02
5/2/2025	Short Term 4/22/2025	Water & Sewer Fund	Non-Departmental	\$52.28
5/2/2025	Life Vol EE 4/22/2025	General Fund	Non-Departmental	\$294.56
5/2/2025	Life Vol EE 4/22/2025	Water & Sewer Fund	Non-Departmental	\$89.64
5/2/2025	Life Vol SP 4/8/2025	General Fund	Non-Departmental	\$24.29
5/2/2025	Life Vol SP 4/8/2025	Water & Sewer Fund	Non-Departmental	\$13.50
5/2/2025	Life Vol SP 4/22/2025	General Fund	Non-Departmental	\$17.29
5/2/2025	Life Vol SP 4/22/2025	Water & Sewer Fund	Non-Departmental	\$20.50
5/2/2025	Life Vol Ch 4/8/2025	General Fund	Non-Departmental	\$15.52
5/2/2025	Life Vol Ch 4/8/2025	Water & Sewer Fund	Non-Departmental	\$1.73
5/2/2025	Life Vol Ch 4/22/2025	General Fund	Non-Departmental	\$16.10
5/2/2025	Life Vol Ch 4/22/2025	Water & Sewer Fund	Non-Departmental	\$1.15

Total **\$3,766.89**

Design A Sign Inc.

5/14/2025	R7-8T 12 x 18 Handicap Parking (20)	General Fund	Streets	\$80.00
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Total **\$80.00**

Drop Shot Pest Control

5/7/2025	Pest Control City Hall/PD	General Fund	City-Wide (Non-Department	\$132.00
5/7/2025	Pest Control Development Services	Water & Sewer Fund	Sewer Department	\$78.00
5/7/2025	Pest Control Civic Center	VCSDC	Special Rev Dept/Vcsdc	\$78.00
5/7/2025	Pest Control Fire Department	General Fund	Fire Department	\$78.00
5/7/2025	Pest Control Public Works	Water & Sewer Fund	Water Department	\$78.00

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Drop Shot Pest Control					
Total					\$444.00
Eight 20 Consulting					
	5/7/2025	Doug Martella CFO - March 2025	General Fund	City Admin Office	\$3,500.00
Total					\$3,500.00
Enterprise Fleet Management Inc					
	5/20/2025	Admin Vehicle Lease Payment	General Fund	City-Wide (Non- Department	\$892.03
	5/20/2025	Admin Vehicle Maint Plan	General Fund	City-Wide (Non- Department	\$54.49
	5/20/2025	Code/Animal Control Maint Plan	General Fund	Code Enforce/Animal Contr	\$6.00
	5/20/2025	Fire Vehicle Lease Payment	General Fund	Fire Department	\$2,011.86
	5/20/2025	Fire Vehicle Maint Plan	General Fund	Fire Department	\$53.95
	5/20/2025	Fire Vehicle R&M	General Fund	Fire Department	\$104.99
	5/20/2025	Permits Vehicle Lease Payment	General Fund	Permits & Inspections	\$1,308.90
	5/20/2025	Permits Vehicle Maint Plan	General Fund	Permits & Inspections	\$82.94
	5/20/2025	Police Vehicle Lease Payment	General Fund	Police Department	\$13,634.34
	5/20/2025	Police Vehicle Maint Plan	General Fund	Police Department	\$90.00
	5/20/2025	Police Vehicle R&M	General Fund	Police Department	\$592.66
	5/20/2025	Parks Vehicle Lease Payment	General Fund	Parks & Recreation	\$1,891.19
	5/20/2025	Parks Vehicle Maint Plan	General Fund	Parks & Recreation	\$101.42
	5/20/2025	PW Admin Vehicle Lease Payment	General Fund	City-Wide (Non- Department	\$486.05
	5/20/2025	PW Admin Vehicle Maint Plan	General Fund	City-Wide (Non- Department	\$55.43
	5/20/2025	Streets Vehicle Lease Payment	General Fund	Streets	\$1,156.56
	5/20/2025	Streets Vehicle Maint Plan	General Fund	Streets	\$61.91
	5/20/2025	Water/Sewer Vehicle Lease Payment	General Fund	Streets	\$4,590.42
	5/20/2025	Water/Sewer Vehicle Maint Plan	General Fund	Streets	\$204.38
	5/20/2025	Code/Animal Control R&M	General Fund	Code Enforce/Animal Contr	\$18.50
Total					\$27,398.02

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First Check					
	5/14/2025	Background Check - Scott Williams	General Fund	City Admin Office	\$27.00
Total					\$27.00
Frontier Access LLC					
	5/14/2025	2005 Residential Carts	Water & Sewer Fund	Sanitation	\$25,062.50
	5/14/2025	77 Residential Extra Carts	Water & Sewer Fund	Sanitation	\$481.25
	5/14/2025	2005 Residential Recycle Carts	Water & Sewer Fund	Sanitation	\$9,784.40
	5/14/2025	8 Commercial Carts	Water & Sewer Fund	Sanitation	\$180.56
	5/14/2025	3 Commercial Extra Carts	Water & Sewer Fund	Sanitation	\$40.65
	5/14/2025	Dumpsters	Water & Sewer Fund	Sanitation	\$13,114.04
	5/14/2025	Roll-offs	Water & Sewer Fund	Sanitation	\$9,062.48
	5/14/2025	City Hall	General Fund	City-Wide (Non-Department Streets	\$181.23
	5/14/2025	25% Public Works	General Fund		\$45.30
	5/14/2025	25% Public Works	General Fund	Parks & Recreation	\$45.31
	5/14/2025	25% Public Works	Water & Sewer Fund	Water Department	\$45.31
	5/14/2025	25% Public Works	Water & Sewer Fund	Sewer Department	\$45.31
	5/14/2025	Civic Center	VCSDC	Special Rev Dept/Vcsdc	\$144.23
Total					\$58,232.57
Frontier Communications					
	5/14/2025	PD Fax Line 05.01.25-05.31.25	General Fund	Police Department	\$110.60
Total					\$110.60
Future Infrastructure					
	5/7/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	\$2,575.48
Total					\$2,575.48
Galls Incorporated					
	5/7/2025	Flexrs Covert Tactical Pant & Hemming	General Fund	Police Department	\$107.10
	5/7/2025	Flex RS SS Base Shirt & 1 Line Chest Embroidery (2)	General Fund	Police Department	\$91.13
Total					\$198.23
Gexa Energy					
	5/21/2025	Lift Stations - Electricity	Water & Sewer Fund	Sewer Department	\$3,664.47
	5/21/2025	Streets - Electricity	General Fund	Streets	\$271.01

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Gexa Energy					
	5/21/2025	City-Wide - Electricity	General Fund	City-Wide (Non-Department	\$1,270.58
	5/21/2025	50% PW Bldg & GDL - Electricity	Water & Sewer Fund	Water Department	\$280.42
	5/21/2025	50% PW Bldg & GDL - Electricity	Water & Sewer Fund	Sewer Department	\$280.41
	5/21/2025	Civic Center - Electricity	VCSDC	Special Rev Dept/Vcsdc	\$534.30
	5/21/2025	Parks & Rec - Electricity	General Fund	Parks & Recreation	\$719.44
	5/21/2025	Fire Dept - Electricity	General Fund	Fire Department	\$464.88
Total					\$7,485.51
Hilltop Securities Inc.					
	5/7/2025	2020 Combination Tax & Revenue CO	CPF-2020 Bond Proceeds	Non-Departmental	\$1,730.00
	5/7/2025	2022 Combination Tax & Revenue CO	2022 CO Bond Fund	Non-Departmental	\$3,155.00
Total					\$4,885.00
Home Depot					
	5/20/2025	Mulch/Bucket/Push broom/Wrench/Nabber/Fire Ant Killer	General Fund	Parks & Recreation	\$406.38
	5/20/2025	Caution Tape & White Seat	Water & Sewer Fund	Water Department	\$98.87
	5/20/2025	WD-40/Nut Driver/Hammer/EPDM/Tool Pouch	Water & Sewer Fund	Water Department	\$192.49
	5/20/2025	80LB Quikrete Concrete Mix (84)	General Fund	Streets	\$147.63
	5/20/2025	80LB Quikrete Concrete Mix (84)	Water & Sewer Fund	Water Department	\$147.63
	5/20/2025	80LB Quikrete Concrete Mix (84)	Water & Sewer Fund	Sewer Department	\$147.62
Total					\$1,140.62
Impact Promotional Services					
	5/7/2025	G. Spurlock Uniforms	General Fund	Police Department	\$662.53
Total					\$662.53
Interface Security Systems LLC					
	5/21/2025	Alarm Monitor - 05.14-06.13.25	Water & Sewer Fund	Administration	\$39.80
Total					\$39.80

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Vendor Name	Check Date	Description	Fund	Department	Amount
Ivan Martinez					
	5/7/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	\$107.69
				Total	\$107.69
Iwerk					
	5/7/2025	Iwerk Managed User Svcs (38)	General Fund	City-Wide (Non-Department	\$2,850.00
	5/14/2025	Sentinel/Proofpoint/Office 365	General Fund	City-Wide (Non-Department	\$1,817.33
				Total	\$4,667.33
J&R Event Rentals LLC					
	5/14/2025	Tents & Walls for Freedom Fest - Contract #1843-2637	VCSDC	Special Rev Dept/Vcsdc	\$1,480.12
				Total	\$1,480.12
John Ruesewald					
	5/7/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	\$17.41
				Total	\$17.41
Johnson County Treasurer					
	5/7/2025	Interlocal Agreement for Road Repair CR 109	Street Maintenance Fund	Public Works	\$52,950.34
	5/28/2025	December 2024 Inmate Billing	General Fund	Police Department	\$349.70
	5/28/2025	October 2024 Inmate Billing	General Fund	Police Department	\$209.82
	5/28/2025	November 2024 Inmate Billing	General Fund	Police Department	\$139.88
	5/28/2025	July 2024 Inmate Billing	General Fund	Police Department	\$69.94
				Total	\$53,719.68
Johnson County Winwater Co					
	5/21/2025	30X3 Concrete Grade Ring (4)	Water & Sewer Fund	Sewer Department	\$188.60
				Total	\$188.60
Kimley-Horn And Associates, Inc.					
	5/7/2025	Plan Review - Stallion Ranch	General Fund	Non-Departmental	\$5,362.50
	5/7/2025	Plan Review - McDonald's	General Fund	Non-Departmental	\$585.76
	5/14/2025	Task 1 - Master Thoroughfare Plan	General Fund	Streets	\$10,000.00

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Kimley-Horn And Associates, Inc.					
Total					\$15,948.26
Lgi Homes					
	5/7/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	\$73.43
	5/7/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	\$71.22
	5/7/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	\$71.22
	5/7/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	\$71.22
	5/7/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	\$60.14
	5/7/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	\$60.14
	5/7/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	\$55.72
	5/7/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	\$40.22
	5/7/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	\$24.72
	5/7/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	\$11.43
Total					\$539.46
Lowes Business Acct/Synch					
	5/21/2025	Pallet Charge	Water & Sewer Fund	Water Department	\$17.28
	5/21/2025	32-Pack Purified Bottled Water (140)	Water & Sewer Fund	Sewer Department	\$441.20
	5/21/2025	32-Pack Purified Bottled Water (140)	General Fund	City-Wide (Non-Departmental)	\$441.20
	5/21/2025	80 Pound Concrete Mix (42)	Water & Sewer Fund	Water Department	\$225.96
Total					\$1,125.64
Mccreary, Veselka, Bragg And Allen P.C.					
	5/14/2025	February 2025 Collections	General Fund	Non-Departmental	\$577.14
	5/14/2025	March 2025 Collections	General Fund	Non-Departmental	\$539.58
Total					\$1,116.72
Metlife					
	5/1/2025	EE Dental-ER 4/22/2025	General Fund	Non-Departmental	\$685.12
	5/1/2025	EE Dental-ER 4/22/2025	Water & Sewer Fund	Non-Departmental	\$102.38
	5/1/2025	EE Dental-ER 4/8/2025	General Fund	Non-Departmental	\$652.80
	5/1/2025	EE Dental-ER 4/8/2025	Water & Sewer Fund	Non-Departmental	\$125.24
	5/1/2025	EE Dental-ER 4/8/2025	VCSDC	Non-Departmental	\$9.46
	5/1/2025	Overage	General Fund	Non-Departmental	(\$83.47)
	5/1/2025	Fm Dental-ER 4/8/2025	General Fund	Non-Departmental	\$267.95
	5/1/2025	Fm Dental-ER 4/8/2025	Water & Sewer Fund	Non-Departmental	\$11.65
	5/1/2025	Fm Dental-EE 4/8/2025	General Fund	Non-Departmental	\$267.95
	5/1/2025	Fm Dental-EE 4/8/2025	Water & Sewer Fund	Non-Departmental	\$11.65

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Metlife					
	5/1/2025	Fm Dental-ER 4/22/2025	General Fund	Non-Departmental	\$279.60
	5/1/2025	Fm Dental-EE 4/22/2025	General Fund	Non-Departmental	\$279.60
	5/1/2025	EE Vision-ER 4/8/2025	General Fund	Non-Departmental	\$120.91
	5/1/2025	EE Vision-ER 4/8/2025	Water & Sewer Fund	Non-Departmental	\$23.80
	5/1/2025	EE Vision-ER 4/8/2025	VCSDC	Non-Departmental	\$1.80
	5/1/2025	EE Vision-ER 4/22/2025	General Fund	Non-Departmental	\$127.07
	5/1/2025	EE Vision-ER 4/22/2025	Water & Sewer Fund	Non-Departmental	\$19.44
	5/1/2025	Fam Vision-ER 4/8/2025	General Fund	Non-Departmental	\$119.25
	5/1/2025	Fam Vision-ER 4/8/2025	Water & Sewer Fund	Non-Departmental	\$13.25
	5/1/2025	Fam Vision-ER 4/22/2025	General Fund	Non-Departmental	\$119.25
	5/1/2025	Fam Vision-ER 4/22/2025	Water & Sewer Fund	Non-Departmental	\$13.25
	5/1/2025	Ch Dental-ER 4/8/2025	General Fund	Non-Departmental	\$79.32
	5/1/2025	Ch Dental-ER 4/22/2025	General Fund	Non-Departmental	\$79.32
	5/1/2025	Ch Dental-EE 4/8/2025	General Fund	Non-Departmental	\$52.88
	5/1/2025	Ch Dental-EE 4/22/2025	General Fund	Non-Departmental	\$52.88
	5/1/2025	Sp Dental-EE 4/8/2025	General Fund	Non-Departmental	\$34.38
	5/1/2025	Sp Dental-EE 4/8/2025	Water & Sewer Fund	Non-Departmental	\$11.46
	5/1/2025	Sp Dental-EE 4/22/2025	General Fund	Non-Departmental	\$30.56
	5/1/2025	Sp Dental-EE 4/22/2025	Water & Sewer Fund	Non-Departmental	\$15.28
	5/1/2025	Sp Dental-ER 4/8/2025	General Fund	Non-Departmental	\$34.30
	5/1/2025	Sp Dental-ER 4/8/2025	Water & Sewer Fund	Non-Departmental	\$11.42
	5/1/2025	Sp Dental-ER 4/22/2025	General Fund	Non-Departmental	\$30.48
	5/1/2025	Sp Dental-ER 4/22/2025	Water & Sewer Fund	Non-Departmental	\$15.24
	5/1/2025	Fam Vision-EE 4/8/2025	General Fund	Non-Departmental	\$32.76
	5/1/2025	Fam Vision-EE 4/8/2025	Water & Sewer Fund	Non-Departmental	\$3.64
	5/1/2025	Fam Vision-EE 4/22/2025	General Fund	Non-Departmental	\$32.76
	5/1/2025	Fam Vision-EE 4/22/2025	Water & Sewer Fund	Non-Departmental	\$3.64
	5/1/2025	CH Vision-ER 4/8/2025	General Fund	Non-Departmental	\$11.57
	5/1/2025	CH Vision-ER 4/8/2025	Water & Sewer Fund	Non-Departmental	\$0.89
	5/1/2025	CH Vision-ER 4/22/2025	General Fund	Non-Departmental	\$12.46
	5/1/2025	SP Vision-ER 4/8/2025	General Fund	Non-Departmental	\$8.20
	5/1/2025	SP Vision-ER 4/8/2025	Water & Sewer Fund	Non-Departmental	\$0.74
	5/1/2025	Sp Vision-EE 4/8/2025	General Fund	Non-Departmental	\$8.20
	5/1/2025	Sp Vision-EE 4/8/2025	Water & Sewer Fund	Non-Departmental	\$0.74
	5/1/2025	SP Vision-ER 4/22/2025	General Fund	Non-Departmental	\$7.45
	5/1/2025	SP Vision-ER 4/22/2025	Water & Sewer Fund	Non-Departmental	\$1.49
	5/1/2025	Sp Vision-EE 4/22/2025	General Fund	Non-Departmental	\$7.45
	5/1/2025	Sp Vision-EE 4/22/2025	Water & Sewer Fund	Non-Departmental	\$1.49
	5/1/2025	Ch Vision-EE 4/8/2025	General Fund	Non-Departmental	\$8.01
	5/1/2025	Ch Vision-EE 4/8/2025	Water & Sewer Fund	Non-Departmental	\$0.89

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Metlife					
	5/1/2025	Ch Vision-EE 4/22/2025	General Fund	Non-Departmental	\$8.90
	5/1/2025	Dental Sp J-ER 4/8/2025	General Fund	Non-Departmental	\$3.44
	5/1/2025	Dental Sp J-ER 4/8/2025	VCSDC	Non-Departmental	\$0.76
	5/1/2025	Dental Sp J-ER 4/8/2025	Water & Sewer Fund	Non-Departmental	\$3.44
	5/1/2025	Dental Sp J-ER 4/22/2025	General Fund	Non-Departmental	\$7.64
	5/1/2025	Vision Sp J-ER 4/8/2025	General Fund	Non-Departmental	\$0.67
	5/1/2025	Vision Sp J-ER 4/8/2025	VCSDC	Non-Departmental	\$0.15
	5/1/2025	Vision Sp J-ER 4/8/2025	Water & Sewer Fund	Non-Departmental	\$0.67
	5/1/2025	Vision Sp J-ER 4/22/2025	General Fund	Non-Departmental	\$1.49
Total					\$3,785.01
Metro Fire Apparatus Specialists, Inc.					
	5/7/2025	Air Compressor/Filters/Air Sample/Oil/Travel Fee	General Fund	Fire Department	\$1,414.00
	5/21/2025	Repairs 2017 Ford F550	General Fund	Fire Department	\$4,603.69
Total					\$6,017.69
Michael B. Halla					
	5/7/2025	Legal Services - March 2025	General Fund	City-Wide (Non-Department	\$5,400.00
	5/7/2025	Legal Services - March 2025	VCSDC	Special Rev Dept/Vcsdc	\$250.00
	5/7/2025	Prosecutor - March 2025	General Fund	Court	\$350.00
Total					\$6,000.00
Michael Brown					
	5/7/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	\$17.41
Total					\$17.41
Midlo H2o					
	5/7/2025	5 Gal H2O (10)	General Fund	City-Wide (Non-Department	\$75.00
	5/21/2025	Bottom Load Monthly Rental	General Fund	City-Wide (Non-Department	\$15.00
	5/28/2025	5 Gal H2O (10)	General Fund	City-Wide (Non-Department	\$75.00
Total					\$165.00
Mountain Peak Special Utility District					
	5/7/2025	502 E Hwy 67 - Water Usage - 3/7-4/6/25	VCSDC	Special Rev Dept/Vcsdc	\$22.73

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Vendor Name	Check Date	Description	Fund	Department	Amount
Mountain Peak Special Utility District					
	5/7/2025	CR 213 Irrigation Venus Sign - Water Usage - 3/7-4/6/25	VCSDC	Special Rev Dept/Vcsdc	\$22.73
	5/7/2025	700 W Hwy 67 - Water Usage - 3/7-4/6/25	General Fund	City-Wide (Non-Department Streets	\$33.53
	5/7/2025	1090 N FM 157 PW Shop - Water Usage - 3/7-4/6/25	General Fund		\$12.97
	5/7/2025	1090 N FM 157 PW Shop - Water Usage - 3/7-4/6/25	Water & Sewer Fund	Administration	\$12.96
	5/21/2025	Venus Disconnects (85)	Water & Sewer Fund	Non-Departmental	\$4,250.00
	5/21/2025	After Hours Disconnects (8)	Water & Sewer Fund	Non-Departmental	\$600.00
Total					\$4,954.92
OGD Overhead Garage Door LLC					
	5/7/2025	Commercial Door Package/Intermediate Panel/Strut/Inspection Fees	General Fund	Fire Department	\$1,187.40
Total					\$1,187.40
Patillo, Brown And Hill, Llp					
	5/14/2025	Interim Billing FY 2024 Financial Statements	General Fund	City Admin Office	\$3,750.00
	5/14/2025	Interim Billing FY 2024 Financial Statements	VCSDC	Special Rev Dept/Vcsdc	\$7,500.00
	5/14/2025	Interim Billing FY 2024 Financial Statements	Water & Sewer Fund	Administration	\$3,750.00
Total					\$15,000.00
Public Sector Personnel Consultants Inc					
	5/28/2025	Continuation of Classification and Compensation Study	General Fund	City Admin Office	\$10,000.00
Total					\$10,000.00
Pump Solutions Inc.					
	5/7/2025	1807 Lift Station Repairs	Water & Sewer Fund	Sewer Department	\$567.00
	5/14/2025	Prison Lift Station Repairs	Water & Sewer Fund	Sewer Department	\$11,264.00
Total					\$11,831.00
Randall Harrington					
	5/7/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	\$25.88

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Vendor Name	Check Date	Description	Fund	Department	Amount
Randall Harrington					
				Total	\$25.88
REF - Annette Saenz					
	5/28/2025	Refund Civic Center Deposit	General Fund	Non-Departmental	\$300.00
				Total	\$300.00
REF - Bradley Muirhead					
	5/7/2025	Reimbursement - Renewal EMS Personnel	General Fund	Fire Department	\$141.00
				Total	\$141.00
REF - Family Dream Center					
	5/28/2025	Refund Cancelled Fielder Park Baseball Field	General Fund	Non-Departmental	\$200.00
				Total	\$200.00
REF - Segavepo 2 LLC					
	5/28/2025	Deposit Return - 521 Bennie Leonard St	Water & Sewer Fund	Non-Departmental	\$70.85
	5/28/2025	Deposit Return - 507 Bennie Leonard St	Water & Sewer Fund	Non-Departmental	\$12.55
				Total	\$83.40
Ricks World Of Sports Of Texas					
	5/7/2025	YP Five Panel Flat Bill (36)	Water & Sewer Fund	Water Department	\$135.00
	5/7/2025	YP Five Panel Flat Bill (36)	Water & Sewer Fund	Sewer Department	\$135.00
	5/7/2025	YP Five Panel Flat Bill (36)	General Fund	Streets	\$135.00
	5/7/2025	YP Five Panel Flat Bill (36)	General Fund	Parks & Recreation	\$135.00
	5/7/2025	San Mar Fishing Shirt (4)	General Fund	Parks & Recreation	\$38.00
	5/7/2025	San Mar Fishing Shirt (4)	General Fund	Streets	\$38.00
	5/7/2025	San Mar Fishing Shirt (4)	Water & Sewer Fund	Sewer Department	\$38.00
	5/7/2025	San Mar Fishing Shirt (4)	Water & Sewer Fund	Water Department	\$38.00
				Total	\$692.00
Sfr Jv-1 2021-1 Borrower Llc					
	5/7/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	\$40.76
				Total	\$40.76

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Southern Star Tractor And Turf LLC					
	5/21/2025	Grasshopper Repairs	General Fund	Parks & Recreation	\$218.80
Total					\$218.80
State Comptroller					
	5/15/2025	April 2025 Sales Tax Collected	Water & Sewer Fund	Non-Departmental	\$3,529.20
	5/15/2025	April 2025 Sales Tax Purchases	Water & Sewer Fund	Non-Departmental	(\$31.36)
	5/15/2025	April 2025 Sales Tax Timely Payment Discount	Water & Sewer Fund	Non-Departmental	(\$17.49)
Total					\$3,480.35
Steven Hawkins					
	5/7/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	\$102.04
Total					\$102.04
Texas Commission Of Law Enforcement (Tcole)					
	5/7/2025	Justin Cole - Instructor Proficiency Certificate Application	General Fund	Police Department	\$35.00
Total					\$35.00
Texas Municipal Retirement System					
	5/19/2025	TMRS-Employer 4/8/2025	General Fund	Non-Departmental	\$13,888.59
	5/19/2025	TMRS-Employer 4/8/2025	Water & Sewer Fund	Non-Departmental	\$2,824.40
	5/19/2025	TMRS-Employer 4/8/2025	VCSDC	Non-Departmental	\$189.38
	5/19/2025	Shortage	General Fund	Non-Departmental	\$0.02
	5/19/2025	TMRS-Employer 4/22/2025	General Fund	Non-Departmental	\$14,505.82
	5/19/2025	TMRS-Employer 4/22/2025	Water & Sewer Fund	Non-Departmental	\$2,333.70
	5/19/2025	TMRS-Employee 4/8/2025	General Fund	Non-Departmental	\$8,672.64
	5/19/2025	TMRS-Employee 4/8/2025	Water & Sewer Fund	Non-Departmental	\$1,763.66
	5/19/2025	TMRS-Employee 4/8/2025	VCSDC	Non-Departmental	\$118.26
	5/19/2025	TMRS-Employee 4/22/2025	General Fund	Non-Departmental	\$9,058.05
	5/19/2025	TMRS-Employee 4/22/2025	Water & Sewer Fund	Non-Departmental	\$1,457.26
	5/19/2025	TMRS-Employer 4/22/2025	General Fund	Non-Departmental	\$246.61

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Texas Municipal Retirement System					
	5/19/2025	TMRS-Employer 4/22/2025	Water & Sewer Fund	Non-Departmental	\$246.60
	5/19/2025	TMRS-Employee 4/22/2025	General Fund	Non-Departmental	\$153.98
	5/19/2025	TMRS-Employee 4/22/2025	Water & Sewer Fund	Non-Departmental	\$154.00
Total					\$55,612.97
Texas Traffic and Barricade, LLC					
	5/14/2025	Sign Stand-Highway (4) & Road Closed Roll Up (4)	General Fund	Streets	\$1,399.76
Total					\$1,399.76
Tml Health					
	5/6/2025	Emp Medical-ER 4/8/2025	General Fund	Non-Departmental	\$18,180.29
	5/6/2025	Emp Medical-ER 4/8/2025	Water & Sewer Fund	Non-Departmental	\$3,573.10
	5/6/2025	Emp Medical-ER 4/8/2025	VCSDC	Non-Departmental	\$269.66
	5/6/2025	Shortage	General Fund	Non-Departmental	\$39.96
	5/6/2025	Emp Medical-ER 4/22/2025	General Fund	Non-Departmental	\$19,101.63
	5/6/2025	Emp Medical-ER 4/22/2025	Water & Sewer Fund	Non-Departmental	\$2,921.42
	5/6/2025	Ch Medical-EE 4/8/2025	General Fund	Non-Departmental	\$2,453.50
	5/6/2025	Ch Medical-EE 4/8/2025	Water & Sewer Fund	Non-Departmental	\$79.14
	5/6/2025	Ch Medical-ER 4/8/2025	General Fund	Non-Departmental	\$1,820.34
	5/6/2025	Ch Medical-ER 4/8/2025	Water & Sewer Fund	Non-Departmental	\$79.14
	5/6/2025	Ch Medical-ER 4/22/2025	General Fund	Non-Departmental	\$1,899.48
	5/6/2025	Ch Medical-EE 4/22/2025	General Fund	Non-Departmental	\$1,899.48
	5/6/2025	Fam Medical-ER 4/8/2025	General Fund	Non-Departmental	\$1,624.60
	5/6/2025	Fam Medical-EE 4/8/2025	General Fund	Non-Departmental	\$1,624.60
	5/6/2025	Fam Medical-ER 4/22/2025	General Fund	Non-Departmental	\$1,624.60
	5/6/2025	Fam Medical-EE 4/22/2025	General Fund	Non-Departmental	\$1,624.60
	5/6/2025	Sp Medical-ER 4/8/2025	General Fund	Non-Departmental	\$750.86
	5/6/2025	Sp Medical-ER 4/8/2025	Water & Sewer Fund	Non-Departmental	\$107.26
	5/6/2025	Sp Medical-EE 4/8/2025	General Fund	Non-Departmental	\$750.86
	5/6/2025	Sp Medical-EE 4/8/2025	Water & Sewer Fund	Non-Departmental	\$107.26
	5/6/2025	Sp Medical-ER 4/22/2025	General Fund	Non-Departmental	\$643.59
	5/6/2025	Sp Medical-ER 4/22/2025	Water & Sewer Fund	Non-Departmental	\$214.53

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Vendor Name	Check Date	Description	Fund	Department	Amount
Tml Health					
	5/6/2025	Sp Medical-EE 4/22/2025	General Fund	Non-Departmental	\$643.59
	5/6/2025	Sp Medical-EE 4/22/2025	Water & Sewer Fund	Non-Departmental	\$214.53
	5/6/2025	Spouse Med J-ER 4/8/2025	General Fund	Non-Departmental	\$96.54
	5/6/2025	Spouse Med J-ER 4/8/2025	VCSDC	Non-Departmental	\$21.45
	5/6/2025	Spouse Med J-ER 4/8/2025	Water & Sewer Fund	Non-Departmental	\$96.54
	5/6/2025	Spouse Med J-ER 4/22/2025	General Fund	Non-Departmental	\$214.53
Total					\$62,677.08
Tommy Hunter					
	5/7/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	\$93.58
Total					\$93.58
Trinity River Authority					
	5/14/2025	Debt Service	Water & Sewer Fund	Sewer Department	\$153,005.00
	5/14/2025	Operation & Maintenance	Water & Sewer Fund	Sewer Department	\$52,204.00
Total					\$205,209.00
TX State Child Support Disbursement Unit					
	5/9/2025	Child Support-TX 5/6/2025	General Fund	Non-Departmental	\$1,036.15
	5/9/2025	Child Support-TX 5/6/2025	Water & Sewer Fund	Non-Departmental	\$215.08
	5/9/2025	Child Support-TX 5/6/2025	General Fund	Non-Departmental	\$115.38
	5/23/2025	Child Support-TX 5/20/2025	General Fund	Non-Departmental	\$518.07
	5/23/2025	Child Support-TX 5/20/2025	Water & Sewer Fund	Non-Departmental	\$518.08
	5/23/2025	Child Support-TX 5/20/2025	Water & Sewer Fund	Non-Departmental	\$215.08
	5/23/2025	Child Support-TX 5/20/2025	General Fund	Non-Departmental	\$115.38
Total					\$2,733.22
TXU Energy					
	5/20/2025	STLG 1 ESIID 049774	General Fund	Streets	\$2,280.43
	5/20/2025	STLG 2 ESIID 391223	General Fund	Streets	\$30.10
	5/20/2025	STLG-A LED 101-140 ESID 75	General Fund	Streets	\$50.85
	5/20/2025	STLG-C LED 0-55 ESIID 3579	General Fund	Streets	\$942.79

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TXU Energy					
	5/20/2025	STLG-C LED 141-180 ESID 55	General Fund	Streets	\$175.59
	5/20/2025	Return Charge & Late Payment Penalty	General Fund	City Admin Office	\$32.35
Total					\$3,512.11
Tyce Mease					
	5/7/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	\$11.77
Total					\$11.77
U. S. Treasury					
	5/9/2025	Federal W/H 5/6/2025	General Fund	Non-Departmental	\$9,161.89
	5/9/2025	Federal W/H 5/6/2025	Water & Sewer Fund	Non-Departmental	\$2,020.70
	5/9/2025	Federal W/H 5/6/2025	VCSDC	Non-Departmental	\$156.45
	5/9/2025	Social Security-Employee	General Fund	Non-Departmental	\$7,102.82
	5/9/2025	Social Security-Employee	Water & Sewer Fund	Non-Departmental	\$1,613.29
	5/9/2025	Social Security-Employee	VCSDC	Non-Departmental	\$104.35
	5/9/2025	Social Security-Employer	General Fund	Non-Departmental	\$7,102.82
	5/9/2025	Social Security-Employer	Water & Sewer Fund	Non-Departmental	\$1,613.29
	5/9/2025	Social Security-Employer	VCSDC	Non-Departmental	\$104.35
	5/9/2025	Medicare-Employee	General Fund	Non-Departmental	\$1,661.12
	5/9/2025	Medicare-Employee	Water & Sewer Fund	Non-Departmental	\$377.31
	5/9/2025	Medicare-Employee	VCSDC	Non-Departmental	\$24.40
	5/9/2025	Medicare-Employer	General Fund	Non-Departmental	\$1,661.12
	5/9/2025	Medicare-Employer	Water & Sewer Fund	Non-Departmental	\$377.31
	5/9/2025	Medicare-Employer	VCSDC	Non-Departmental	\$24.40
	5/23/2025	Federal W/H 5/20/2025	General Fund	Non-Departmental	\$9,604.27
	5/23/2025	Federal W/H 5/20/2025	Water & Sewer Fund	Non-Departmental	\$1,846.91
	5/23/2025	Social Security-Employee	General Fund	Non-Departmental	\$7,380.66
	5/23/2025	Social Security-Employee	Water & Sewer Fund	Non-Departmental	\$1,443.81
	5/23/2025	Social Security-Employer	General Fund	Non-Departmental	\$7,380.66

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Vendor Name	Check Date	Description	Fund	Department	Amount
U. S. Treasury					
	5/23/2025	Social Security-Employer	Water & Sewer Fund	Non-Departmental	\$1,443.81
	5/20/2025				
	5/23/2025	Medicare-Employee	General Fund	Non-Departmental	\$1,726.12
	5/20/2025				
	5/23/2025	Medicare-Employee	Water & Sewer Fund	Non-Departmental	\$337.67
	5/20/2025				
	5/23/2025	Medicare-Employer	General Fund	Non-Departmental	\$1,726.12
	5/20/2025				
	5/23/2025	Medicare-Employer	Water & Sewer Fund	Non-Departmental	\$337.67
	5/20/2025				
Total					\$66,333.32
Uline					
	5/21/2025	Safety Glasses/Black	General Fund	Streets	\$201.46
		Gloves/Hard Hats			
	5/21/2025	Safety Glasses/Black	General Fund	Parks & Recreation	\$201.46
		Gloves/Hard Hats			
	5/21/2025	Safety Glasses/Black	Water & Sewer Fund	Sewer Department	\$201.46
		Gloves/Hard Hats			
	5/21/2025	Safety Glasses/Black	Water & Sewer Fund	Water Department	\$201.45
		Gloves/Hard Hats			
Total					\$805.83
United Cooperative					
	5/7/2025	106623-001 N FM 157	Water & Sewer Fund	Sewer Department	\$222.04
		WWTP			
	5/7/2025	106623-002 CR 213 Lift	Water & Sewer Fund	Sewer Department	\$32.81
		Station			
	5/7/2025	106623-003 Plainview	Water & Sewer Fund	Sewer Department	\$32.50
		Acres Lift Station			
	5/7/2025	106623-005 CR 214 Lift	Water & Sewer Fund	Sewer Department	\$51.04
		Station			
	5/7/2025	106623-007 FM 1807 Lift	Water & Sewer Fund	Sewer Department	\$34.25
		Station			
	5/7/2025	106623-009 CR 214 Lift	Water & Sewer Fund	Sewer Department	\$991.92
		Station			
	5/7/2025	106623-010 Antique	Water & Sewer Fund	Sewer Department	\$275.04
		Street Lights			
	5/7/2025	106623-011 CR	Water & Sewer Fund	Sewer Department	\$22.19
		214/TS2/3PH/C11			
	5/7/2025	106623-012 WWTP	Water & Sewer Fund	Sewer Department	\$40.00
		3PH			
	5/7/2025	106623-013 213 Lift	Water & Sewer Fund	Sewer Department	\$100.70
		Station			
	5/7/2025	106623-014 FM 157/Lift	Water & Sewer Fund	Sewer Department	\$122.13
		Station			
	5/7/2025	106623-015 FM	Water & Sewer Fund	Sewer Department	\$32.85
		1807/Water Tower			

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United Cooperative					
	5/7/2025	1066623-016 FM 157/Water Well	Water & Sewer Fund	Sewer Department	\$140.72
	5/29/2025	106623-001 N FM 157 WWTP	Water & Sewer Fund	Sewer Department	\$236.36
	5/29/2025	106623-002 CR 213 Lift Station	Water & Sewer Fund	Sewer Department	\$32.98
	5/29/2025	106623-003 Plainview Acres Lift Station	Water & Sewer Fund	Sewer Department	\$32.50
	5/29/2025	106623-005 CR 214 Lift Station	Water & Sewer Fund	Sewer Department	\$51.04
	5/29/2025	106623-007 FM 1807 Lift Station	Water & Sewer Fund	Sewer Department	\$32.69
	5/29/2025	106623-009 CR 214 Lift Station	Water & Sewer Fund	Sewer Department	\$772.22
	5/29/2025	1066623-010 Antique Street Lights	Water & Sewer Fund	Sewer Department	\$275.04
	5/29/2025	1066623-011 CR 214/TS2/3PH/C11	Water & Sewer Fund	Sewer Department	\$22.19
	5/29/2025	1066623-012 WWTP 3PH	Water & Sewer Fund	Sewer Department	\$42.87
	5/29/2025	1066623-013 213 Lift Station	Water & Sewer Fund	Sewer Department	\$99.73
	5/29/2025	1066623-014 FM 157/Lift Station	Water & Sewer Fund	Sewer Department	\$85.75
	5/29/2025	1066623-015 FM 1807/Water Tower	Water & Sewer Fund	Sewer Department	\$32.84
	5/29/2025	1066623-016 FM 157/Water Well	Water & Sewer Fund	Sewer Department	\$165.97
Total					\$3,980.37
Usio Output Solutions Inc					
	5/7/2025	Postage - Bill Job & Late Notice Job	Water & Sewer Fund	Administration	\$1,492.46
	5/7/2025	Print Preparation - Bill Job & Late Notices Job	Water & Sewer Fund	Administration	\$565.92
Total					\$2,058.38
Value Builders, Inc					
	5/7/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	\$71.22
	5/7/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	\$71.22
Total					\$142.44
Venus Auto Parts LLC					
	5/7/2025	Wisk Broom/Trailer Hitch/Trailer Ball	Water & Sewer Fund	Sewer Department	\$100.97
	5/7/2025	Pipe Wrenches (2)	Water & Sewer Fund	Sewer Department	\$59.98

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Venus Auto Parts LLC					
	5/7/2025	Epoxy/Coil Cleaner/15W40 Rotella	General Fund	Fire Department	\$54.57
	5/7/2025	5534 Spark Plug/332 O Ring/Shoe Brush/B12 Spray	General Fund	Fire Department	\$38.96
	5/7/2025	W/D 40 Spray/Joint Pliers/Snap Ring	Water & Sewer Fund	Sewer Department	\$20.22
	5/7/2025	ATC Fuse (2)	General Fund	Parks & Recreation	\$9.18
	5/7/2025	Blue Marking Paint	Water & Sewer Fund	Water Department	\$8.99
	5/7/2025	Anchors Bolt	Water & Sewer Fund	Sewer Department	\$4.20
	5/14/2025	5 Gallon White/Black Buckets (8)	Water & Sewer Fund	Sewer Department	\$61.02
	5/14/2025	15 Crescent Wrench	Water & Sewer Fund	Sewer Department	\$37.99
	5/14/2025	Misc Bolts	General Fund	Streets	\$9.45
	5/21/2025	Impact Drivers Set & 4 Piece Strap Kit	Water & Sewer Fund	Sewer Department	\$39.98
	5/21/2025	Car Wash Brush With Handle	General Fund	Parks & Recreation	\$29.99
	5/21/2025	Sac Crete (4)	General Fund	Streets	\$27.96
	5/21/2025	Sac Crete (2) & 8mm Skt	Water & Sewer Fund	Sewer Department	\$17.97
	5/21/2025	Sac Crete (2)	Water & Sewer Fund	Sewer Department	\$13.98
	5/21/2025	MISC Bolts	General Fund	Parks & Recreation	\$9.18
	5/21/2025	5/16 Screw Driver	Water & Sewer Fund	Sewer Department	\$8.69
	5/21/2025	White Paint	Water & Sewer Fund	Water Department	\$6.49
	5/21/2025	Washer Fluid	General Fund	Streets	\$5.99
	5/21/2025	Misc Nut and Bolts	Water & Sewer Fund	Sewer Department	\$4.59
Total					\$570.35
Venus Mobil 1					
	5/7/2025	Diesel Oil Change - 2006 Ford F-450 Super Duty	General Fund	Fire Department	\$104.99
	5/7/2025	Oil Change - 2022 Chevrolet Silverado 3500 HD	Water & Sewer Fund	Water Department	\$97.91
	5/7/2025	Wiper Blades (2) - 2021 Ford F-150	General Fund	Permits & Inspections	\$37.98
Total					\$240.88
Walmart					
	5/28/2025	Trash Can & Wastebaskets (3)	General Fund	City-Wide (Non-Department	\$78.78
	5/28/2025	Bucket/Air Filters/Wastebaskets	Water & Sewer Fund	Sewer Department	\$101.69
	5/28/2025	Bucket/Air Filters/Wastebaskets	General Fund	City-Wide (Non-Department	\$101.68

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Walmart					
	5/28/2025	Cups/Creamer/Pens/Legal Pads	Water & Sewer Fund	Water Department	\$21.47
	5/28/2025	Cups/Creamer/Pens/Legal Pads	Water & Sewer Fund	Sewer Department	\$21.47
	5/28/2025	Binder Clips (3)	Water & Sewer Fund	Water Department	\$7.62
	5/28/2025	Police Awards Banquet - Drinks	General Fund	Police Department	\$34.78
	5/28/2025	Liquid IV & Gatorade Powder	General Fund	Streets	\$30.66
	5/28/2025	Liquid IV & Gatorade Powder	General Fund	Parks & Recreation	\$30.66
	5/28/2025	Liquid IV & Gatorade Powder	Water & Sewer Fund	Water Department	\$30.66
	5/28/2025	April/May 2025 CC Charges	Water & Sewer Fund	Sewer Department	\$30.67
Total					\$490.14
Wex Bank					
	5/7/2025	Fuel 03.24.25 - 04.23.25	General Fund	City-Wide (Non-Department	\$52.60
	5/7/2025	Fuel 03.24.25 - 04.23.25	General Fund	Fire Department	\$1,256.86
	5/7/2025	Fuel 03.24.25 - 04.23.25	General Fund	Parks & Recreation	\$330.17
	5/7/2025	Fuel 03.24.25 - 04.23.25	General Fund	Permits & Inspections	\$71.08
	5/7/2025	Fuel 03.24.25 - 04.23.25	General Fund	Streets	\$246.84
	5/7/2025	Fuel 03.24.25 - 04.23.25	General Fund	Code Enforce/Animal Contr	\$155.87
	5/7/2025	Fuel 03.24.25 - 04.23.25	General Fund	Police Department	\$4,140.43
	5/7/2025	Fuel 03.24.25 - 04.23.25	Water & Sewer Fund	Water Department	\$855.82
	5/7/2025	Fuel 03.24.25 - 04.23.25	Water & Sewer Fund	Sewer Department	\$855.82
	5/7/2025	Paper Statement Fee	General Fund	Non-Departmental	\$10.00
	5/7/2025	Rebate	General Fund	Non-Departmental	(\$90.81)
	5/7/2025	Car Wash	Water & Sewer Fund	Water Department	\$12.50
	5/7/2025	Car Wash	Water & Sewer Fund	Sewer Department	\$12.50
	5/7/2025	Car Wash	General Fund	Streets	\$9.00
Total					\$7,918.68
Whatapotty Services, LLC					
	5/21/2025	Rental of Whatapotty (5) -VCSDC Freedom Fest 2025		Special Rev Dept/Vcsdc	\$905.00
Total					\$905.00
Xerox Financial Services					
	5/7/2025	April 2025 Copier Lease	Water & Sewer Fund	Administration	\$166.05
	5/7/2025	April 2025 Copier Lease	General Fund	City Admin Office	\$37.67

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Vendor Name	Check Date	Description	Fund	Department	Amount
Xerox Financial Services					
	5/7/2025	April 2025 Copier Lease	General Fund	City-Wide (Non-Department	\$166.06
	5/7/2025	April 2025 Copier Lease	General Fund	Police Department	\$166.06
	5/21/2025	April 2025 Copier Lease	Water & Sewer Fund	Administration	\$166.05
	5/21/2025	April 2025 Copier Lease	General Fund	City Admin Office	\$37.67
	5/21/2025	April 2025 Copier Lease	General Fund	City-Wide (Non-Department	\$166.06
	5/21/2025	April 2025 Copier Lease	General Fund	Police Department	\$166.06
Total					\$1,071.68

Vendor Totals

Achieveav	\$3,000.00
Aflac	\$2,561.34
Alexis Adams	\$30.51
Allied Flow Specialists, Inc.	\$90.00
Alston Lawrence	\$17.41
Amazon Capital Services	\$3,091.38
Ameriflex	\$272.95
AT&T Mobility	\$2,633.36
Atmos Energy Corp.	\$176.30
Auc Group, LLC	\$14,750.00
Aviance Hunter	\$102.04
Barco Pump	\$2,105.25
Bennett's Office Supply	\$606.00
Biltmore Homes	\$60.14
Biltmore Homes	\$7.00
Biltmore Homes	\$0.36
Birkhoff,Hendricks And Carter, Llp	\$19,944.90
Brian Le	\$16.51
Brightland Homes Ltd	\$180.44
Careflite	\$632.00
Carenow Corporate	\$352.00
Checksforless.Com	\$125.95
Cintas	\$159.80
Citibank	\$10,938.09
City Of Midlothian	\$92,065.50
Dearborn Life Insurance Co	\$3,766.89
Design A Sign Inc.	\$80.00
Drop Shot Pest Control	\$444.00

Vendor Totals

Eight 20 Consulting	\$3,500.00
Enterprise Fleet Management Inc	\$27,398.02
First Check	\$27.00
Frontier Access LLC	\$58,232.57
Frontier Communications	\$110.60
Future Infrastructure	\$2,575.48
Galls Incorporated	\$198.23
Gexa Energy	\$7,485.51
Hilltop Securities Inc.	\$4,885.00
Home Depot	\$1,140.62
Impact Promotional Services	\$662.53
Interface Security Systems LLC	\$39.80
Ivan Martinez	\$107.69
Iwerk	\$4,667.33
J&R Event Rentals LLC	\$1,480.12
John Ruesewald	\$17.41
Johnson County Treasurer	\$53,719.68
Johnson County Winwater Co	\$188.60
Kimley-Horn And Associates, Inc.	\$15,948.26
Lgi Homes	\$73.43
Lgi Homes	\$71.22
Lgi Homes	\$71.22
Lgi Homes	\$71.22
Lgi Homes	\$60.14
Lgi Homes	\$60.14
Lgi Homes	\$55.72
Lgi Homes	\$40.22
Lgi Homes	\$24.72
Lgi Homes	\$11.43

Vendor Totals

Lowes Business Acct/Synco	\$1,125.64
Mccreary, Veselka, Bragg And Allen P.C.	\$1,116.72
Metlife	\$3,785.01
Metro Fire Apparatus Specialists, Inc.	\$6,017.69
Michael B. Halla	\$6,000.00
Michael Brown	\$17.41
Midlo H2o	\$165.00
Mountain Peak Special Utility District	\$4,954.92
OGD Overhead Garage Door LLC	\$1,187.40
Patillo, Brown And Hill, Llp	\$15,000.00
Public Sector Personnel Consultants Inc	\$10,000.00
Pump Solutions Inc.	\$11,831.00
Randall Harrington	\$25.88
REF - Annette Saenz	\$300.00
REF - Bradley Muirhead	\$141.00
REF - Family Dream Center	\$200.00
REF - Segavepo 2 LLC	\$83.40
Ricks World Of Sports Of Texas	\$692.00
Sfr Jv-1 2021-1 Borrower Llc	\$40.76
Southern Star Tractor And Turf LLC	\$218.80
State Comptroller	\$3,480.35
Steven Hawkins	\$102.04
Texas Commission Of Law Enforcement (Tcole)	\$35.00
Texas Municipal Retirement System	\$55,612.97
Texas Traffic and Barricade, LLC	\$1,399.76
Tml Health	\$62,677.08
Tommy Hunter	\$93.58
Trinity River Authority	\$205,209.00

Vendor Totals

TX State Child Support Disbursement Unit	\$2,733.22
TXU Energy	\$3,512.11
Tyce Mease	\$11.77
U. S. Treasury	\$66,333.32
Uline	\$805.83
United Cooperative	\$3,980.37
Usio Output Solutions Inc	\$2,058.38
Value Builders, Inc	\$71.22
Value Builders, Inc	\$71.22
Venus Auto Parts LLC	\$570.35
Venus Mobil 1	\$240.88
Walmart	\$490.14
Wex Bank	\$7,918.68
Whatapotty Services, LLC	\$905.00
Xerox Financial Services	\$1,071.68
Grand Total:	\$823,420.61

City of Venus
Credit Card Charges -Pay Request

ENTERED
BB-05.12.25

Cardholder Name: Callie Green

Payee: Citi Bank Master Card

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MISSING RECEIPTS MUST BE REPLACED WITH A COMPLETED "LOST RECEIPT TEMPLATE" FORM SIGNED BY THE CITY ADMINISTRATOR.

Date	Vendor Name	Description/Purpose of Charge	Employee Initiating Purchase	GL Code # 5-XXXX-XXXX	GL Acct Description	Charge Amount	Sales Taxes Paid	Total Charge
4/7/2025	City Hall Essentials	Mastering Mayoring	CG	10-5-0005-0418	Dues & membership	25.00		25.00
3/17/2025	IIMC	Yearly membership dues	CG	10-5-0010-0418	Dues & Membership	195.00		195.00
								-
								-
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								-
								-
								-
Total Monthly Charges						220.00	-	220.00

Cardholder Signature Callie Green Date 5/16/2025
Finance Director Signature [Signature] Date _____
City Administrator Signature [Signature] Date 5/19/25

Total must agree
with credit card
statement

Dept Head Signature Callie Green Date 5/16/25

Cardholder Name: Machelle McAnally

Payee: Citi Bank Master Card

Date	Vendor Name	Description/Purpose of Charge	Employee Initiating Purchase	GL Code # 5-XXXX-XXXX	GL Acct Description	Charge Amount	Sales Taxes Paid	Total Charge
4/3/2025	Home Depot	CID tote	D. Martinez	10-50-50429	Supplies	13.97	1.15	15.12
4/8/2025	Etsy	Gifts for dispatch week	Mayor Galvar	10-05-50485	Mayor Account	271.78	22.42	294.20
4/24/2025	Open Records	Training webinar	M. McAnally	10-50-50415	Training	100.00		100.00
5/1/2025	Dallas Childrens Advoc	37th Annual Crimes Against Conf.	J. Silva	10-50-50415	Training	895.00		895.00
Total Monthly Charges						1280.75	2351	1304.32

Cardholder Signature [Signature] Date 5/1/25
 Department Head Signature [Signature] Date 5/1/25
 Finance Director Signature Becky Wilkins Date _____
 City Administrator's Signature [Signature] Date 5/19/25

ENTERED
BB-05.12.25

Cardholder Name: Randy Goucher

Payee: Citi Bank Master Card

ENTERED
BB-05.12.25

Cardholder Signature  Date 5/7/2025

Finance Director Signature  Date 5/7/2025

City Administrator Signature  Date 5/19/25

Dept Head Signature  Date 5/7/2025

Total must agree with credit card statement

Cardholder Name: Oscar Ortiz

Payee: Citi Bank Master Card

ENTERED
BB-05.12.25

Date	Vendor Name	Description/Purpose of Charge	Employee Initiating Purchase	GL Code # 5-XXXX-XXXX	GL Acct Description	Charge Amount	Sales Taxes Paid	Total Charge
4/5/2024	Sam's Club	Expo Dry Erase Markers	O. O.	5-0045-0421	Office Supplies	13.98		13.98
4/18/2024	Adobe	Adobe Creative Suite	O. O.	5-0045-0468	Information Technology	15.99	1.32	17.31
4/29/2024	Local Government Solutions	Plats from Ellis County	O. O.	5-0045-0492	Recording/Filing Fees	4.30		4.30
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Total Monthly Charges \						34.27	1.32	35.59

Total must agree
with credit card
statement

Cardholder Signature _____ Date 05/05/2024

Finance Director Signature  Date 

Dept Head Signature _____ Date 05/05/2024

City Administrator Signature [Signature] Date 5/19/28

City of Venus
Credit Card Charges -Pay Request

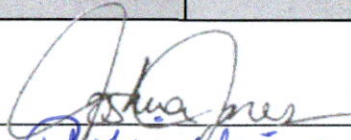
Cardholder Name: Joshua Jones

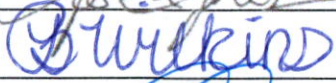
Payee: Citi Bank Master Card

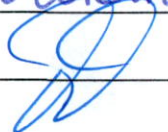
ENTERED
BB-05.12.25

ORIGINAL RECEIPTS MUST BE ATTACHED TO THIS FORM. PLEASE TAPE RECEIPTS TO 8.5 X 11 SHEET OF PAPER.
MISSING RECEIPTS MUST BE REPLACED WITH A COMPLETED "LOST RECEIPT TEMPLATE" FORM SIGNED BY THE CITY ADMINISTRATOR.

Date	Vendor Name	Description/Purpose of Charge	Employee Initiating Purchase	GL Code # 5-XXXX-XXXX	GL Acct Description	Charge Amount	Sales Taxes Paid	Total Charge
4/4/2025	Freelancer.com	HR Document Creation	J. Jones	10-5-0010-0460	Other Contracted Services	9.51	-	9.51
4/4/2025	HP Instant Ink	Monthly Printer Ink Subscription	J. Jones	10-5-0010-0421	Office Supplies	7.57	-	7.57
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Total Monthly Charges						17.08	-	17.08

Cardholder Signature  Date 05/12/2025

Finance Director Signature  Date _____

City Administrator Signature  Date 05/12/2025

Dept Head Signature _____ Date _____

Total must agree
with credit card
statement

ENTERED
BB-05.12.25

Payee: Citi Bank Master Card

ORIGINAL RECEIPTS MUST BE ATTACHED TO THIS FORM. PLEASE TAPE RECEIPTS TO 8.5 X 11 SHEET OF PAPER. MISSING RECEIPTS MUST BE REPLACED WITH A COMPLETED "LOST RECEIPT TEMPLATE" FORM SIGNED BY THE CITY ADMINISTRATOR.

Date	Vendor Name	Description/Purpose of Charge	Employee Initiating Purchase	GL Code # 5-XXXX-XXXX	GL Acct Description	Charge Amount	Sales Taxes Paid	Total Charge
4/14/2025	Jukebox Heroes	Deposit for Band FreedomFest	JG	30-00-50491	City Contr-Special Events	1,545.00	-	1,545.00
4/17/2025	Holiday Inn	dinner at training	JG	5-0050-0415	Training	39.37	-	39.37
4/17/2025	Holiday Inn	lodging for training	JG	5-0050-0415	Training	342.70	-	342.70
4/17/2025	Raising Canes	lunch for training	JG	5-0050-0415	Training	17.96	-	17.96
							-	-
							-	-
							-	-
							-	-
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							-	-
Total Monthly Charges						1,945.03	-	1,945.03

agree with

Cardholder Signature Zed Date 05/11/25

Department Head Signature _____ Date _____

Finance Director Signature Bucky Wilkins Date _____

City Administrator's Signature [Signature] Date 5/19/25

City of Venus
Credit Card Charges -Pay Request

ENTERED
BB-05.12.25

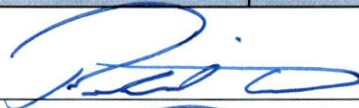
Cardholder Name: Richard Allen

Payee: Citi Bank Master Card

ORIGINAL RECEIPTS MUST BE ATTACHED TO THIS FORM. PLEASE TAPE RECEIPTS TO 8.5 X 11 SHEET OF PAPER.
MISSING RECEIPTS MUST BE REPLACED WITH A COMPLETED "LOST RECEIPT TEMPLATE" FORM SIGNED BY THE CITY ADMINISTRATOR.

Date	Vendor Name	Description/Purpose of Charge	Employee Initiating Purchase	GL Code # 5-XXXX-XXXX	GL Acct Description	Charge Amount	Sales Taxes Paid	Total Charge
4/2/2025	Boundtree Medical	Certification for Muirhead	R.Allen	10-70-50429	DEPARTMENT SUPPLIES	243.84		243.84
4/4/2025	Saferite	New Sensors for Gas Monitor	R.Allen	10-70-50446	EQUIPMENT R&M	579.00		579.00
4/14/2025	DSHS	EMS Renewal for Sutton	R.Allen	10-70-50418	DUES & MEMBERSHIPS	64.00		64.00
4/22/2025	Saferite	New Sensors for Gas Monitor	R.Allen	10-70-50446	EQUIPMENT R&M	367.00		367.00
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								-
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								-
								-
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								-
								-
								-
Total Monthly Charges						1,253.84	-	1,253.84

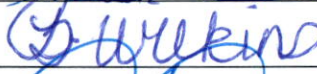
Total must agree
with credit card
statement

Cardholder Signature: 

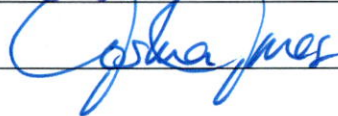
Date: 5/5/2025

Department Head Signature: 

Date: 5/5/2025

Finance Director's Signature: 

Date: _____

City Administrator Signature: 

Date: 5/19/25

City of Venus
Credit Card Charges -Pay Request

ENTERED
BB-05.13.25

Cardholder Name: Melissa Westen

Payee: Citi Bank Master Card

ORIGINAL RECEIPTS MUST BE ATTACHED TO THIS FORM. PLEASE TAPE RECEIPTS TO 8.5 X 11 SHEET OF PAPER.
MISSING RECEIPTS MUST BE REPLACED WITH A COMPLETED "LOST RECEIPT TEMPLATE" FORM SIGNED BY THE CITY ADMINISTRATOR.

Date	Vendor Name	Description/Purpose of Charge	Employee Initiating Purchase	GL Code # 5-XXXX-XXXX	GL Acct Description	Charge Amount	Sales Taxes Paid	Total Charge
4/8/2025	Full Identity	ID Badge Scott Williams	MW	10-95-50468	Information Technology	29.00		29.00
4/10/2025	GoTo	City Wide Phone Systems	MW	10-95-50468	Telephone Systems	918.07		918.07
4/17/2025	Adobe	Monthly Subscription	MW	10-95-50468	Information Technology	377.87		377.87
4/22/2025	TXDOT Crash Report	Fleet Accident	MW	60-65-50421		8.44		8.44
4/22/2025	uAttend	Time Clock Management	MW	10-95-50468	Information Technology	185.00		185.00
04/28/2025	Full Identity	Jesus Garza ID Badge	MW	10-95-50468	Information Technology	29.00		29.00
4/28/2025	Full Identity	Jesus Garza Wallet ID	MW	10-95-50468	Information Technology	29.00		29.00
4/30/2025	Vista Print	S Williams/J Coker Business Cards	MW	60-65-50421	Office Supplies	56.97		56.97
								-
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								-
								-
								-
								-
								-
								-
								-
								-
								-
								-
								-
Total Monthly Charges						1,633.35	-	1,633.35

Cardholder Signature Melissa Westen Date 05/13/25
 Finance Director Signature [Signature] Date _____
 City Administrator Signature [Signature] Date 5/19/25

Total must agree
with credit card
statement

Dept Head Signature Melissa Westen Date 05/13/25

City of Venus Credit Card Charges -Pay Request

Cardholder Name: Johnny Coker

Payee: Citi Bank Master Card

ENTERED
BB-05.12.25

ORIGINAL RECEIPTS MUST BE ATTACHED TO THIS FORM. PLEASE TAPE RECEIPTS TO 8.5 X 11 SHEET OF PAPER.
MISSING RECEIPTS MUST BE REPLACED WITH A COMPLETED "LOST RECEIPT TEMPLATE" FORM SIGNED BY THE CITY ADMINISTRATOR.

Date	Vendor Name	Description/Purpose of Charge	Employee Initiating Purchase	GL Code # 5-XXXX-XXXX	GL Acct Description	Charge Amount	Sales Taxes Paid	Total Charge
4/2/2025	Boot Barn	Boots	J.Smith	60-65-50420	Uniforms	206.99	-	206.99
4/3/2025	Dry Clean Super Center	Table cloths	M.Moore	30-05 50429	Department Supplies	209.72		209.72
4/3/2025	4-Star Hose & Supply	Supplies	A.Pacheco	60-65-50446	Equipment R&M	83.51		83.51
4/4/2025	OTC Brands	Easter eggs/decor	J.Rodriguez	10-90-50495	Easter	1,113.15	89.05	1,202.20
4/7/2025	McDonalds	Food	J.Smith	60-65-50416	Employee Training	13.95	1.15	15.10
4/8/2025	Taco Bell	Food	J.Smith	60-65-50416	Employee Training	16.56	1.37	17.93
4/28/2025	OTC Brands	Taxes returned	J.Rodriguez	10-90-50495	Easter		(89.05)	(89.05)
4/30/2025	Boot Barn	Boots	C.Adams	10-80-50420	Uniforms	215.99		215.99
Total Monthly Charges						1,859.87	2.52	1,862.39

Cardholder Signature Johnny Coker Date 5/8/25

Finance Director Signature Bekky Wilkins Date _____

City Administrator Signature [Signature] Date 5/19/25

Dept Head Signature [Signature] Date 5/8/25

Total must agree with credit card statement

**City of Venus
Credit Card Charges -Pay Request**

ENTERED
BB-05.12.25

Cardholder Name: Becky Wilkins

Payee: Citi Bank Master Card

**ORIGINAL RECEIPTS MUST BE ATTACHED TO THIS FORM. PLEASE TAPE RECEIPTS TO 8.5 X 11 SHEET OF PAPER.
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Date	Vendor Name	Description/Purpose of Charge	Employee Initiating Purchase	GL Code # 5-XXXX-XXXX	GL Acct Description	Charge Amount	Sales Taxes Paid	Total Charge
4/6/20025	Kalahari Resorts	GFOAT Host Hotel	BW		Training/Travel	302.50		302.50
4/8/2025	Kalahari Resorts	GFOAT Host Hotel	BW		Training/Travel	94.16		94.16
4/6/2025	Pappadeaux	Dinner Sunday	BW		Training/Travel	37.28		37.28
4/7/2025	Red Lobster	Dinner Monday	BW		Training/Travel	33.90		33.90
4/8/2025	Cracker Barrel	Lunch Tuesday	BW		Training/Travel	23.10		23.10
4-11-2025	TML-Brooke	training	BM		" "	875		875
5-01-2025	Hotel-Brooke	training	BM		" "	410.55		410.55
								-
								-
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								-
Total Monthly Charges						1,776.49	-	1,776.49

Total must agree
with credit card
statement

Cardholder Signature Becky Wilkins Date _____

Finance Director Signature B Wilkins Date _____

City Administrator Signature [Signature] Date 5/19/25

Dept Head Signature _____ Date _____

ITEM REPORT

To: City Council
From: Becky Wilkins, Finance Director
Subject: Quarterly Investment Report
Department/Office: Finance

Summary:

Quarterly Investment Report as required in PFIA, Chapter 2256, Texas Government Code.

Recommended Action:

Approve as presented.

Budget:

No budget impact.

Attachments:

1. QTR Inv Report A-M-J 2025

City of Venus
Summary of Investment Portfolio Activity
04/01/2025 to 06/30/2025

All Accounts

Account Type	Beginning Balance	Purchases\ Additions	Sales\ Reductions	Ending Balance	Increases\ (Decreases)	Market \ Value
General Fund Fund 10						
Claim on Cash	2,326,209	-1,453,126	756,266	1,629,350	-2,209,392	1,629,350
Pinnacle-General Fund Savings	1,659,724	0	8,185	1,667,909	-8,185	1,667,909
Pinnacle-MERP Fund	11,267	-4,807	0	6,460	-4,807	6,460
Texpool GF	3,417,296	0	24,724	3,442,020	-24,724	3,442,020
	7,414,496	-1,453,126	764,451	6,745,738	-2,247,109	3,297,258
2020 Bond Proceeds Fund 11						
Claim on Cash	-12,353	0	-21,010	-33,363	21,010	-33,363
Texpool	4,489,565	0	32,482	4,522,047	32,482	4,522,047
Total	4,477,212	-2,911,059	1,532,617	4,488,684	53,492	4,488,684
Restricted Funds Funds 20-51						
Claim on Cash-Debt Service (20)	750,221	0	7,170	757,391	7,170	757,391
Claim on Cash-VCSDC (30)	524,818	-50,943	98,850	572,725	47,907	572,725
Pinnacle-VCSDC (30)	304,144	0	0	304,144	0	304,144
Claim on Cash-Special Events (35)	-21,042	0	0	-21,042	0	-21,042
Claim on Cash-ARPA (40)	190,112	0	0	190,112	0	190,112
Claim on Cash-Court Technology (45)	8,646	0	1,034	9,681	1,034	9,681
Claim on Cash-Court Security (46)	16,714	0	1,263	17,977	1,263	17,977
Claim on Cash-Truancy Prevention (47)	14,948	0	281	15,228	281	15,228
Claim on Cash-Street Tax Maint. (50)	332,564	-168,613	49,425	213,375	-119,188	213,375
Claim on Cash-Street Tax CIP (51)	260,000	0	0	260,000	0	260,000
	2,381,125	-219,556	158,024	2,319,593	-61,532	2,319,593

TIRZ & PIDS Funds 52-57

Claim on Cash-TIRZ #1	566,940	0	0	566,940	0	566,940
Claim on Cash-Allied PID	-4,712	0	0	-4,712	0	-4,712
Claim on Cash-Blue Stem PID	23,352	0	0	23,352	0	23,352
Pinnacle-Blue Stem PID	84,812	-68,620	13,595	29,787	-55,025	29,787
Brahman Ranch PID	24,360	-7,500	0	16,860	-7,500	16,860
Patriot Estates PID	-235	0	0	-235	0	-235
Total	694,516	-76,120	13,595	631,991	-62,525	631,991

Water & Sewer Funds 60-62

Account Type	Beginning Balance	Purchases\ Additions	Sales\ Reductions	Ending Balance	Increases\ (Decreases)	Market \ Value
Claim on Cash	-1,171,269	-1,421,883	3,057,231	464,080	1,635,348	464,080
Pinnacle Savings	251,221	0	0	251,221	0	251,221
Pinnacle Interest & Sinking	444,972	0	0	444,972	0	444,972
TexPool	718,221	0	2,559	720,780	2,559	720,780
Water Impact Fees	7,000	0	3,500	10,500	3,500	10,500
Sewer Impact Fees	7,000	0	10,500	17,500	10,500	17,500
Total	257,145	-1,421,883	3,073,790	1,909,052	1,651,908	1,909,052

2018 CO Bond Fund 64

Claim on Cash	-153,811	-19,945	0	-173,755	-19,945	-173,755
Texpool	-1,668	0	0	-1,668	0	-1,668
Total	-155,479	-19,945	0	-175,424	-19,945	-175,424

Brahman Ranch WW Fund 66

Claim on Cash	-487,512	-44,250	0	-531,762	-44,250	-531,762
Total	-487,512	-44,250	0	-531,762	-44,250	-531,762

2018 Bond Fund 70							
Claim on Cash	-13,891			-13,891	0	-13,891	
Total	-13,891	0	0	-13,891	0	-13,891	
2022 CO Bond Fund 71							
Claim on Cash	-390,262	-3,155	0	-393,417	-3,155	-393,417	
Texpool	4,277,832	0	30,950	4,308,782	30,950	4,308,782	
Total	3,887,570	-3,155	30,950	3,915,365	27,795	3,915,365	
Pooled Cash Fund 99							
Cash	2,797,797	-3,215,471	4,010,567	3,592,894	795,097	3,592,894	
Total	2,797,797	-3,215,471	4,010,567	3,592,894	795,097	3,592,894	

The quarterly report is in full compliance with the investment strategy as established in the City's Investment Policy and the Public Funds Investment Act, Chapter 2256, Texas Government Code.

Becky Wilkins, Finance Director 07/07/2025

Becky Wilkins, Finance Director

Date

ITEM REPORT

To: City Council
From: James Groom, Chief of Police
Subject: Approval of an Interlocal Agreement with Tri-City Animal Shelter for short-term shelter facilities.
Department/Office: Police Department

Summary:

This interlocal agreement provides for the City of Venus to house 8 animals per month at the Tri-City Animal Shelter for a two-month period starting after the contract is executed. This agreement is short term in nature at the request of Tri-City. This agreement is intended to bridge the gap until the SPCA building in Waxahachie is turned over to a new organization. This agreement does require a budgeted amount of money to be paid, but also requires 12 hours a week (3 hours per work day) of labor from our Animal Services employee to be done at the shelter.

Recommended Action:

Approve the Interlocal agreement.

Budget:

This item is in line with currently budgeted funds for this type of service and will not require any amendments.

Attachments:

1. Animal Shelter Final

THE STATE OF TEXAS
COUNTY OF DALLAS

§
§
§

**INTERLOCAL AGREEMENT FOR ANIMAL
CONTROL SHELTER SERVICES**

This **Interlocal Agreement for Animal Control Shelter Services** (“Agreement”) is made and entered into by and between the TriCity Animal Shelter Animal Shelter, Texas (“TriCity Animal Shelter”) and the City of Venus (“Venus”) (sometimes individually referred to as “Party” or collectively referred to as “Parties”), acting by and through their respective authorized officers.

WITNESSETH:

WHEREAS, the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code provides authorization for any local government to contract with one or more local governments to perform governmental functions and services under the terms of the Act; and

WHEREAS, TriCity and Venus are authorized to provide animal shelter services pursuant to the Texas Health and Safety Code; and

WHEREAS, the Parties seek to set forth in this Agreement their respective obligations, responsibilities and duties regarding certain animal control and animal shelter services;

NOW THEREFORE, in consideration of the foregoing, and on the terms and conditions set forth herein, and other valuable consideration the receipt and sufficiency of which are hereby acknowledged the Parties agree as follows:

**Article I
Definitions**

Wherever used in this Agreement, the following terms shall have the meaning ascribed to them:

“After-Hours” shall mean the periods of time other than Normal Business Hours.

“Animal Shelter” shall mean the TriCity Animal Shelter Animal Shelter located at 1150 E Pleasant Run Rd. Cedar Hill, Texas 75104.

“Effective Date” shall mean the last date of execution hereof.

“TriCity Animal Shelter” shall mean the TriCity Animal Shelter Animal Shelter, a political subdivision of the State of Texas.

“Force Majeure” shall mean any contingency or cause beyond the reasonable control of a Party, as applicable, including, without limitations, acts of God or the public enemy, war, riot, civil commotion, insurrection, adverse weather, government or de facto governmental action or inaction (unless caused by negligence or omissions of such Party), fires, explosions, floods, strikes, slowdowns or work stoppages, shortage of materials or labor.

“Venus” shall mean the City of Venus, a Texas general law city.

“Priority One Call” shall mean a request for mutual aid from either the City of Venus or TriCity Animal Shelter regarding an animal bite that requires quarantine in the TriCity Animal Shelter animal shelter as required by State law; an injured animal that requires immediate action by a certified animal control officer; or, a dangerous animal call that is causing a threat to human life and an owner cannot be found.

Article II

Term

2.1 The Term of this Agreement shall be for a period of two (2) months commencing on the last date all Parties have executed this Agreement (“July 15th – Sept 15th”), unless sooner terminated as provided in Section 8.1 herein.

2.2 The provisions of this Agreement shall remain the same for each renewal terms.

Article III

Scope of TriCity Animal Shelter Services

3.1 TriCity Animal Shelter agrees to provide the following Animal Shelter Services for Venus:

A. The TriCity Animal Shelter will accept animals impounded by the City of Venus Animal Control officer(s), and such animals will be held and/or released, in accordance with City of TriCity Animal Shelter ordinances and State law.

B. Store and dispose of dead animals delivered to TriCity Animal Shelter from Venus’s incorporated limits;

C. TriCity Animal Shelter agrees to provide Venus a monthly report detailing the services provided by TriCity Animal Shelter for Venus, including, but not limited to, the number of animals admitted from Venus, and the percentage of those animals which were adopted, reclaimed or euthanized.

D. Provide, at the discretion of TriCity Animal Shelter, such other services related as may from time to time be requested by the Venus Animal Control Supervisor, provided that such services are directly related to the housing of animals at the Animal Shelter, pursuant to this Agreement.

E. To take in and house no more than eight (8) animals in any calendar month.

3.2 TriCity Animal Shelter will furnish equipment and supplies used to perform all services provided by TriCity Animal Shelter as set forth in Section 3.1 herein.

Article IV Venus Responsibilities

4.1 Venus shall assign one employee, fully trained in the area of animal control, to perform services at the TriCity Animal Shelter for a minimum of three (3) hours every weekday Monday through Thursday, excluding weekends and holidays.

4.2 Venus shall be solely responsible for transporting animals to the TriCity Animal Shelter Animal Shelter.

4.3 The personnel of The City of Venus will perform euthanasia of domestic animals captured within Venus's incorporated limits, as deemed necessary by Venus.

Article V Complaints

5.1 All complaints from Venus' residents concerning animal services performed by TriCity Animal Shelter shall be in writing and delivered to the Venus City Administrator or his/her designee, and shall be forwarded, in writing, to the TriCity Animal Shelter. All complaints will be investigated by TriCity Animal Shelter and TriCity Animal Shelter will forward a written response when appropriate to the Venus City Administrator or his designee.

5.2 All complaints from TriCity Animal Shelter residents concerning animal services performed by Venus shall be taken in writing, to the Venus City Administrator or his designee. All complaints will be investigated by Venus and Venus will forward a written response to the TriCity Animal Shelter.

Article VI Fees

6.1 TriCity Animal Shelter will collect and keep all fees that may be collected in regard to animals captured by or surrendered to TriCity Animal Shelter or otherwise housed at the Animal Shelter pursuant to this Agreement, including but not limited to, impound fees, boarding fees, adoption fees, euthanasia fees, disposal fees, surrender fees, and registration of dangerous dogs' fees.

Article VII Payment for Services

7.1 Venus agrees to pay TriCity Animal Shelter One Thousand Two Hundred Dollars (\$1,200.00) per month for services provided pursuant to this Agreement during the term of the Agreement. Payment is due to TriCity Animal Shelter on the 30th day of each month. Payment shall be for services provided in the previous month.

7.2. If, at any time during the Term of this Agreement, TriCity Animal Shelter determines its capacity limits makes housing animals untenable, it may, with four (4) days written notice terminate the agreement.

Article VIII Termination

This Agreement may be terminated, without cause and for convenience, by either Party by serving written notice of termination with thirty (14) days' notice prior to the anticipated date of termination.

Article IX Financial Obligations

The Parties agree that any cost or expenses incurred by either Party as a result of this Agreement shall be paid from current revenues available to the paying Party.

Article X Liability/ Immunity

11.1 Nothing stated herein shall be construed as a waiver of all the protections afforded TriCity Animal Shelter as a sovereign governmental unit. To the extent afforded by Texas Tort Claims Act, TriCity Animal Shelter shall be responsible only for claims, demands, judgments and the like attributable to the sole acts and omissions of its agents, officers and/or employees. TriCity Animal Shelter assumes no liability or responsibility for the acts and omissions of Venus, their employees, agents, officers or others working through them in any capacity.

11.2 Nothing stated herein shall be construed as a waiver of all the protections afforded Venus as a sovereign governmental unit. To the extent afforded by the Texas Tort Claims Act, Venus shall be responsible only for claims, demands, judgments and the like attributable to the sole acts and omissions of its agents, officers and/or employees. Venus assumes no liability or responsibility for the acts and omissions of TriCity Animal Shelter, its employees, agents, officers or others working through them in any capacity.

11.3 It is expressly understood and agreed that, in the execution of this Agreement, no Party waives, nor shall be deemed to hereby to have waived, any immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions. By entering into this Agreement, the Parties do not create any obligations, express or implied, other than those set forth herein, and this Agreement shall not create any rights in parties not signatories hereto.

Article XI
Miscellaneous

11.1 **Binding Agreement; Assignment.** The terms and conditions of this Agreement are binding upon the successors and assigns of all parties hereto. This Agreement may not be assigned.

11.2 **Relationship of Parties.** It is not the intent of the Parties to create, nor shall this Agreement be construed as creating, a partnership, association, joint venture or trust. No Party shall be under the control of, or shall be deemed to control, the other Party. Each Party shall be individually responsible for its own covenants, obligations and liabilities.

11.3 **Notices.** Any notice required or permitted to be delivered hereunder shall be deemed received three days thereafter sent by United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the party at the address set forth below or on the day actually received if sent by courier or otherwise hand delivered to the following addresses:

If intended for TriCity Animal Shelter:

With a copy to:

TriCity Animal Shelter
Attn:

If intended for Venus:

With a copy to:

City of Venus, Texas
Attn: Joshua Jones
700 W. US Highway 67
Venus, Texas 75141
Phone: 972-366-3348

Michael B. Halla
The Halla Law Firm, PLLC
187 Rolling Court
Lancaster, Texas 75146
Phone: (512) 626.2749

11.4 **Governing Law.** This Agreement will be governed by the laws of the State of Texas; and venue for any action concerning this Agreement will be in the State District Court of TriCity Animal Shelter, Texas. The parties agree to submit to the personal and subject matter jurisdiction of said court.

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

11.6 **Recitals.** The recitals to this Agreement are incorporated herein.

11.7 **Counterparts.** This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument.

11.8 **Captions.** The captions to the various clauses of this Agreement are for informational purposes only and will not alter the substance of the terms and conditions of this Agreement.

11.9 **Amendment.** This Agreement may be amended by the mutual agreement of the parties to it, in writing and attached to and incorporated in this Agreement.

11.10 **Authorization.** Each party represents that it has full capacity and authority to grant all rights and assume all obligations that are granted and assumed under this Agreement.

11.11 **Survival of Covenants.** Any of the representations, warranties, covenants, and obligations of the parties, as well as any rights and benefits of the parties, pertaining to a period of time following the termination of this Agreement shall survive termination.

11.12. **Contingent.** This Agreement is expressly contingent upon formal approval by the TriCity Animal Shelter, Texas and the City Council of the City of Venus, Texas.

11.13 **Entire Agreement.** This Agreement is the entire Agreement between the parties with respect to the subject matter covered in this Agreement. There is no other collateral oral or written agreement between the parties that in any manner relates to the subject matter of this Agreement, except as provided in any Exhibits attached hereto.

(Signature Page to Follow)

EXECUTED on this _____ day of _____, 2025.

City of Venus, Venus, Texas

By: _____
Alejandro Galaviz, Mayor

Attest:

By: _____
Name: Callie Green
Title: City Secretary

EXECUTED on this _____ day of _____, 2025.

TriCity Animal Shelter, Cedar Hill, Texas

By: _____
_____, _____

Attest:

By: _____
_____, _____

ITEM REPORT

To: City Council
From: Joshua Jones, City Administrator
Subject: SGR Strategic Planning Presentation
Department/Office: Planning

Summary:

At its meeting on November 11, 2024, the City Council authorized the City Administrator to issue a Request for Proposal ("RFP") for strategic planning services.

The process resulted in Strategic Government Resources ("SGR") being chosen by the council following the recommendation of the ad hoc review committee, which consisted of the mayor, city administrator and city planner.

This presentation is the "kick off" for the planning process and to provide the council and community at-large with an overview of the process, along with a tentative work schedule.

Recommended Action:

N/A Discussion Only

Budget:

This item was budgeted for and approved in the FY 2024-2025 annual operating budget and is expected to cost between \$30,000 - \$35,000 and will be split over two (2) fiscal years.

Attachments:

1. Venus Strategic Visioning Kick Off July 14 2025



City of Venus Strategic Planning Process Overview July 14, 2025

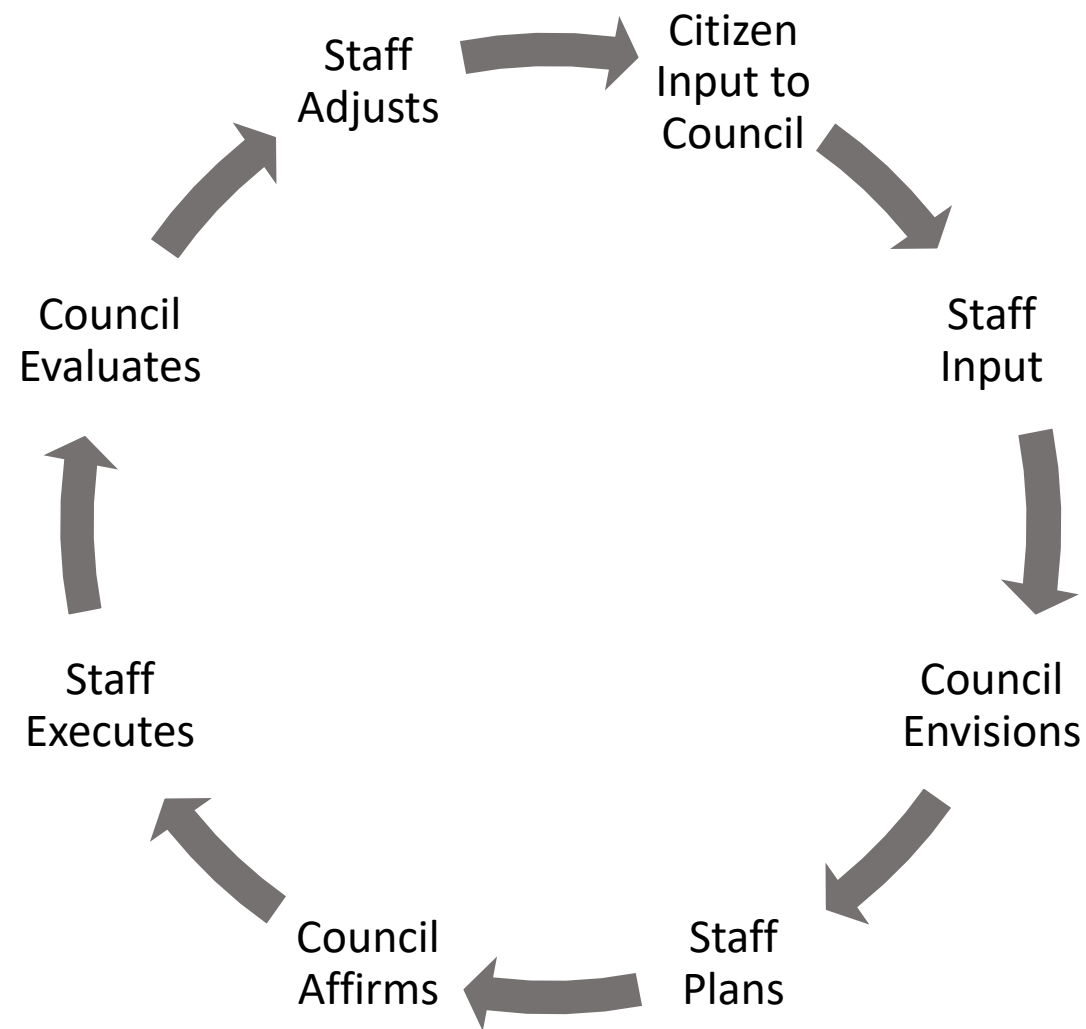
Strategic Government Resources

- Serving local government clients for more than 25 years
- Hundreds of active clients across the country
- Specialize in organizational development and recruitment
- Strategic planning experts
- About me

Strategic Visioning

- Practice of highly effective organizations
- Sets long-term goals and short-term strategies
- Creates transparency and accountability
- Measures effectiveness and success
- Builds unity and trust with the community

Strategic Visioning Loop



Process



Desired Outcomes

- Quality input from residents, leaders, stakeholders and staff
- Strategic Plan that supports a shared vision for the future of Venus
- Strategic Plan that is comprehensive, actionable and measurable

Roles and Responsibilities

- City Council Set the Vision & Priorities
- Staff Provide expert guidance and draft plan
- Residents/Stakeholders Provide helpful input
- Project Team Guide the process

Decision Points

- Who will serve as Project Team
- Community engagement strategy
- Identify focus groups and specific stakeholders

Tentative Plan of Work

- Select Project Team
- Schedule community engagement events
- Interview focus groups and stakeholders
- Interview Councilmembers
- Survey staff
- Hold City Council Strategic Planning Retreat
- Draft Strategic Plan with staff
- Present Strategic Plan for City Council adoption

ITEM REPORT

To: City Council
From: Joshua Jones, City Administrator
Subject: 2025 Debt Funded CIP
Department/Office: Finance

Summary:

The City of Venus is facing critical infrastructure needs related to the aging street network. Many of the major thoroughfares and neighborhood streets are in poor condition, contributing to increased vehicle wear, safety concerns, and reduced mobility for residents and businesses alike.

The City commissioned a "*Pavement Condition Index*" ("PCI") analysis from a third party to assist in determining the streets and street sections that should be prioritized in the City's Capital Improvement Plan.

To address these issues promptly and responsibly, the issuance of **Certificates of Obligation (COs)** will be necessary to finance essential street improvements across the city. This financing mechanism allows the city to move forward without delay, securing favorable interest rates while avoiding the higher costs associated with deferred maintenance.

A representative from Hilltop Securities, which is the City's bond and debt advisor, will present an overview of the process and the financial impact of issuing the debt based on three (3) different scenarios.

The proposed CO issuance will fund:

- Reconstruction and resurfacing of deteriorated roadways.
- Any related improvements to stormwater drainage associated with street upgrades.
- Any related ADA-compliant sidewalks and pedestrian safety enhancements.
- Any related upgrades to traffic signals and signage.

Issuing COs will ensure that we maintain the safety, functionality, and economic vitality of our transportation infrastructure, while preserving the city's financial flexibility.

Public engagement and transparency will remain central throughout this process.

Recommended Action:

N/A

Budget:

N/A

Attachments:

1. Venus 2025 CIP Funding Presentation Plan of Finance 7_8_25



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City of Venus, Texas

Funding of 2025 Capital Improvement Plan by Issuance of Certificates of Obligation, Series 2025

Plan of Finance

2025 Capital Improvement Program



FY 2025-2026 City of Venus Streets Capital Improvement Projects

Engineering Civil Plans for Venus Parkway	Estimated	250K - 400K
Construct Venus Parkway from Hwy 67 as stated in Development Agreement	Estimated	2.5 - 4 Million

Streets, Materials, and Cost from the 2025 Pavement Condition Index

On Street	From Street	To Street	Material	Length Ft.	Function Class	PCI Rating	Travel Frequency	Cost \$
County Road 109	SOP	County Road 214	Asphalt	5,328	Tertiary	3	Medium	\$836,375
County Road 506	SOP	EOP	Asphalt	2,882	Tertiary	9	Low	\$373,698
East 2nd Street	South Main Street	Vista Ridge	Asphalt	687	Residential	17	Low	\$98,456
East 4th Street	South Main Street	South Oak Street	Asphalt	370	Residential	13	Low	\$45,396
East 5th Street	South Main Street	Venus Memorial Park	Asphalt	2,277	Residential	23	Low	\$279,689
East 6th Street	South Main Street	South Oak Street	Asphalt	357	Residential	10	Low	\$34,164
East County Road 109	East 8th Street	EOP	Asphalt	1,618	Residential	15	High	\$265,064
North Hickory Street	South Hickory Street	West US Highway 67	Asphalt	928	Residential	7	Med-School	\$145,665
North Point Drive	Vista Ridge	Meadow Ridge Avenue	Asphalt	622	Residential	11	Low	\$89,154
Pakse Street	SOP	County Road 109	Asphalt	1,415	Residential	4	Medium	\$173,804
Savana Street	SOP	Lanexaug	Asphalt	609	Residential	10	Low	\$70,668
Savana Street	Lanexaug	County Road 109	Asphalt	738	Residential	10	Low	\$85,586
South Beach Street	West 3rd Street	West 1st Street	Asphalt	705	Residential	14	Low-School	\$86,580
South Locust Street	West 8th Street	West 1st Street	Asphalt	2,236	Residential	16	Med-School	\$305,195
South Oak Street	East 8th Street	DRIVEWAY	Asphalt	2,178	Residential	19	Low	\$223,002
South Pine Street	West 5th Street	West 4th Street	Asphalt	357	Residential	14	Medium	\$41,477
South Walnut Street	West 3rd Street	West 3rd Street	Asphalt	181	Residential	27	Low-School	\$10,526
South Walnut Street	West 2nd Street	West 1st Street	Asphalt	374	Residential	11	Low-School	\$48,438
Venus Larue Street	North Hickory Street	North Hickory Street	Asphalt	926	Residential	19	Low-School	\$126,477
West 2nd Street	SOP	South Walnut Street	Asphalt	1,759	Residential	23	Low-School	\$288,113
West 3rd Street	South Walnut Street	South Main Street	Asphalt	357	Residential	14	Low-School	\$119,516
West 4th Street	South Pine Street	South Main Street	Asphalt	1,975	Residential	14	Low-School	\$256,113
West 5th Street	SOP	South Main Street	Asphalt	2,091	Residential	12	Low-School	\$271,206
						Total		\$4,274,362

* SOP - Starting of Product

* EOP - Ending of Product



Debt Instrument, Structure and Assumptions

Debt Instrument = Certificates of Obligation

Credit Pledge & Repayment Source = Ad Valorem Taxes and Net Revenues of the Utility System

Project Purpose = General I&S Infrastructure

Tax Status = Tax-exempt

Optional Call = Standard 10 year par call

Bond Rating = Underlying "A+" / Insured "AA" Bond Rating

Interest Rates = Interest rates + 0.25% as of 5/21/2025

Pricing and Council Approval = Monday, September 8, 2025

Closing and Delivery of Funds = Tuesday, September 30, 2025

Plan of Finance

Projected Transaction Statistics



	<u>Scenario 1</u>	<u>Scenario 2</u>	<u>Scenario 3</u>
2025 Pavement Condition Index	\$4,274,362	\$4,274,362	\$4,274,362
Engineering Civil Plans for Venus Parkway	\$0	\$400,000	\$400,000
<u>Construct Venus Parkway as stated in DA</u>	<u>\$0</u>	<u>\$0</u>	<u>\$4,000,000</u>
2025 Capital Improvement Program	\$4,274,362	\$4,674,362	\$8,674,362
Amortization	← 25 years →		
All-in Interest Cost	← 5.40% →		
Par Amount	\$4,475,000	\$4,890,000	\$8,990,000
Less: Issuance Costs	(\$153,651)	(\$164,293)	(\$221,243)
<u>Less: Underwriter's Discount</u>	<u>(\$46,988)</u>	<u>(\$51,345)</u>	<u>(\$94,395)</u>
<u>Project Fund Deposit</u>	<u>\$4,274,362</u>	<u>\$4,674,362</u>	<u>\$8,674,362</u>
Total P&I	\$8,976,121	\$9,868,767	\$18,069,622
Average Annual P&I	\$359,045	\$394,751	\$722,785



Projected Impact to I&S Tax Rate - Fiscal Years 2026 to 2029

	<u>Scenario One</u>	<u>Scenario Two</u>	<u>Scenario Three</u>
2025 Pavement Condition Index	\$4,274,362	\$4,274,362	\$4,274,362
Engineering Civil Plans for Venus Parkway	\$0	\$400,000	\$400,000
<u>Construct Venus Parkway as stated in DA</u>	<u>\$0</u>	<u>\$0</u>	<u>\$4,000,000</u>
2025 Capital Improvement Program	\$4,274,362	\$4,674,362	\$8,674,362
Projected Max. I&S Ad Valorem Tax Rate	\$0.14000	\$0.14000	\$0.16864
<u>Current 2025 I&S Ad Valorem Tax Rate</u>	<u>\$0.14000</u>	<u>\$0.14000</u>	<u>\$0.14000</u>
Impact	\$0.00000	\$0.00000	\$0.02864

Plan of Finance

Existing Tax Supported Debt



Fiscal Year	Tax Base	Annual Increase in Taxable Assessed Valuation ⁽¹⁾	Taxable Assessed Valuation ⁽¹⁾	I&S Tax Supported D/S	Less: 4B Sales Tax Allocation ⁽²⁾	NET Projected I&S Tax Supported D/S	Projected I&S Tax Rate ⁽³⁾	Variance to 2025 I&S Tax Rate	Additional \$ at 2025 I&S Tax Rate
Ending 30-Sep	Growth Factor								
2025	17.40%	\$96,369,698	\$650,201,067	\$818,933	(\$50,000)	\$768,933	0.1400	NA	NA
2026	5.00%	\$32,510,053	\$682,711,120	\$815,944	(\$50,000)	\$765,944	0.1151	(0.0249)	\$170,212
2027	5.00%	\$34,135,556	\$716,846,676	\$817,539	(\$50,000)	\$767,539	0.1098	(0.0302)	\$216,366
2028	5.00%	\$35,842,334	\$752,689,010	\$818,629	(\$50,000)	\$768,629	0.1047	(0.0353)	\$265,427
2029 ⁽⁴⁾	5.00%	\$37,634,451	\$790,323,461	\$819,214	(\$50,000)	\$769,214	0.0998	(0.0402)	\$317,516
2030	5.00%	\$39,516,173	\$829,839,634	\$893,721	(\$50,000)	\$843,721	0.1043	(0.0357)	\$296,420
2031	0.00%	\$0	\$829,839,634	\$965,770	(\$50,000)	\$915,770	0.1132	(0.0268)	\$222,524
2032	0.00%	\$0	\$829,839,634	\$1,049,266	(\$50,000)	\$999,266	0.1235	(0.0165)	\$136,887
2033	0.00%	\$0	\$829,839,634	\$1,163,381	(\$50,000)	\$1,113,381	0.1376	(0.0024)	\$19,846
2034	0.00%	\$0	\$829,839,634	\$1,306,694	(\$50,000)	\$1,256,694	0.1553	0.0153	(\$127,141)
2035	0.00%	\$0	\$829,839,634	\$1,482,865	(\$50,000)	\$1,432,865	0.1771	0.0371	(\$307,830)
2036	0.00%	\$0	\$829,839,634	\$1,700,545	(\$50,000)	\$1,650,545	0.2040	0.0640	(\$531,091)
2037	0.00%	\$0	\$829,839,634	\$1,938,314	(\$50,000)	\$1,888,314	0.2334	0.0934	(\$774,957)
2038	0.00%	\$0	\$829,839,634	\$352,950	(\$50,000)	\$302,950	0.0374	(0.1026)	\$851,058
2039	0.00%	\$0	\$829,839,634	\$354,500	(\$50,000)	\$304,500	0.0376	(0.1024)	\$849,468
2040	0.00%	\$0	\$829,839,634	\$355,750	(\$50,000)	\$305,750	0.0378	(0.1022)	\$848,186
2041	0.00%	\$0	\$829,839,634	\$351,750	(\$50,000)	\$301,750	0.0373	(0.1027)	\$852,288
2042	0.00%	\$0	\$829,839,634	\$352,500	(\$50,000)	\$302,500	0.0374	(0.1026)	\$851,519
2043	0.00%	\$0	\$829,839,634	\$352,950	(\$50,000)	\$302,950	0.0374	(0.1026)	\$851,058
2044	0.00%	\$0	\$829,839,634	\$206,100	\$0	\$206,100	0.0255	(0.1145)	\$950,391
2045	0.00%	\$0	\$829,839,634	\$207,050	\$0	\$207,050	0.0256	(0.1144)	\$949,417
2046	0.00%	\$0	\$829,839,634	\$0	\$0	\$0	0.0000	(0.1400)	\$1,161,775
2047	0.00%	\$0	\$829,839,634	\$0	\$0	\$0	0.0000	(0.1400)	\$1,161,775
2048	0.00%	\$0	\$829,839,634	\$0	\$0	\$0	0.0000	(0.1400)	\$1,161,775
2049	0.00%	\$0	\$829,839,634	\$0	\$0	\$0	0.0000	(0.1400)	\$1,161,775
2050	0.00%	\$0	\$829,839,634	\$0	\$0	\$0	0.0000	(0.1400)	\$1,161,775
				\$17,124,364	(\$950,000)	\$16,174,364			

Combination Tax & Revenue Certificates of Obligation, Series 2025

Scenario One – Project Fund \$4,274,362



Fiscal Year	Tax Base	Annual Increase in Taxable Assessed Valuation ⁽¹⁾	Taxable Assessed Valuation ⁽¹⁾	I&S Tax Supported D/S	Certificates of Obligation, Series 2025 Closing in August, 2025 All-in True Interest Cost = 5.40% ⁽²⁾			NEW Projected I&S Tax Supported D/S	Less: 4B Sales Tax Allocation ⁽³⁾	Less: Debt Service and Other Funds on Hand ⁽⁴⁾	NET Projected I&S Tax Supported D/S	Projected I&S Tax Rate ⁽⁵⁾	Variance to 2025 I&S Tax Rate
Ending 30-Sep	Factor				Principal	Interest	Total D/S						
2025	17.40%	\$96,369,698	\$650,201,067	\$818,933	\$0	\$0	\$0	\$818,933	(\$50,000)	\$0	\$768,933	0.1400	NA
2026	6.42%	\$41,729,170	\$691,930,237	\$815,944	\$0	\$194,085	\$194,085	\$1,010,029	(\$50,000)	(\$15,544)	\$944,485	0.1400	0.0000
2027	6.25%	\$43,245,640	\$735,175,877	\$817,539	\$0	\$221,812	\$221,812	\$1,039,350	(\$50,000)	\$0	\$989,350	0.1380	(0.0020)
2028	6.00%	\$44,110,553	\$779,286,430	\$818,629	\$50,000	\$220,974	\$270,974	\$1,089,603	(\$50,000)	\$0	\$1,039,603	0.1368	(0.0032)
2029	5.75%	\$44,808,970	\$824,095,400	\$819,214	\$60,000	\$219,123	\$279,123	\$1,098,336	(\$50,000)	\$0	\$1,048,336	0.1305	(0.0095)
2030	5.50%	\$45,325,247	\$869,420,647	\$893,721	\$40,000	\$217,433	\$257,433	\$1,151,154	(\$50,000)	\$0	\$1,101,154	0.1299	(0.0101)
2031	0.00%	\$0	\$869,420,647	\$965,770	\$30,000	\$216,238	\$246,238	\$1,212,008	(\$50,000)	\$0	\$1,162,008	0.1371	(0.0029)
2032	0.00%	\$0	\$869,420,647	\$1,049,266	\$30,000	\$215,188	\$245,188	\$1,294,454	(\$50,000)	\$0	\$1,244,454	0.1468	0.0068
2033	0.00%	\$0	\$869,420,647	\$1,163,381	\$30,000	\$214,115	\$244,115	\$1,407,496	(\$50,000)	\$0	\$1,357,496	0.1601	0.0201
2034	0.00%	\$0	\$869,420,647	\$1,306,694	\$30,000	\$213,011	\$243,011	\$1,549,705	(\$50,000)	\$0	\$1,499,705	0.1769	0.0369
2035	0.00%	\$0	\$869,420,647	\$1,482,865	\$30,000	\$211,876	\$241,876	\$1,724,741	(\$50,000)	\$0	\$1,674,741	0.1976	0.0576
2036	0.00%	\$0	\$869,420,647	\$1,700,545	\$30,000	\$210,688	\$240,688	\$1,941,233	(\$50,000)	\$0	\$1,891,233	0.2231	0.0831
2037	0.00%	\$0	\$869,420,647	\$1,938,314	\$30,000	\$209,443	\$239,443	\$2,177,756	(\$50,000)	\$0	\$2,127,756	0.2510	0.1110
2038	0.00%	\$0	\$869,420,647	\$352,950	\$85,000	\$206,807	\$291,807	\$644,757	(\$50,000)	\$0	\$594,757	0.0702	(0.0698)
2039	0.00%	\$0	\$869,420,647	\$354,500	\$85,000	\$202,786	\$287,786	\$642,286	(\$50,000)	\$0	\$592,286	0.0699	(0.0701)
2040	0.00%	\$0	\$869,420,647	\$355,750	\$90,000	\$198,639	\$288,639	\$644,389	(\$50,000)	\$0	\$594,389	0.0701	(0.0699)
2041	0.00%	\$0	\$869,420,647	\$351,750	\$100,000	\$194,136	\$294,136	\$645,886	(\$50,000)	\$0	\$595,886	0.0703	(0.0697)
2042	0.00%	\$0	\$869,420,647	\$352,500	\$100,000	\$189,396	\$289,396	\$641,896	(\$50,000)	\$0	\$591,896	0.0698	(0.0702)
2043	0.00%	\$0	\$869,420,647	\$352,950	\$105,000	\$184,427	\$289,427	\$642,377	(\$50,000)	\$0	\$592,377	0.0699	(0.0701)
2044	0.00%	\$0	\$869,420,647	\$206,100	\$210,000	\$176,631	\$386,631	\$592,731	\$0	\$0	\$592,731	0.0699	(0.0701)
2045	0.00%	\$0	\$869,420,647	\$207,050	\$220,000	\$165,999	\$385,999	\$593,049	\$0	\$0	\$593,049	0.0700	(0.0700)
2046	0.00%	\$0	\$869,420,647	\$0	\$560,000	\$146,173	\$706,173	\$706,173	\$0	\$0	\$706,173	0.0833	(0.0567)
2047	0.00%	\$0	\$869,420,647	\$0	\$590,000	\$116,618	\$706,618	\$706,618	\$0	\$0	\$706,618	0.0834	(0.0566)
2048	0.00%	\$0	\$869,420,647	\$0	\$625,000	\$85,361	\$710,361	\$710,361	\$0	\$0	\$710,361	0.0838	(0.0562)
2049	0.00%	\$0	\$869,420,647	\$0	\$655,000	\$52,401	\$707,401	\$707,401	\$0	\$0	\$707,401	0.0835	(0.0565)
2050	0.00%	\$0	\$869,420,647	\$0	\$690,000	\$17,768	\$707,768	\$707,768	\$0	\$0	\$707,768	0.0835	(0.0565)
				\$17,124,364	\$4,475,000	\$4,501,121	\$8,976,121	\$26,100,485	(\$950,000)	(\$15,544)	\$25,134,941		

Combination Tax & Revenue Certificates of Obligation, Series 2025

Scenario Two – Project Fund \$4,674,362



Fiscal Year	Tax Base	Annual Increase in Taxable	Taxable Assessed Valuation ⁽¹⁾	I&S Tax Supported D/S	Certificates of Obligation, Series 2025 Closing in August, 2025 All-in True Interest Cost = 5.40% ⁽²⁾			NEW Projected I&S Tax Supported D/S	Less: 4B Sales Tax Allocation ⁽³⁾	Less: Debt Service and Other Funds on Hand ⁽⁴⁾	NET Projected I&S Tax Supported D/S	Projected I&S Tax Rate ⁽⁵⁾	Variance to 2025 I&S Tax Rate
Ending 30-Sep	Growth Factor				Principal	Interest	Total D/S						
2025	17.40%		\$96,369,698	\$650,201,067	\$818,933	\$0	\$0	\$818,933	(\$50,000)	\$0	\$768,933	0.1400	NA
2026	6.42%		\$41,729,170	\$691,930,237	\$815,944	\$0	\$213,051	\$1,028,994	(\$50,000)	(\$34,510)	\$944,484	0.1400	(0.0000)
2027	6.25%		\$43,245,640	\$735,175,877	\$817,539	\$0	\$243,487	\$1,061,025	(\$50,000)	(\$7,510)	\$1,003,515	0.1400	0.0000
2028	6.00%		\$44,110,553	\$779,286,430	\$818,629	\$30,000	\$242,984	\$1,091,613	(\$50,000)	\$0	\$1,041,613	0.1371	(0.0029)
2029	5.75%		\$44,808,970	\$824,095,400	\$819,214	\$40,000	\$241,806	\$1,101,019	(\$50,000)	\$0	\$1,051,019	0.1308	(0.0092)
2030	5.50%		\$45,325,247	\$869,420,647	\$893,721	\$40,000	\$240,454	\$1,174,175	(\$50,000)	\$0	\$1,124,175	0.1326	(0.0074)
2031	0.00%		\$0	\$869,420,647	\$965,770	\$30,000	\$239,259	\$1,235,029	(\$50,000)	\$0	\$1,185,029	0.1398	(0.0002)
2032	0.00%		\$0	\$869,420,647	\$1,049,266	\$30,000	\$238,209	\$1,317,475	(\$50,000)	\$0	\$1,267,475	0.1495	0.0095
2033	0.00%		\$0	\$869,420,647	\$1,163,381	\$30,000	\$237,136	\$1,430,517	(\$50,000)	\$0	\$1,380,517	0.1629	0.0229
2034	0.00%		\$0	\$869,420,647	\$1,306,694	\$30,000	\$236,032	\$1,572,726	(\$50,000)	\$0	\$1,522,726	0.1796	0.0396
2035	0.00%		\$0	\$869,420,647	\$1,482,865	\$30,000	\$234,897	\$1,747,762	(\$50,000)	\$0	\$1,697,762	0.2003	0.0603
2036	0.00%		\$0	\$869,420,647	\$1,700,545	\$30,000	\$233,709	\$1,964,254	(\$50,000)	\$0	\$1,914,254	0.2258	0.0858
2037	0.00%		\$0	\$869,420,647	\$1,938,314	\$30,000	\$232,464	\$2,200,777	(\$50,000)	\$0	\$2,150,777	0.2537	0.1137
2038	0.00%		\$0	\$869,420,647	\$352,950	\$90,000	\$229,710	\$672,660	(\$50,000)	\$0	\$622,660	0.0735	(0.0665)
2039	0.00%		\$0	\$869,420,647	\$354,500	\$90,000	\$225,453	\$669,953	(\$50,000)	\$0	\$619,953	0.0731	(0.0669)
2040	0.00%		\$0	\$869,420,647	\$355,750	\$95,000	\$221,068	\$671,818	(\$50,000)	\$0	\$621,818	0.0734	(0.0666)
2041	0.00%		\$0	\$869,420,647	\$351,750	\$105,000	\$216,328	\$673,078	(\$50,000)	\$0	\$623,078	0.0735	(0.0665)
2042	0.00%		\$0	\$869,420,647	\$352,500	\$110,000	\$211,233	\$673,733	(\$50,000)	\$0	\$623,733	0.0736	(0.0664)
2043	0.00%		\$0	\$869,420,647	\$352,950	\$115,000	\$205,779	\$673,729	(\$50,000)	\$0	\$623,729	0.0736	(0.0664)
2044	0.00%		\$0	\$869,420,647	\$206,100	\$270,000	\$196,251	\$672,351	\$0	\$0	\$672,351	0.0793	(0.0607)
2045	0.00%		\$0	\$869,420,647	\$207,050	\$285,000	\$182,529	\$674,579	\$0	\$0	\$674,579	0.0796	(0.0604)
2046	0.00%		\$0	\$869,420,647	\$0	\$615,000	\$159,684	\$774,684	\$0	\$0	\$774,684	0.0914	(0.0486)
2047	0.00%		\$0	\$869,420,647	\$0	\$645,000	\$127,302	\$772,302	\$0	\$0	\$772,302	0.0911	(0.0489)
2048	0.00%		\$0	\$869,420,647	\$0	\$680,000	\$93,215	\$773,215	\$0	\$0	\$773,215	0.0912	(0.0488)
2049	0.00%		\$0	\$869,420,647	\$0	\$715,000	\$57,294	\$772,294	\$0	\$0	\$772,294	0.0911	(0.0489)
2050	0.00%		\$0	\$869,420,647	\$0	\$755,000	\$19,441	\$774,441	\$0	\$0	\$774,441	0.0914	(0.0486)
				\$17,124,364	\$4,890,000	\$4,978,767	\$9,868,767	\$26,993,131	(\$950,000)	(\$42,020)	\$26,001,111		

Combination Tax & Revenue Certificates of Obligation, Series 2025

Scenario Three – Project Fund \$8,674,362



Fiscal Year	Tax Base Growth Factor	Annual Increase in Taxable Assessed Valuation ⁽¹⁾	Taxable Assessed Valuation ⁽¹⁾	I&S Tax Supported D/S	Certificates of Obligation, Series 2025 Closing in August, 2025 All-in True Interest Cost = 5.40% ⁽²⁾			NEW Projected I&S Tax Supported D/S	Less: 4B Sales Tax Allocation ⁽³⁾	Less: Debt Service and Other Funds on Hand ⁽⁴⁾	NET Projected I&S Tax Supported D/S	Projected I&S Tax Rate ⁽⁵⁾	Variance to 2025 I&S Tax Rate
30-Sep					Principal	Interest	Total D/S						
2025	17.40%	\$96,369,698	\$650,201,067	\$818,933	\$0	\$0	\$0	\$818,933	(\$50,000)	\$0	\$768,933	0.1400	NA
2026	6.42%	\$41,729,170	\$691,930,237	\$815,944	\$0	\$392,792	\$392,792	\$1,208,736	(\$50,000)	(\$21,010)	\$1,137,726	0.1686	0.0286
2027	6.25%	\$43,245,640	\$735,175,877	\$817,539	\$0	\$448,906	\$448,906	\$1,266,444	(\$50,000)	(\$21,010)	\$1,195,434	0.1668	0.0268
2028	6.00%	\$44,110,553	\$779,286,430	\$818,629	\$30,000	\$448,403	\$478,403	\$1,297,032	(\$50,000)	\$0	\$1,247,032	0.1641	0.0241
2029	5.75%	\$44,808,970	\$824,095,400	\$819,214	\$50,000	\$447,056	\$497,056	\$1,316,269	(\$50,000)	\$0	\$1,266,269	0.1576	0.0176
2030	5.50%	\$45,325,247	\$869,420,647	\$893,721	\$40,000	\$445,535	\$485,535	\$1,379,256	(\$50,000)	\$0	\$1,329,256	0.1568	0.0168
2031	0.00%	\$0	\$869,420,647	\$965,770	\$30,000	\$444,340	\$474,340	\$1,440,110	(\$50,000)	\$0	\$1,390,110	0.1640	0.0240
2032	0.00%	\$0	\$869,420,647	\$1,049,266	\$30,000	\$443,290	\$473,290	\$1,522,556	(\$50,000)	\$0	\$1,472,556	0.1737	0.0337
2033	0.00%	\$0	\$869,420,647	\$1,163,381	\$30,000	\$442,217	\$472,217	\$1,635,598	(\$50,000)	\$0	\$1,585,598	0.1871	0.0471
2034	0.00%	\$0	\$869,420,647	\$1,306,694	\$30,000	\$441,113	\$471,113	\$1,777,807	(\$50,000)	\$0	\$1,727,807	0.2038	0.0638
2035	0.00%	\$0	\$869,420,647	\$1,482,865	\$30,000	\$439,978	\$469,978	\$1,952,843	(\$50,000)	\$0	\$1,902,843	0.2245	0.0845
2036	0.00%	\$0	\$869,420,647	\$1,700,545	\$30,000	\$438,790	\$468,790	\$2,169,335	(\$50,000)	\$0	\$2,119,335	0.2500	0.1100
2037	6.42%	\$0	\$869,420,647	\$1,938,314	\$30,000	\$437,545	\$467,545	\$2,405,858	(\$50,000)	\$0	\$2,355,858	0.2779	0.1379
2038	6.25%	\$0	\$869,420,647	\$352,950	\$260,000	\$430,779	\$690,779	\$1,043,729	(\$50,000)	\$0	\$993,729	0.1172	(0.0228)
2039	6.00%	\$0	\$869,420,647	\$354,500	\$270,000	\$418,244	\$688,244	\$1,042,744	(\$50,000)	\$0	\$992,744	0.1171	(0.0229)
2040	5.75%	\$0	\$869,420,647	\$355,750	\$285,000	\$405,090	\$690,090	\$1,045,840	(\$50,000)	\$0	\$995,840	0.1175	(0.0225)
2041	5.50%	\$0	\$869,420,647	\$351,750	\$300,000	\$391,226	\$691,226	\$1,042,976	(\$50,000)	\$0	\$992,976	0.1171	(0.0229)
2042	0.00%	\$0	\$869,420,647	\$352,500	\$315,000	\$376,650	\$691,650	\$1,044,150	(\$50,000)	\$0	\$994,150	0.1173	(0.0227)
2043	0.00%	\$0	\$869,420,647	\$352,950	\$330,000	\$361,017	\$691,017	\$1,043,967	(\$50,000)	\$0	\$993,967	0.1173	(0.0227)
2044	0.00%	\$0	\$869,420,647	\$206,100	\$545,000	\$339,361	\$884,361	\$1,090,461	\$0	\$0	\$1,090,461	0.1286	(0.0114)
2045	0.00%	\$0	\$869,420,647	\$207,050	\$570,000	\$311,793	\$881,793	\$1,088,843	\$0	\$0	\$1,088,843	0.1284	(0.0116)
2046	0.00%	\$0	\$869,420,647	\$0	\$1,040,000	\$270,986	\$1,310,986	\$1,310,986	\$0	\$0	\$1,310,986	0.1547	0.0147
2047	0.00%	\$0	\$869,420,647	\$0	\$1,095,000	\$216,117	\$1,311,117	\$1,311,117	\$0	\$0	\$1,311,117	0.1547	0.0147
2048	0.00%	\$0	\$869,420,647	\$0	\$1,155,000	\$158,234	\$1,313,234	\$1,313,234	\$0	\$0	\$1,313,234	0.1549	0.0149
2049	0.00%	\$0	\$869,420,647	\$0	\$1,215,000	\$97,206	\$1,312,206	\$1,312,206	\$0	\$0	\$1,312,206	0.1548	0.0148
2050	0.00%	\$0	\$869,420,647	\$0	\$1,280,000	\$32,960	\$1,312,960	\$1,312,960	\$0	\$0	\$1,312,960	0.1549	0.0149
				\$17,124,364	\$8,990,000	\$9,079,622	\$18,069,622	\$35,193,986	(\$950,000)	(\$42,020)	\$34,201,966		

Proposed Schedule of Events



Date	Event
Monday, July 14, 2025	<u>Regular City Council Meeting</u> 1) Presentation 2025 Debt Funded CIP to City Council 2) Presentation of Plan of Finance to City Council 3) City Council approves 2025 CIP and Plan of Finance, and directs staff to work with Finance Team to implement 4) City Council considers and approves a resolution authorizing publication of a Notice of Intent to issue Certificates of Obligation, Series 2025 and a Reimbursement Resolution
Saturday, July 19, 2025	1st publication of Notice of Intent to issue Certificates of Obligation in the local newspaper and on the City's website (min. 45 days before debt approval and authorization)
Saturday, July 26, 2025	2nd publication of Notice of Intent to issue Certificates of Obligation in the local newspaper (Must be 7 days after 1st publication)
Monday, September 8, 2025 (50 days after 1st Publication)	Pricing of Certificates of Obligation, Series 2025 <u>Regular City Council Meeting</u> 1) Presentation of Certificates of Obligation, Series 2025 Sale Results and Final Transaction Numbers 2) City Council approves Ordinance authorizing issuance of the Certificates of Obligation, Series 2025
<i>Prior to Closings</i>	<i>Attorney General Approves debt issuance</i>
Tuesday, September 30, 2025	Closing and delivery of funds to the City



Questions and Discussion

STAFF REPORT

TO: City Council

FROM: Planning Staff

DATE: July 14, 2025

SUBJECT: REZONE FROM AG (AGRICULTURAL) DISTRICT TO I-1 (LIGHT INDUSTRIAL) DISTRICT: 10.270 ACRES OUT OF THE J. T. CADENHEAD SURVEY, ABSTRACT 134, (JOHNSON COUNTY), TEXAS; 1310 FM 1807, VENUS, TEXAS 76084. (REZ2025-0001)

GOAL: Zoning regulations must be adopted in accordance with the *Comprehensive Plan* and designed to 1) lessen congestion in the streets; 2) secure safety from fire, panic, and other dangers; 3) promote health and general welfare; 4) provide adequate light and air; 5) prevent the overcrowding of land; 6) avoid undue concentration of population; 7) facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public requirements. L.G.C. Section 211.004.

LOCATION: The tract is located on the north side of FM 1807, approximately 0.21 miles west of C. R. 214. The tract has approximately 290.91 ft. of frontage along FM 1807 with a depth of approximately 1,532.50 ft. for a tract size of 10.270 acres.

PROPOSAL: The applicant is requesting I-1 (Light Industrial) District in order to self-storage units for lease.

ADJACENT ZONING: Adjacent zoning is unincorporated Johnson County vacant land to the north, Estes Sanders prison to the east, unincorporated Johnson County to the south, and AG (Agricultural) District to the west.

LAND USE: The property is vacant.

COMPREHENSIVE PLAN: The City of Venus Comprehensive Plan designates the future land use as MHS (Manufactured Home Subdivision) District. FM 1807 is designated by TxDOT as major collector with 80 ft. of ROW. It is currently a road with two lanes, no shoulders and has a posted speed limit of 50 miles per hour.

DEVELOPMENT TRENDS: The development trend for this area along FM 1807 is residential uses.

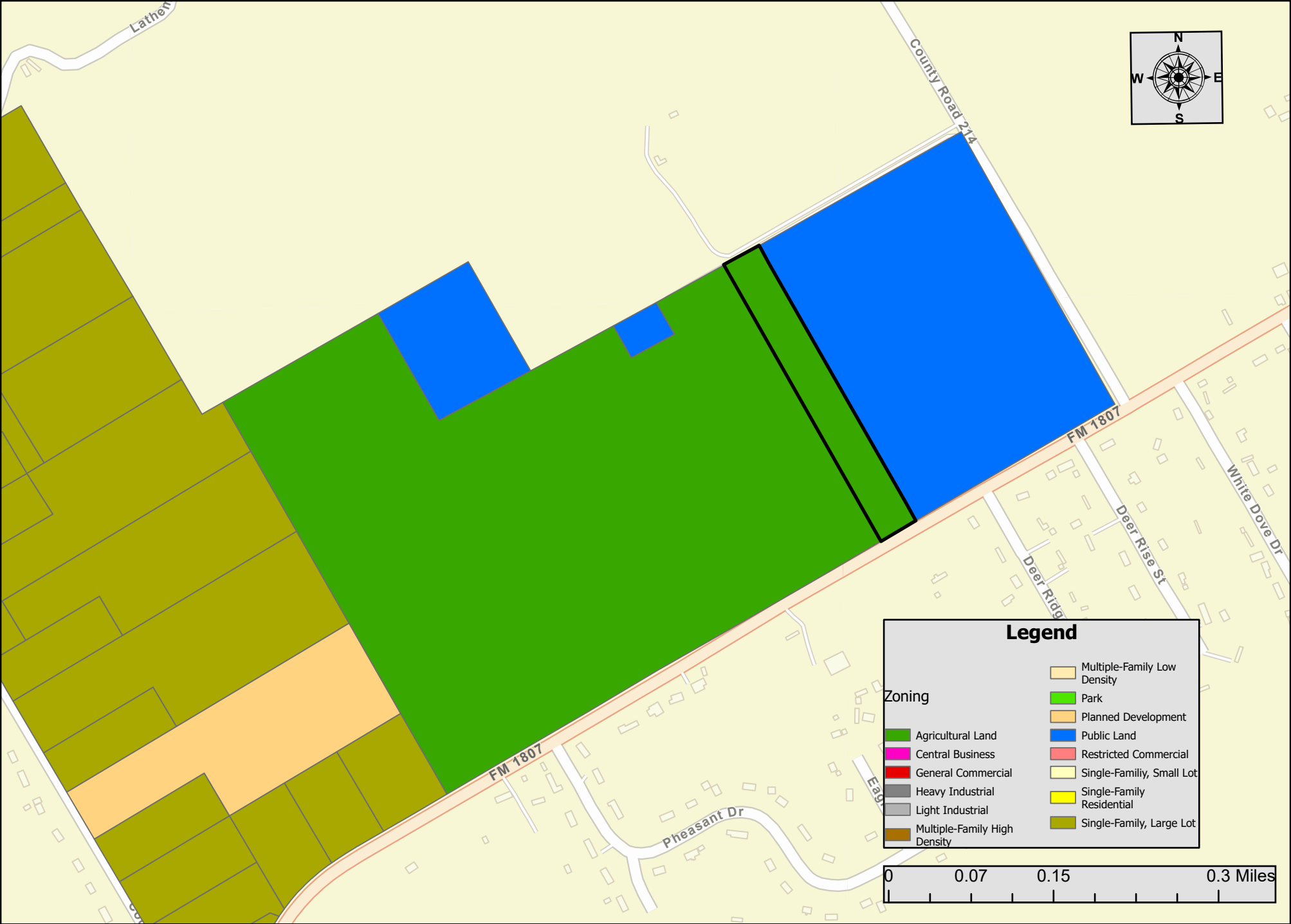
ANALYSIS: The requested zoning does not conform to the Manufactured Home Subdivision (MHS) District as indicated on the City of Venus' Comprehensive Plan. Nevertheless, the Light Industrial (L-I) designation serves as a buffer and transition from the prison. A recorded plat, and site plan are required prior to the issuance of any building permit.

P & Z COMMISSION: At the June 26, 2025 meeting, the Commission voted to recommend approval with six members present, six voting in favor and none against.

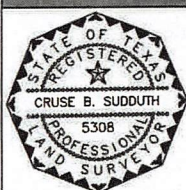
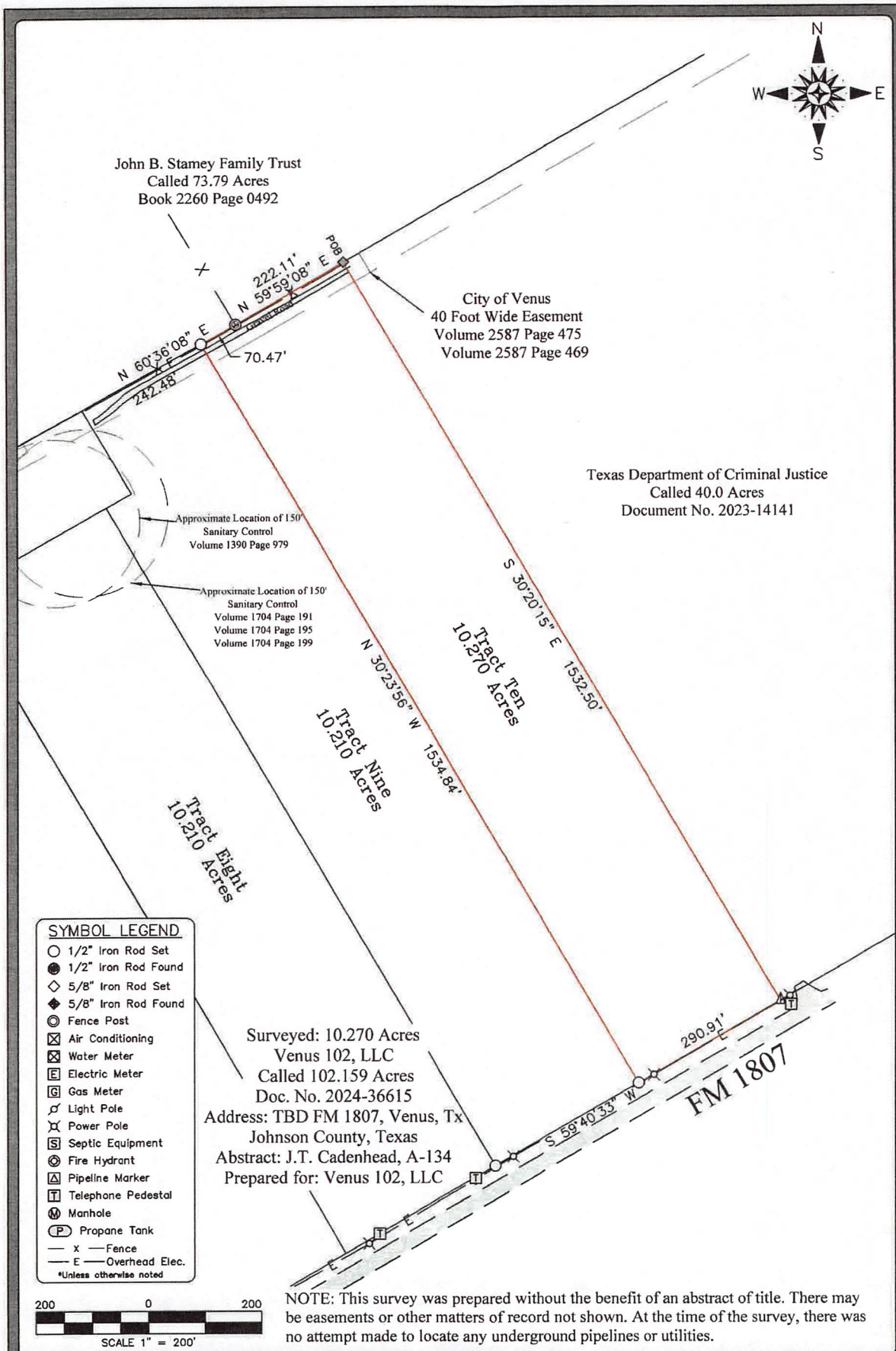
RECOMMENDATION: Staff recommends approval of the rezoning request as it provides a buffer from the prison for future development to the west.



Aerial Map



Zoning Map



BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, N.A.D. 1983.

I, CRUSE B. SUDDUTH, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY MADE UNDER MY DIRECT SUPERVISION DURING DECEMBER, 2024.

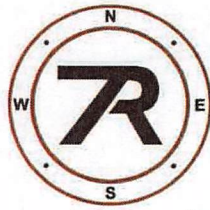
Cruse B. Sudduth
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5308

DRAWN BY: D.L.B. CHECKED BY: B.B.B. FILE NO. 2411039 DATE 1/3/2025



**7 RANGE
SURVEYING**

401 E. Front St. Suite 231 Tyler, Tx 75702
Office - (903) 630-2606
TBPELS Firm No. 10194919



7 RANGE SURVEYING

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Office Phone – (903) 630-2606

Email: Info@7rsurvey.com

TBPELS Firm No. 10194919

January 8th, 2025

TRACT TEN

FIELD NOTE description for a 10.270 acre tract being located in the J.T. Cadenhead Survey, Abstract No. 134, Smith County, Texas, and being a part of a called 102.159 acre tract described in a deed to Venus 102, LLC, recorded in Document Number 2024-36615 of the Official Public Records, Johnson County, Texas, said 10.270 acre tract to be more particularly described as follows;

Bearings are based on the Texas State Plane Coordinate System, Texas North Central Zone 4202, N.A.D. 1983.

Beginning at a 5/8" iron rod found for the Northeast corner of herein described tract, same being a Northeast corner of said 102.159 acre tract, same being the Northwest corner of a called 40.0 acre tract described in a deed to Texas Department of Criminal Justice recorded in Document No. 2023-14141 of the Official Public Records of Johnson County, Texas, said point being on a South line of a called 73.79 acre tract described in a deed to John B. Stamey Family Trust recorded in Book 2260 Page 0492 Deed Records of Johnson County, Texas;

Thence South 30°20'15" East, with the East line of said 102.159 acre tract and the West line of said 40.0 acre tract, a distance of 1532.50 feet to a concrete monument found for the Southeast corner of herein described tract, same being the Southeast corner of said 102.159 acre tract, same being the Southwest corner of said 40.0 acre tract, said point being on the North right of way of Farm to Market road 1807;

Thence South 59°40'33" West, with a South line of said 102.159 acre tract, a distance of 290.91 feet to a 1/2" iron rod set for the Southwest corner of herein described tract, said point being on the North right of way of Farm to Market road 1807;

Thence North 30°23'56" West, over and across said 102.159 acre tract, a distance of 1534.84 feet to a 1/2" iron rod set, on a North line of said 102.159 acre tract, for the Northwest corner of herein described tract, said point being on a South line of said 73.79 acre tract;

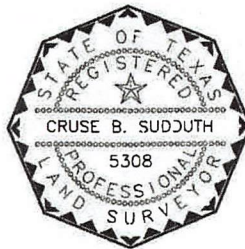
Thence North 60°36'08" East, with the common line of said 102.159 acre tract and said 73.79 acre tract, a distance of 70.47 feet to a post found for an angle break in the North line of herein described tract;

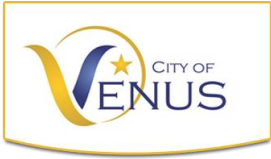
Thence North 59°59'08" East, continuing with the common line of said 102.159 acre tract and said 73.79 acre tract, a distance of 222.11 feet, **BACK TO THE POINT OF BEGINNING**, containing 10.270 Acres of land.

I, Cruse B. Sudduth, do hereby certify that these Field Notes represent an on the ground survey performed under my supervision during December 2024, and is being submitted along with an exhibit plat of said tract, herein described.



Cruse B. Sudduth
Registered Professional Land Surveyor
State of Texas Number 5308
File No. 2411039





June 16, 2025

Dear Property Owner:

I am writing this letter to inform you of upcoming public hearings, which you may be inclined to attend. Hearings provide residents specially neighboring landowners such as yourself, the opportunity to voice an opinion on the proposed project to the Planning & Zoning Commission and City Council. The input and opinions of residents and neighboring property owners provide valuable feedback to the Planning & Zoning Commission, City Council, City staff, and the applicant.

Application Type: **Zone Change:** A request to change the zoning designation pertaining to use for a property.

Summary: **Request:** Request for approval of a zone change for approximately 10.270- acre parcel of land, known as 1310 FM 1807, from AG (Agriculture) District to I-1 (Light Industrial) District. The purpose of this request is to allow the construction of a self-storage business.

Location/Site Plan: Generally located on the north side of FM 1807, and west of C. R. 109 – *See the reverse side for vicinity map.*

Reviewing Body: The Planning & Zoning Commission will make a recommendation to City Council on the zone change request.

Public Hearings: **P & Z Commission: June 26, 2025 at 6:00 pm**
City Council: July 14, 2025 at 6:30 pm
Hearings will take place at the Venus Civic Center, 210 S Walnut St. Venus, TX 76084.

Official Notice Publication: June 14, 2025 on the Cleburne Times.

City Staff: Oscar Ortiz, *City Planner*
(972) 366-3348 extension 206
oortiz@cityofvenus.org

Applicant: Venus 102, LLC
Attention: Justin McWilliams
P O Box 822044
North Richland Hills, TX 76182
jason@texashdmi.com

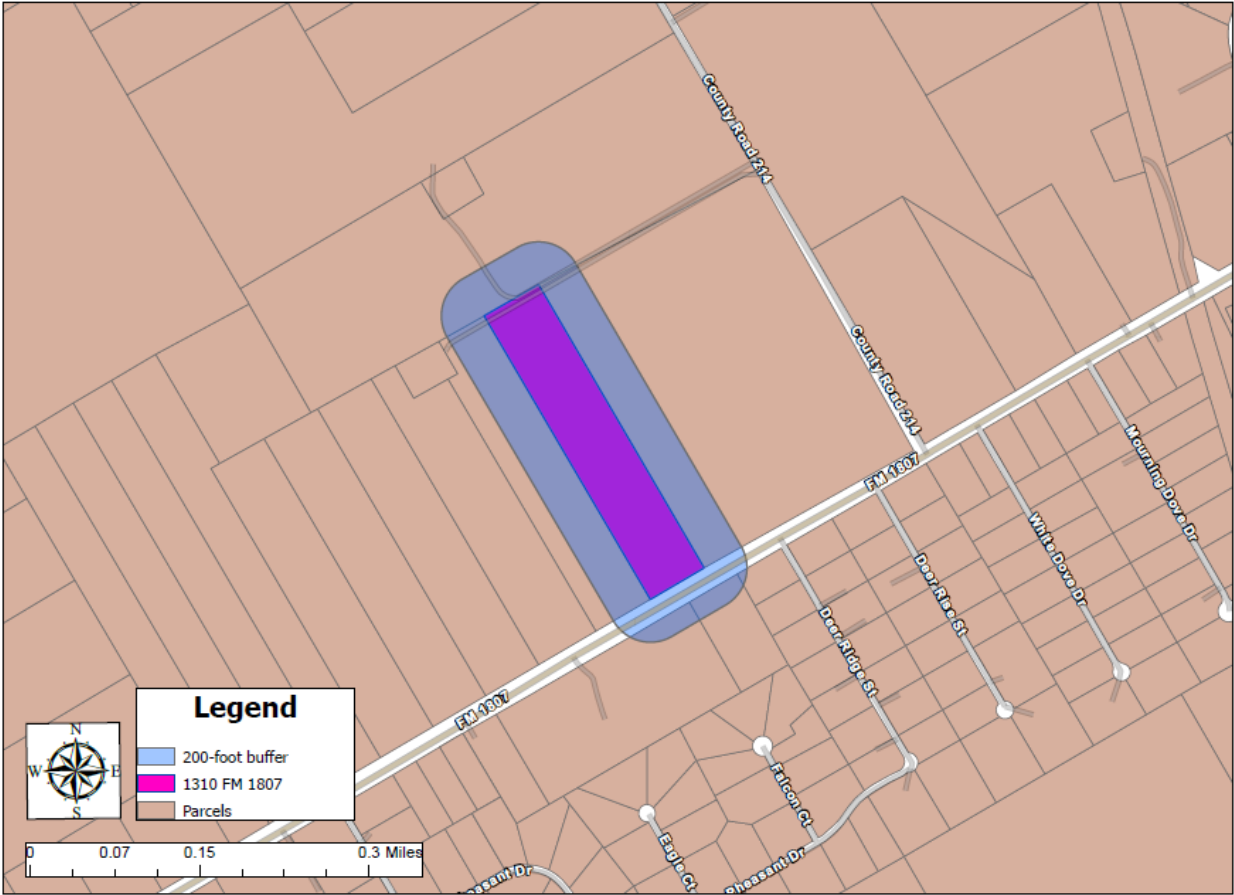
Property Owner: Same as above

Additional Info: This review process allows the Planning Commission and City Council to determine the completeness of the application, and its adherence to City Codes and policies. The request and application will go to the City Council after the Planning & Zoning Commission hearing for a final decision.

Please do not hesitate to contact me if you have any questions on this application. Comments can be summited by email or in writing into the record. Thank you for your time.

Best regards,
Oscar Ortiz, *City Planner*

Vicinity Map



1310 FM 1807

AFFIDAVIT OF POSTING

I, Oscar Ortiz, City Planner with the City of Venus, certify that on June 18, 2025, I posted signage on the front of the property known as 1310 FM 1807 north of FM 1807 and west of C. R. 214 for the Planning and Zoning Commission Public Hearing on June 26th, 2025. I also certify that this sign will remain erected and visible from the public right-of-way until all Governing Body decisions are made. If, at any time the sign is not visible from the right-of-way, I certify I will correct the situation as quickly as possible.

The Legal Description is as follows:

J. T. CADENHEAD SURVEY, ABSTRACT 134, TRACT 10A11

Photographs of the property with this posting were taken and are attached hereto as Exhibit A.



Oscar Ortiz

June 18, 2025

Date: June 18, 2025

STATE OF TEXAS

)
)SS.

JOHNSON COUNTY

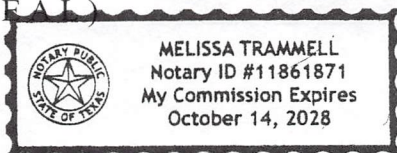
)

The foregoing instrument was acknowledged before me this 18th day of June, 2025, by Melissa Trammell (name),
Notary (title)

Witness my hand and official seal.

My commission expires: 10/14/2028.

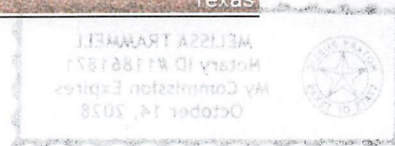
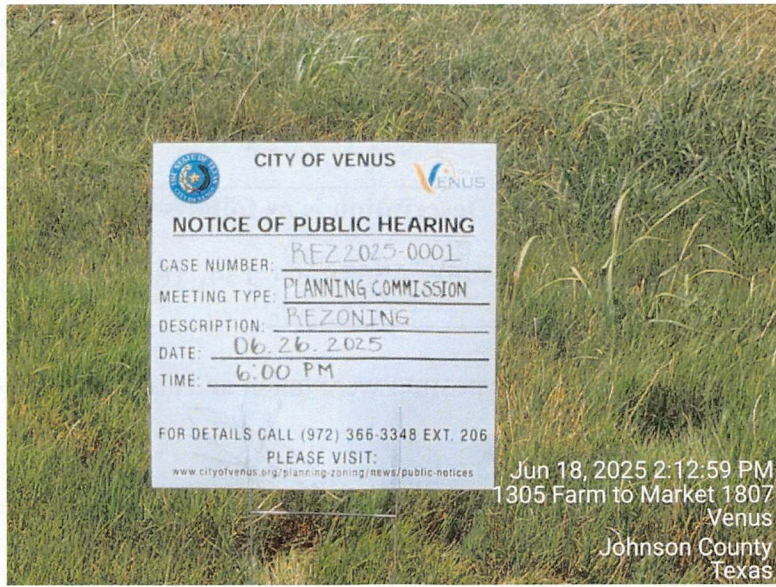
(SEAL)





Notary Public

Exhibit A



ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VENUS, JOHNSON AND ELLIS COUNTIES, TEXAS, AMENDING THE CITY OF VENUS COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION FROM MHS (MANUFACTURED HOME SUBDIVISION) DISTRICT TO I-1 (LIGHT INDUSTRIAL) DISTRICT FOR PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF FM 1807 AND COUNTY ROAD 214 AND BEING 10.270 ACRES OUT OF THE J. T. CADENHEAD SURVEY, ABSTRACT 134, (JOHNSON COUNTY), TEXAS AND COMMONLY KNOWN AS 1310 FM 1807, VENUS, TEXAS 76084. PROVIDING FOR THE REPEAL OF ALL OTHER ORDINANCES IN CONFLICT WITH THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION; PROVIDING FOR PUNISHMENT; PROVIDING FOR NO VESTED RIGHTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Venus, Texas (“City”), is a Type A General Law Municipality located in both Johnson County, and Ellis County Texas, created in accordance with provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the City, as a Type A general law municipality, is empowered under the Texas Local Government Code, Section 51.001, to adopt an ordinance or rule that is for the good government of the City; and

WHEREAS, pursuant to Chapter 213 of the Texas Local Government Code, a municipality may adopt or amend a comprehensive plan for the long-range development of the community in order to promote sound development; and

WHEREAS, the City Council of the City of Venus, Texas (“City Council”), directed the Planning and Zoning Commission of the City of Venus to provide guidance and forward a recommendation to the City for a revised comprehensive plan; and

WHEREAS, the Planning and Zoning Commission has reviewed and revised the City’s previous Comprehensive Plan, and has amended the City’s Comprehensive Plan; and

WHEREAS, the Planning and Zoning Commission conducted a public hearing, and after all persons were given an opportunity to present testimony, did consider and make recommendations to the City Council to revise the comprehensive plan; and

WHEREAS, the City Council, has carefully reviewed and considered the merits of the Comprehensive Plan after having received input and recommendations from the Planning and Zoning Commission, and after holding a public hearing; and

WHEREAS, the City Council has found and determined that all meetings were duly noticed and held in accordance with law; and

WHEREAS, the City Council has determined that amending the comprehensive plan is necessary for the government, interest, welfare, or good order of the City of Venus.

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

SECTION 1. INCORPORATION OF PREMISES. The above and foregoing premises are true and correct legislative determinations and are incorporated herein and made a part hereof for all purposes.

SECTION 2. AMENDMENT OF THE CITY OF VENUS COMPREHENSIVE PLAN. The Venus Comprehensive Plan, including the Future Land Use Plan, attached hereto and incorporated herein as if set forth in full as Exhibit “A,” is hereby adopted by the City Council of the City of Venus as a long-range planning guide for the City, and it shall supersede any previously existing comprehensive plan. Specifically, the land use designation be and is hereby changed from Manufactured Home Subdivision (“MHS”) to Light Industrial (“I-1”) on that certain tract of land, being generally located on the southwest corner of FM 1807 and County Road 214. The subject property being described as 10.270 acres out of the J.T. Cadenhead Survey, Abstract 134 (Johnson County), Texas and more particularly described as a 10.270 acre tract being located in the J. T. Cadenhead Survey, Abstract No. 134, Johnson County, Texas, and being a part of a called 102.159 acre tract described in a deed to Venus 102, LLC, recorded in Document Number 2024-36615 of the Official Public Records, Johnson County, Texas.

SECTION 3. PURPOSE OF THE COMPREHENSIVE PLAN. The City of Venus Comprehensive Plan is intended to constitute the Comprehensive, or Master Plan of the City of Venus, Texas, for all matters related to long-range guidance relative to zoning decisions, land subdivision, thoroughfare construction, and growth management.

SECTION 4. REVIEW BY PLANNING AND ZONING COMMISSION. The Planning and Zoning Commission shall conduct a comprehensive review of this Comprehensive Plan. The Planning and Zoning Commission may review the comprehensive plan should a need arise and make recommendations to the City Council concerning any proposed amendments.

SECTION 5. MAYOR’S SIGNATURE. The Mayor of the City of Venus shall affix his signature on an appropriate page of the Comprehensive Plan, that page to be determined by him, below the words “Official Plan” below which will be placed the seal of the City.

SECTION 6. REPEAL OF CONFLICTING ORDINANCES. This Ordinance shall be cumulative of all provisions of Ordinances of the City except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event the conflicting provisions of such Ordinances are hereby repealed.

SECTION 7. SEVERABILITY. It is hereby declared to be the intention of the City Council of the City of Venus, Texas, that the phrases, clauses, sentences, paragraphs, and sections

of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the City Council without incorporation in this Ordinance of such unconstitutional phrases, clause, sentence, paragraph, or section.

SECTION 8. SAVINGS. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the City of Venus Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 9. ENGROSS AND ENROLL. The City Secretary of the City of Venus hereby directed to engross and enroll this Ordinance by copying the exact Caption and the Effective Date clause in the minutes of the City Council of the City of Venus and by filing this Ordinance in the Ordinance records of the City.

SECTION 10. PUBLICATION. The City Secretary of the City of Venus is hereby directed to publish in the Official Newspaper of the City of Venus the Caption and the Effective Date of this Ordinance for two (2) days.

SECTION 11. PUNISHMENT. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Venus Zoning Ordinance as previously amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

SECTION 12. NO VESTED RIGHTS. No person or entity shall acquire any vested right in this Ordinance, or any specific regulations contained herein. This Ordinance and any regulations may be amended or repealed by the City Council of the City of Venus, Texas in the manner provided by law.

SECTION 13. This Ordinance shall become effective from and after the date of its final passage and publication as provided by law, and it is accordingly so ordained.

DULY PASSED and approved by the City Council of the City of Venus, Texas, on this the ____ day of _____, 2025.

ATTEST:

APPROVED:

CALLIE GREEN, CITY SECRETARY

ALEJANDRO GALAVIZ, MAYOR

EXHIBIT “A”

1310 FM 1807



I-1 (Light Industrial) District

STAFF REPORT

TO: City Council

FROM: Planning Staff

DATE: July 14, 2025

SUBJECT: REZONE FROM AG (AGRICULTURAL) DISTRICT TO PD (PLANNED DEVELOPMENT) DISTRICT: 7.091 ACRES OUT OF THE RADFORD BERRY SURVEY, ABSTRACT 26, JOHNSON COUNTY, TEXAS & 36.127 ACRES OUT OF THE RADFORD BERRY SURVEY, ABSTRACT 26, JOHNSON COUNTY, TEXAS; 501 E US HIGHWAY 67, VENUS, TEXAS 76084. (REZ2025-0002)

GOAL: Zoning regulations must be adopted in accordance with the *Comprehensive Plan* and designed to 1) lessen congestion in the streets; 2) secure safety from fire, panic, and other dangers; 3) promote health and general welfare; 4) provide adequate light and air; 5) prevent the overcrowding of land; 6) avoid undue concentration of population; 7) facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public requirements. L.G.C. Section 211.004.

LOCATION: The tract is located on the south side of E US Highway 67, approximately 0.29 miles west of S FM 157. The tract has approximately 1619.86 ft. of frontage along E US Highway 67 with a depth of approximately 991.71 ft. combining two tracts for an approximate total size of 43.218 acres.

PROPOSAL: The applicant is requesting PD (Planned Development) District with underlying R-4 (Multiple-Family- High Density) District and C-2 (General Commercial) District in order to construct Commercial, Multi-Family, and Build-to-Rent products.

ADJACENT ZONING: Adjacent zoning is unincorporated Johnson County vacant land to the east, Agriculture (AG) District, Cemetery, and R-1 (Single-Family Residential) District to the south, and R-1 (Single-Family Residential) District to the west.

LAND USE: The property is vacant.

COMPREHENSIVE PLAN: The City of Venus Comprehensive Plan designates the future land use as C-2 (General Commercial) District. E US Highway 67 is designated by TxDOT as principal arterial with 225 ft. of ROW, and 65-foot median width. It is currently a road with two lanes on each direction, with 12-foot-shoulders and has a posted speed limit of 65 miles per hour.

DEVELOPMENT TRENDS: The development trend for this area along E US Highway 67 is commercial.

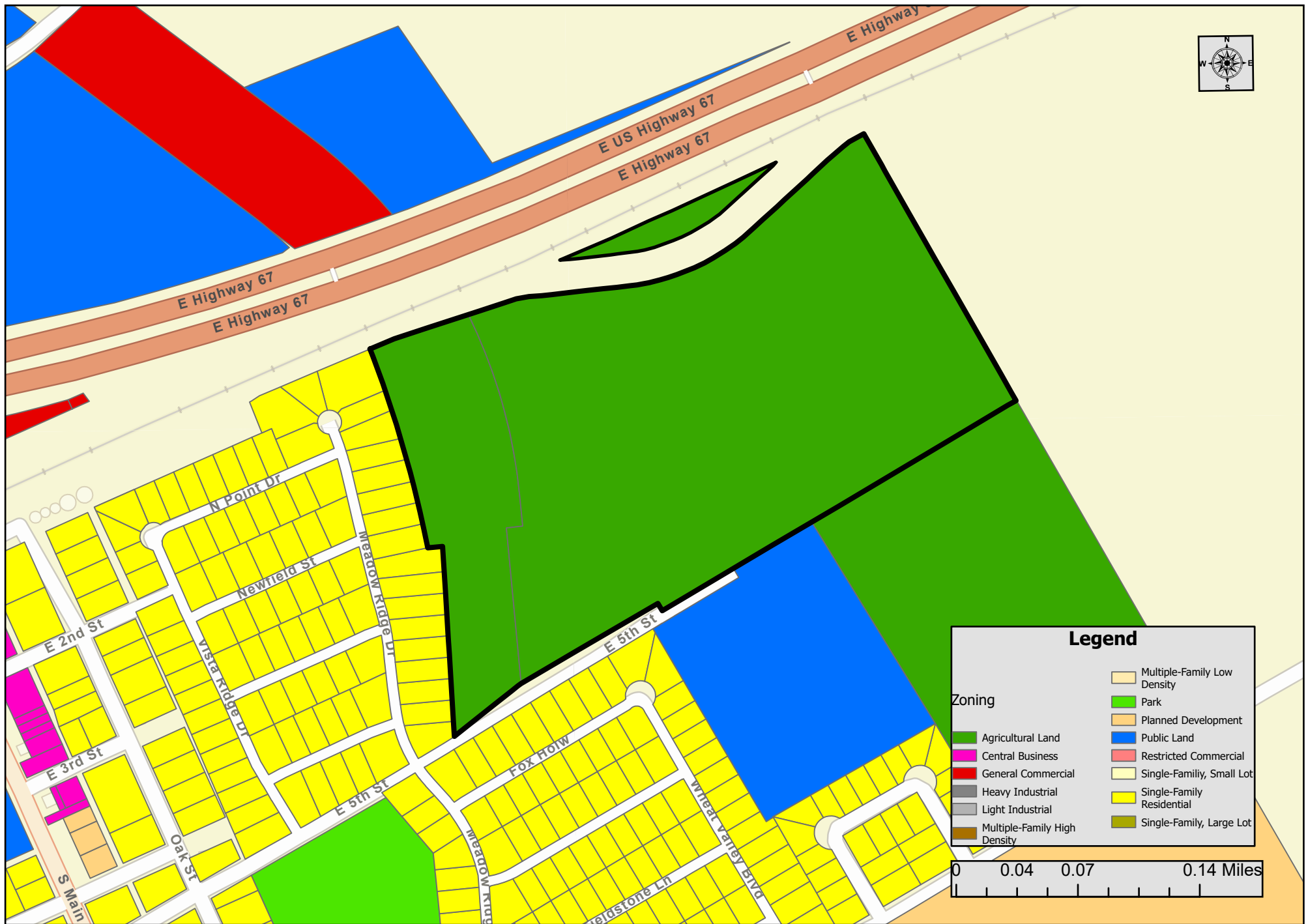
ANALYSIS: The requested zoning does not conform to the C-2 (General Commercial) District as indicated on the City of Venus' Comprehensive Plan. However, a Planned Development (PD) designation offers opportunities for mixed-use projects. A recorded plat, and site plan are required prior to the issuance of any building permit.

P & Z COMMISSION: At the June 26, 2025 meeting, the Commission voted to recommend approval with six members present, four voting in favor and two against.

RECOMMENDATION: Staff recommends approval of the rezoning request as it provides opportunities for Commercial, Multi-family, and Build-to-Rent development projects.



Aerial Map



Zoning Map

LEGEND	
	= FOUND IRON PIPE OR ROD
	= FOUND NAIL
	= FOUND NOTCH
	= FOUND PK NAIL
	= FOUND RAILROAD SPIKE
	= FOUND DISK
	= FOUND CUT CROSS
	= FOUND CONCRETE MONUMENT
	= FOUND COTTON PICKER SPIKE
	= FOUND STONE
	= BACKSIGHT CHECK
	= BENCHMARK
	= SET OR FOUND HUB
	= STATION MARKER
	= MISCELLANEOUS MANHOLE
	= EX. STORM MANHOLE (MH)
	= EX. STORM CATCH BASIN (C)
	= EX. STORM INLET (INL)
	= EX. FLARED END SECTION
	= EX. RIP-RAP
	= EX. STORM SEWER MARKER
	= EX. SANITARY MANHOLE (SM)
	= EX. GREASE TRAP
	= EX. LIFT STATION
	= EX. CLEANOUT
	= EX. SANITARY SEWER MARKER
	= EX. COMBINATION SEWER MARKER
	= EX. FIRE HYDRANT/AUX. VALVE
	= EX. VALVE BOX
	= EX. VALVE VAULT (V.V.)
	= EX. WATER METER
	= EX. BUFFALO BOX
	= EX. AUXILIARY VALVE
	= EX. IRRIGATION CONTROL BOX
	= EX. IRRIGATION CONTROL VALVE
	= EX. WATER FOUNTAIN
	= EX. WELL HEAD
	= EX. SPRINKLER CONTROL VALVE
	= EX. WATER MARKER
	= EX. GAS VALVE
	= EX. GAS METER
	= EX. GAS MANHOLE
	= EX. JULIE GAS MARKER
	= EX. ELECTRICAL METER
	= EX. ELECTRICAL MANHOLE
	= EX. ELECTRICAL OUTLET
	= EX. JULIE ELECTRIC MARKER
	= EX. HANDHOLE
	= EX. DOUBLE HANDHOLE BOX
	= EX. TELEPHONE PEDESTAL
	= EX. TELEPHONE MANHOLE
	= EX. TELEPHONE VAULT
	= EX. TELEPHONE CONTROL BOX
	= EX. TELEPHONE MARKER
	= EX. TELEVISION PEDESTAL
	= EX. TELEVISION LINE MANHOLE
	= EX. FIBER OPTIC LINE MARKER
	= EX. FIBER OPTIC LINE MARKER
	= EX. PETROLEUM MARKER
	= EX. UTILITY POLE
	= EX. UTILITY POLE WITH LIGHT
	= EX. GUY WIRE
	= EX. LIGHT STANDARD
	= EX. STREET LIGHT
	= EX. GROUND LIGHT
	= EX. TRAFFIC SIGNAL
	= EX. TRAFFIC SIGNAL WITH A
	= EX. TRAFFIC SIGNAL MANHOLE
	= EX. DOUBLE TRAFFIC SIGNAL
	= EX. SIGN
	= EX. DOUBLE POLE SIGN
	= EX. MAILBOX
	= EX. BOLLARD
	= EX. FLAG POLE
	= EX. PAY/EMERGENCY PHONE
	= EX. FIRE SIAMESE/ALARM
	= EX. AIR CONDITIONING UNIT
	= EX. PARKING METER
	= EX. TEST/SOIL BORING
	= EX. BASKETBALL HOOP
	= EX. HANDICAPPED PARKING
	= EX. RAILROAD CONTROL BOX
	= EX. RAILROAD CROSSING GA
	= EX. RAILROAD SWITCH

1. Basis of Bearings is the Texas State Plane Coordinate System, North American Datum of 1983, Texas North Central Zone.
2. This sketch and the survey on which it is based embrace the same property described in Old Republic National Title Insurance Company's Commitment for Title Insurance, GF No.: 220162-14, Effective Date: March 28, 2022, Issued: March 31, 2022.
3. There was no evidence of current earth moving work, building construction and building additions at the time of the field survey.
4. The surveyor was aware of no proposed changes in street right-of-way lines and did not observe evidence of recent street and sidewalk construction or repairs at the time of the field survey.
5. There was no observed evidence of site use as a solid waste dump, sump or sanitary landfill at the time of the field survey.
6. All easements are based on the current recorded plat unless otherwise noted.
7. No zoning, setback, height or bulk restrictions were provided to the surveyor at the time of the survey.
8. Parking Count:
No visible parking spaces on site

10g. Road and utility easements 30 feet in width, as set forth in instrument filed for record in Volume 801, Page 214 of the Deed Records of Johnson County, Texas. (As to both tracts)
DO AFFECT AND ARE SHOWN HEREON

10i. 1/2 of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted therefrom as the same are set forth in instrument recorded in Volume 544, Page 792, of the Deed Records of Johnson County, Texas. (Said interest not investigated subsequent to date of reservation or conveyance.) (As to both tracts)

DOES AFFECT AND IS BLANKET IN NATURE

10k. 1/2 of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted therefrom as the same are set forth in instrument recorded in Volume 721, Page 378, of the Deed Records of Johnson County, Texas. (Said interest not investigated subsequent to date of reservation or conveyance.) (As to both tracts)

DOES AFFECT AND IS BLANKET IN NATURE

According to Community Panel Number 48251C02501, dated December 04, 2012, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man made or natural causes. This statement shall not create liability on the part of the Surveyor.

Tract I

BEING a 7.091 acre tract of land situated in the R. Berry Survey, Abstract Number 26, Johnson County, Texas and being a portion of that called Tract VI described by deed to Seven S Ranch, Inc., recorded in Volume 3444, Page 97, Deed Records, Johnson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the northwest corner of said called Tract VI, said iron rod also being the northeast corner of Block One, Meadow Ridge, an addition to the City of Venus according to the plat thereof recorded in Volume 8, Page 278, Plat Records, Johnson County, Texas and being in the south right-of-way line of the G.C.&S.F. Railroad;

THENCE North 65 degrees 36 minutes 50 seconds East, 300.98 feet along the north line of said called Tract VI and said south right-of-way line of the G.C.&S.F. Railroad to a 5/8 inch iron rod with cap stamped "MANHARD" set at the northeast corner of said called Tract VI, said iron rod also being the northwest corner of that called 27.057 acre tract of land described by deed to Southwest Railroad Car Parts Company, Inc., recorded in Volume 940, Page 535, Deed Records, Johnson County, Texas and being beginning of a non-tangent curve to the right;

THENCE along the east line of said called Tract VI and the west line of said called 27.057 acre tract the following calls:

631.02 feet, with said curve to the right, having a radius of 1582.45 feet, a central angle of 22 degrees 50 minutes 50 seconds, whose long chord bears South 17 degrees 07 minutes 14 seconds East, 626.84 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set;

South 05 degrees 41 minutes 37 seconds East, 100.00 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set;

South 83 degrees 19 minutes 40 seconds West, 50.01 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set;

South 05 degrees 26 minutes 57 seconds East, 474.31 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set at the southwest corner of said called 27.057 acre tract, said iron rod also being in the north right-of-way line of 5th Street (50' Right-of-Way);

THENCE South 59 degrees 41 minutes 52 seconds West, 220.41 feet along said north right-of-way line of 5th Street to a 5/8 inch iron rod with cap stamped "MANHARD" set at the southeast corner of said Block One;

THENCE along the west line of said called Tract VI and the east line of said Block One the following calls:

North 05 degrees 26 minutes 57 seconds West, 566.95 feet to a 1/2 inch iron rod found.

South 84 degrees 18 minutes 23 seconds West, 50.00 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set;

North 05 degrees 41 minutes 37 seconds West, 100.00 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set at the beginning of a curve to the left;

533.19 feet, with said curve to the left, having a radius of 1282.41 feet, a central angle of 23 degrees 49 minutes 20 seconds, whose long chord bears North 17 degrees 36 minutes 30 seconds West, 529.36 feet to the POINT OF BEGINNING and containing 308,863 square feet or 7.091 acres of land, more or less.

Tract II

BEING a 36.127 acre tract of land situated in the R. Berry Survey, Abstract Number 26, Johnson County, Texas and being all of that called 27.057 acre tract of land described by deed to Southwest Railroad Car Parts Company, Inc., recorded in Volume 940, Page 535, Deed Records, Johnson County, Texas and all of that 10.00 acre tract of land described by deed to Southwest Railroad Car Parts Company, Inc., recorded in Volume 965, Page 603, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the northeast corner of said called 27.057 acre tract, said iron rod also being the northwest corner of that called 140.1694 acre tract of land described by deed to Fulson Venus 140, LP, recorded in Volume 4079, Page 329, Deed Records, Johnson County, Texas and being in the south right-of-way line of the G.C.&S.F. Railroad;

THENCE South 29 degrees 42 minutes 19 seconds East, 991.71 feet along the east line of said called 27.057 acre tract and the east line of said called 10.00 acre tract to a 1/2 inch iron rod with cap stamped "CBG" found at the southeast corner of said called 10.00 acre tract, said iron rod also being the northeast corner of that called 17.35 acre tract of land described by deed to RABWA Investment, LLC, recorded in County Clerk's File Number 2016-20829, Deed Records, Johnson County, Texas;

THENCE South 59 degrees 14 minutes 06 seconds West, 1249.28 feet along the south line of said 10.00 acre tract and the north line of said 17.35 acre tract and the north line of that called 5 acre tract of land (First Tract), described by deed to Venus Cemetery Association, recorded in County Clerk's File Number 2010-33392, Deed Records, Johnson County, Texas to a 5/8 inch iron rod with cap stamped "MANHARD" set in the east line of Meadow Ridge Addition II, Phase 1, an addition to the City of Venus according to the plat thereof recorded in Volume 8, Page 833, Plat Records, Johnson County, Texas;

THENCE North 30 degrees 13 minutes 20 seconds West, 26.10 feet along the east line of said Meadow Ridge Addition II, Phase I to a 5/8 inch iron rod with cap stamped "MANHARD" set at the northeast corner of said Meadow Ridge Addition II, Phase I;

THENCE South 59 degrees 41 minutes 52 seconds West, 482.07 feet along the north line of said Meadow Ridge Addition II, Phase I, to a 5/8 inch iron rod with cap stamped "MANHARD" set at the southwest corner of said called 27.057 acre tract, said iron rod also being in the east line of that called Tract VI described by deed to Seven S Ranch, Inc., recorded in Volume 3444, Page 97, Deed Records, Johnson County, Texas;

THENCE along the west line of said called 27.057 and said east line of that called Tract VI,

North 05 degrees 26 minutes 57 seconds West, 474.31 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set.

North 05 degrees 41 minutes 37 seconds West, 100.00 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set at the beginning of a curve to the left;

631.02 feet, with said curve to the left, having a radius of 1582.45 feet, a central angle of 22 degrees 50 minutes 50 seconds, whose long chord bears North 17 degrees 07 minutes 14 seconds West, 626.84 feet, to a 5/8 inch iron rod with cap stamped "MANHARD" set at the northwest corner of said called 27.057 acre tract, said iron rod also being the northeast corner of said called Tract VI and being in the south right-of-way line of the G.C.&S.F. Railroad;

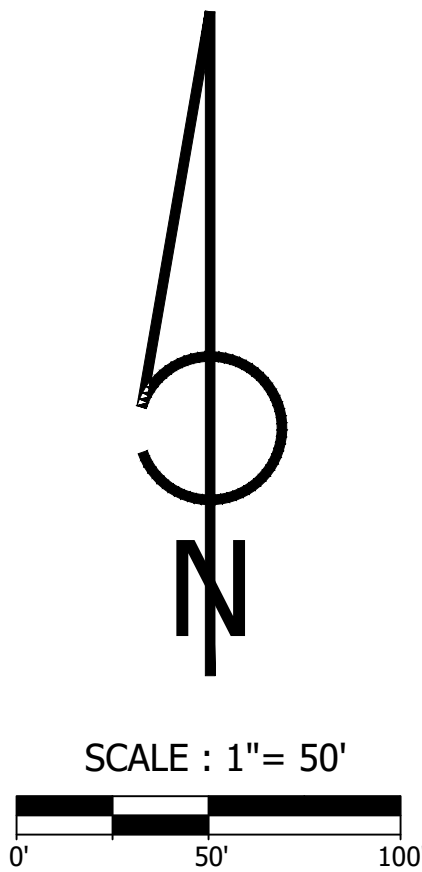
THENCE North 65 degrees 36 minutes 50 seconds East, 1318.88 feet along the north line of said called 27.057 acre tract and said south right-of-way line of the G.C.&S.F. Railroad to the POINT OF BEGINNING and containing 1,573,700 square feet or 36.127 acres of land, more or less.

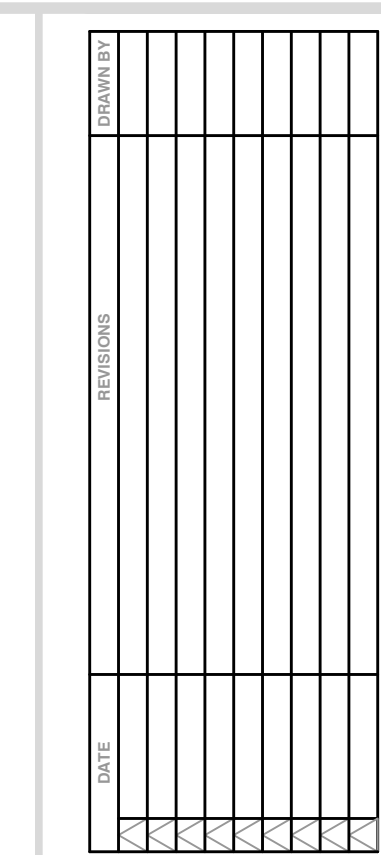
To:

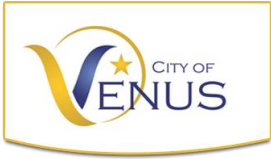
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, 13, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on June 03, 2022.

Executed this the 06th day of June, in the year of our Lord 2022.

Jeremy Luke Deal
Registered Professional Land Surveyor
Texas Registration No. 5696







June 16, 2025

Dear Property Owner:

I am writing this letter to inform you of upcoming public hearings, which you may be inclined to attend. Hearings provide residents specially neighboring landowners such as yourself, the opportunity to voice an opinion on the proposed project to the Planning & Zoning Commission and City Council. The input and opinions of residents and neighboring property owners provide valuable feedback to the Planning & Zoning Commission, City Council, City staff, and the applicant.

Application Type: **Zone Change:** A request to change the zoning designation pertaining to use for a property.

Summary: **Request:** Request for approval of a zone change for approximately 43.218- acre parcel of land, known as 501 E US Highway 67, from AG (Agriculture) District to PD (Planned Development) District. The purpose of this request is to allow a mixed-use development with underlying R-4 and C-2 zonings.

Location/Site Plan: Generally located on the north side of E C. R. 109 and south side of E US Highway 67 – *See the reverse side for vicinity map.*

Reviewing Body: The Planning & Zoning Commission will make a recommendation to City Council on the zone change request.

Public Hearings: **P & Z Commission: June 26, 2025 at 6:00 pm**
City Council: July 14, 2025 at 6:30 pm
Hearings will take place at the Venus Civic Center, 210 S Walnut St. Venus, TX 76084.

Official Notice Publication: June 14, 2025 on the Cleburne Times.

City Staff: Oscar Ortiz, *City Planner*
(972) 366-3348 extension 206
oortiz@cityofvenus.org

Applicant: JTM Venus Land, LLC
Attention: Mark Miller
16000 Dallas Parkway, Suite 300
Dallas, TX 75248
mark.miller@northbrookadvisors.com

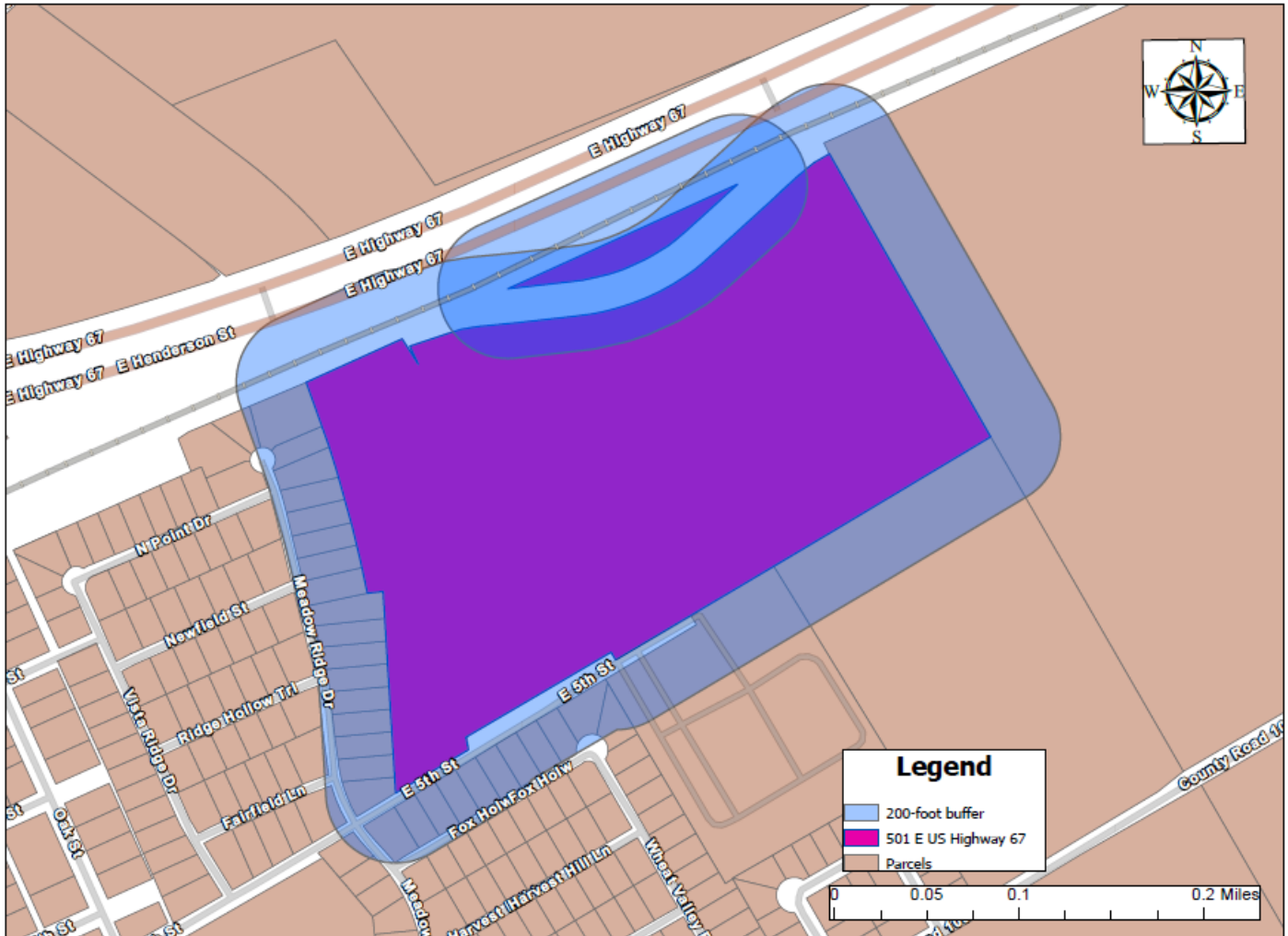
Property Owner: Same as above

Additional Info: This review process allows the Planning Commission and City Council to determine the completeness of the application, and its adherence to City Codes and policies. The request and application will go to the City Council after the Planning & Zoning Commission hearing for a final decision.

Please do not hesitate to contact me if you have any questions on this application. Comments can be submitted by email or in writing into the record. Thank you for your time.

Best regards, Oscar Ortiz, *City Planner*

Vicinity Map



501 E US Highway 67

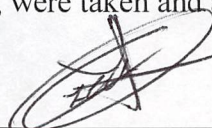
AFFIDAVIT OF POSTING

I, Oscar Ortiz, City Planner with the City of Venus, certify that on June 18, 2025, I posted signage on the front of the property known as 501 E US Highway 67, south of E US Highway 67 for the Planning and Zoning Commission Public Hearing on June 26, 2025. I also certify that this sign will remain erected and visible from the public right-of-way until all Governing Body decisions are made. If, at any time the sign is not visible from the right-of-way, I certify I will correct the situation as quickly as possible.

The Legal Description is as follows:

RADFORD BERRY SURVEY, ABSTRACT 26, TRACTS 21, 22, 23

Photographs of the property with this posting were taken and are attached hereto as Exhibit A.



Oscar Ortiz

June 18, 2025

Date: June 18, 2025

STATE OF TEXAS

)
)SS.

JOHNSON COUNTY

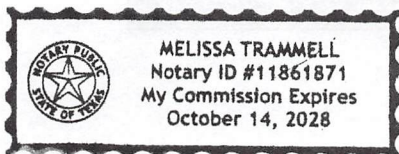
)

The foregoing instrument was acknowledged before me this 18th day of June, 2025, by Melissa Trammell (name),
Notary (title)

Witness my hand and official seal.

My commission expires: 10/14/2028.

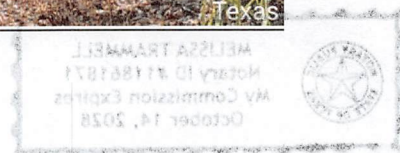
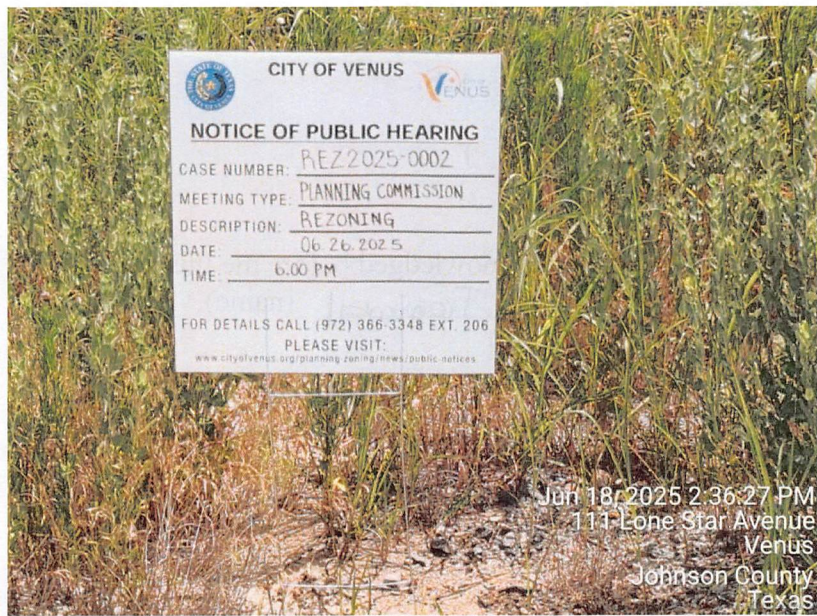
(SEAL)





Notary Public

Exhibit A



ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VENUS, JOHNSON AND ELLIS COUNTIES, TEXAS, AMENDING THE CITY OF VENUS COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION FROM C-2 (GENERAL COMMERCIAL) DISTRICT TO PD (PLANNED DEVELOPMENT) DISTRICT FOR PROPERTY GENERALLY LOCATED SOUTH OF US HIGHWAY 67, EAST OF STATE HIGHWAY 157 AND NORTH OF EAST COUNTY ROAD 109 AND BEING 7.091 ACRES OUT OF THE RADFORD BERRY SURVEY, ABSTRACT 26, (JOHNSON COUNTY), TEXAS & 36.127 ACRES OUT OF RADFORD BERRY SURVEY, ABSTRACT 26, (JOHNSON COUNTY), TEXAS AND COMMONLY KNOWN AS 501 E US HIGHWAY 67, VENUS, TEXAS 76084. PROVIDING FOR THE REPEAL OF ALL OTHER ORDINANCES IN CONFLICT WITH THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION; PROVIDING FOR PUNISHMENT; PROVIDING FOR NO VESTED RIGHTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Venus, Texas (“City”), is a Type A General Law Municipality located in both Johnson County, and Ellis County Texas, created in accordance with provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the City, as a Type A general law municipality, is empowered under the Texas Local Government Code, Section 51.001, to adopt an ordinance or rule that is for the good government of the City; and

WHEREAS, pursuant to Chapter 213 of the Texas Local Government Code, a municipality may adopt or amend a comprehensive plan for the long-range development of the community in order to promote sound development; and

WHEREAS, the City Council of the City of Venus, Texas (“City Council”), directed the Planning and Zoning Commission of the City of Venus to provide guidance and forward a recommendation to the City for a revised comprehensive plan; and

WHEREAS, the Planning and Zoning Commission has reviewed and revised the City’s previous Comprehensive Plan, and has amended the City’s Comprehensive Plan; and

WHEREAS, the Planning and Zoning Commission conducted a public hearing, and after all persons were given an opportunity to present testimony, did consider and make recommendations to the City Council to revise the comprehensive plan; and

WHEREAS, the City Council, has carefully reviewed and considered the merits of the Comprehensive Plan after having received input and recommendations from the Planning and Zoning Commission, and after holding a public hearing; and

WHEREAS, the City Council has found and determined that all meetings were duly noticed and held in accordance with law; and

WHEREAS, the City Council has determined that amending the comprehensive plan is necessary for the government, interest, welfare, or good order of the City of Venus.

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

SECTION 1. INCORPORATION OF PREMISES. The above and foregoing premises are true and correct legislative determinations and are incorporated herein and made a part hereof for all purposes.

SECTION 2. AMENDMENT OF THE CITY OF VENUS COMPREHENSIVE PLAN. The Venus Comprehensive Plan, including the Future Land Use Plan, attached hereto and incorporated herein as if set forth in full as Exhibit “A,” is hereby adopted by the City Council of the City of Venus as a long-range planning guide for the City, and it shall supersede any previously existing comprehensive plan. Specifically, the land use designation be and is hereby changed from General Commercial (“C-2”) to Planned Development (“PD”) on that certain tract of land, being generally located and south of US Highway 67, east of State Highway 157 and North of E. County Road 109. The subject property being described as 7.091 acres out of the Radford Berry Survey, Abstract 26, (Johnson County), Texas and 36.127 acres out of the Radford Berry Survey, Abstract 26 (Johnson County) and more particularly described as:

Tract I

BEING a 7.091 acre tract of land situated in the Radford Berry Survey, Abstract Number 26, Johnson County, Texas, and being a portion of that called Tract VI described by deed to Seven S Ranch, Inc., recorded in Volume 3444, Page 97, Deed Records, Johnson County, Texas

Tract II

BEING a 36.127 acre tract of land situated in the Radford Berry Survey, Abstract Number 26, Johnson County, Texas and being all of that called 27.057 acre tract of land described by deed to Southwest Railroad Car Parts Company, Inc., recorded in Volume 940, Page 535, Deed Records, Johnson County, Texas and all of that 10.00 acre tract of land described by deed to Southwest Railroad Car Parts Company Inc., recorded in Volume 965, Page 603, Deed Records, Johnson County, Texas.

All of Grantor’s rights, title and interest in the roadway and utility easement created in instrument recorded in Volume 801, Page 214 of the Deed Records of Johnson County, Texas.

SECTION 3. PURPOSE OF THE COMPREHENSIVE PLAN. The City of Venus Comprehensive Plan is intended to constitute the Comprehensive, or Master Plan of the City of Venus, Texas, for all matters related to long-range guidance relative to zoning decisions, land subdivision, thoroughfare construction, and growth management.

SECTION 4. REVIEW BY PLANNING AND ZONING COMMISSION. The Planning and Zoning Commission shall conduct a comprehensive review of this Comprehensive Plan. The Planning and Zoning Commission may review the comprehensive plan should a need arise and make recommendations to the City Council concerning any proposed amendments.

SECTION 5. MAYOR'S SIGNATURE. The Mayor of the City of Venus shall affix his signature on an appropriate page of the Comprehensive Plan, that page to be determined by him, below the words "Official Plan" below which will be placed the seal of the City.

SECTION 6. REPEAL OF CONFLICTING ORDINANCES. This Ordinance shall be cumulative of all provisions of Ordinances of the City except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event the conflicting provisions of such Ordinances are hereby repealed.

SECTION 7. SEVERABILITY. It is hereby declared to be the intention of the City Council of the City of Venus, Texas, that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the City Council without incorporation in this Ordinance of such unconstitutional phrases, clause, sentence, paragraph, or section.

SECTION 8. SAVINGS. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the City of Venus Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 9. ENGROSS AND ENROLL. The City Secretary of the City of Venus hereby directed to engross and enroll this Ordinance by copying the exact Caption and the Effective Date clause in the minutes of the City Council of the City of Venus and by filing this Ordinance in the Ordinance records of the City.

SECTION 10. PUBLICATION. The City Secretary of the City of Venus is hereby directed to publish in the Official Newspaper of the City of Venus the Caption and the Effective Date of this Ordinance for two (2) days.

SECTION 11. PUNISHMENT. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Venus Zoning Ordinance as previously amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

SECTION 12. NO VESTED RIGHTS. No person or entity shall acquire any vested right in this Ordinance, or any specific regulations contained herein. This Ordinance and any regulations may be amended or repealed by the City Council of the City of Venus, Texas in the manner provided by law.

SECTION 13. This Ordinance shall become effective from and after the date of its final passage and publication as provided by law, and it is accordingly so ordained.

DULY PASSED and approved by the City Council of the City of Venus, Texas, on this the ____ day of _____, 2025.

ATTEST:

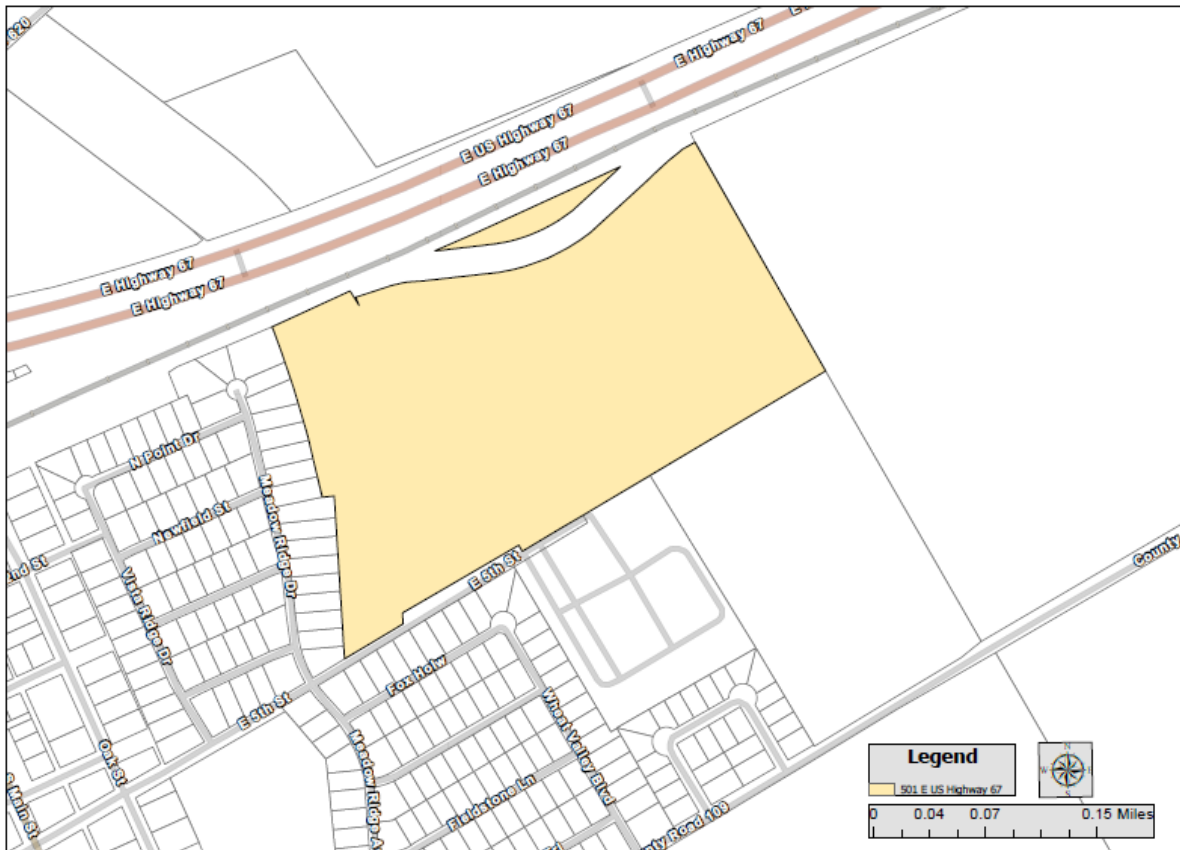
APPROVED:

CALLIE GREEN, CITY SECRETARY

ALEJANDRO GALAVIZ, MAYOR

EXHIBIT “A”

501 E US Highway 67



Planned Development (PD) District

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VENUS, JOHNSON AND ELLIS COUNTIES, TEXAS, AMENDING THE CITY OF VENUS ZONING ORDINANCE AND MAP, AS HERETOFORE AMENDED, BY APPROVING A CHANGE OF ZONING FROM AGRICULTURAL DISTRICT (AG) TO PLANNED DEVELOPMENT (PD). THE PROPERTY IS GENERALLY LOCATED SOUTH OF E US HIGHWAY 67. 7.091 ACRES OUT OF THE RADFORD BERRY SURVEY, ABSTRACT 26, JOHNSON COUNTY, TEXAS & 36.127 ACRES OUT OF RADFORD BERRY SURVEY, ABSTRACT 26, TRACTS 21, 22, & 23, JOHNSON COUNTY, TEXAS FOR APPROXIMATELY A TOTAL OF 43.218 ACRES AND COMMONLY KNOWN AS 501 E US HIGHWAY 67, VENUS, TEXAS 76084 AND BEING MORE PARTICULAR DESCRIBED IN EXHIBIT "A", WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR THE APPROVAL OF A PLANNED DEVELOPMENT (PD) DISTRICT AND USE RESTRICTIONS WHICH ARE ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT "A" & "B" RESPECTIVELY; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR THE REPEAL OF ALL OTHER ORDINANCES IN CONFLICT WITH THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION; PROVIDING FOR PUNISHMENT; PROVIDING FOR NO VESTED RIGHTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Venus, Texas ("City"), is a Type A General Law Municipality located in both Johnson County, and Ellis County Texas, created in accordance with provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the City, as a Type A general law municipality, is empowered under the Texas Local Government Code, Section 51.001, to adopt an ordinance or rule that is for the good government of the City; and

WHEREAS, notices of the proposed zone change were mailed to owners of real property, if any, lying within two-hundred (200) feet of the property for which the change is requested; and

WHEREAS, the Planning and Zoning Commission and the City Council published notices of public hearings of the proposed zone change and conducted such full and fair hearings in compliance with the Zoning Ordinance and State Law, at which parties in interest and citizens were given an opportunity to speak and be heard; and

WHEREAS, the City Council of the City of Venus, Texas (“City Council”), directed the Planning and Zoning Commission of the City of Venus to provide guidance and forward a recommendation to the City for a revised comprehensive plan; and

WHEREAS, after due deliberation and consideration of the information submitted during the public hearings and the recommendation of the Planning and Zoning Commission, the City Council has concluded that approval of this zone change would be in the best interest of the citizens of Venus; and

WHEREAS, the City Council, has carefully reviewed and considered the merits of the Comprehensive Plan after having received input and recommendations from the Planning and Zoning Commission, and after holding a public hearing; and

WHEREAS, the City Council has found and determined that all meetings were duly noticed and held in accordance with law; and

WHEREAS, the City Zoning Ordinance provides that the purpose of a Planned Development District is to provide for the development of land as an integral unit for single or mixed use in accordance with a Planned Development Concept Plan (PD Concept Plan) that may include uses, regulations and other requirements that vary from the provisions of other zoning districts, and to encourage flexible and creative planning to ensure the compatibility of land uses, and to meet the current needs of the community; and

WHEREAS, the amendments requested by Applicant for the property described in Exhibit “A” are consistent with the City’s requirements applicable to Planned Development Districts and are also consistent with the development standards and uses adopted by the City Zoning Ordinance.

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

SECTION 1. That the Zoning Ordinance and Map of the City of Venus, Texas, duly passed by the governing body of the City of Venus, Texas, as heretofore amended, be and the same is hereby amended by granting a change in zoning from Agricultural District (AG) to a Planned Development (PD) described herein on property generally located south of E US Highway 67, described as approximately 43.218 acres of land, of the Radford Berry Survey, Abstract 26, Tracts 21, 22, 23, Johnson County, Texas, and being more particularly described in Exhibit “A”, which is attached hereto and incorporated herein.

SECTION 2. The property shall be developed and used in accordance with the development standards under the Venus Zoning Ordinance, ordinances of the City of Venus, and shall conform to the Concept Plan, attached hereto as Exhibit “B” and incorporated herein by reference for all purposes and all other exhibits and regulations listed within the development plan and restrictions as established herein, which are attached hereto and incorporated herein as Exhibit “C.”

SECTION 3. That all exhibits attached hereto are incorporated herein to this Ordinance as if fully recited and are approved.

SECTION 4. That the Zoning Ordinance of the City of Venus, Texas, as amended, shall remain in full force and effect, save and except as amended by ordinance.

SECTION 5. This ordinance shall be cumulative of all provisions or ordinances and of the Code of Ordinances of the City of Venus, Texas and the Venus Zoning Ordinance, as amended where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such codes, in which event the conflicting provision of such ordinance and such codes are hereby repealed.

SECTION 6. The Mayor of the City of Venus shall affix his signature on an appropriate page of the Planned Development (PD), that page to be determined by him, below which will be placed the seal of the City.

SECTION 7. It is hereby declared to be the intention of the City Council of the City of Venus, Texas, that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the City Council without incorporation in this Ordinance of such unconstitutional phrases, clause, sentence, paragraph, or section.

SECTION 8. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the City of Venus Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 9. The City Secretary of the City of Venus hereby directed to engross and enroll this Ordinance by copying the exact Caption and the Effective Date clause in the minutes of the City Council of the City of Venus and by filing this Ordinance in the Ordinance records of the City.

SECTION 10. The City Secretary of the City of Venus is hereby directed to publish in the Official Newspaper of the City of Venus the Caption and the Effective Date of this Ordinance for two (2) days.

SECTION 11. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Venus Zoning Ordinance as previously amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

SECTION 12. No person or entity shall acquire any vested right in this Ordinance, or any specific regulations contained herein. This Ordinance and any regulations may be amended or repealed by the City Council of the City of Venus, Texas in the manner provided by law.

SECTION 13. This Ordinance shall become effective from and after the date of its final passage and publication as provided by law, and it is accordingly so ordained.

DULY PASSED and approved by the City Council of the City of Venus, Texas, on this
the ____ day of _____, 2025.

ATTEST:

APPROVED:

CALLIE GREEN, CITY SECRETARY

ALEJANDRO GALAVIZ, MAYOR

EXHIBIT “A”

Legal Description

Tract I

BEING a 7.091 acre tract of land situated in the Radford Berry Survey, Abstract Number 26, Johnson County, Texas, and being a portion of that called Tract VI described by deed to Seven S Ranch, Inc., recorded in Volume 3444, Page 97, Deed Records, Johnson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at ½ inch iron rod found at the northwest corner of said called Tract VI, said iron rod also being the northeast corner of Block One, Meadow Ridge, an addition to the City of Venus according to the plat thereof recorded in Volume 8, Page 278, Plat Records, Johnson County, Texas and being in the south right-of-way line of the G. C. & S. F. Railroad;

THENCE North 65 degrees, 36 minutes, 50 seconds east, 300.98 feet along the north line of said called Tract VI and said south right-of-way line of the G. C. & S. F. Railroad to a 5/8 inch iron rod with cap stamped “MANHARD” set at the northeast corner of said called Tract VI, said iron rod also being the northwest corner of that called 27.057 acre tract of land described by deed to Southwest Railroad Car Parts Company, Inc., recorded in Volume 940, Page 535, Deed Records, Johnson County, Texas and being beginning of a non-tangent curve to the right;

THENCE along the east line of said called Tract VI and the west line of said called 27.057 acre tract the following calls:

631.02 feet, with said curve to the right, having a radius of 1582.45 feet, a central angle of 22 degrees, 50 minutes, 50 seconds, whose long chord bears South 17 degrees, 07 minutes, 14 seconds east, 626.84 feet to a 5/8 inch iron rod with cap stamped “MANHARD” set;

South 05 degrees, 41 minutes, 37 seconds east, 100.00 feet to a 5/8 inch iron rod with cap stamped “MANHARD” set;

South 83 degrees, 19 minutes, 40 seconds west, 50.01 feet to a 5/8 inch iron rod with cap stamped “MANHARD” set;

South 05 degrees, 26 minutes, 57 seconds east, 474.31 feet to a 5/8 inch iron rod with cap stamped “MANHARD” set at the southwest corner of said called 27.057 acre tract, said iron rod also being in the north right-of-way line of 5th Street (50' right-of-way);

THENCE South 59 degrees, 41 minutes, 52 seconds west, 220.41 feet along said north right-of-way line of 5th Street to a 5/8 inch iron rod with cap stamped “MANHARD” set at the southeast corner of said Block One;

THENCE along the west line of said called Tract VI and the east line of said Block One the following calls:

North 05 degrees, 26 minutes, 57 seconds west, 566.95 feet to a ½ inch iron rod found;

South 84 degrees, 18 minutes, 23 seconds west, 50.00 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set,

North 05 degrees, 41 minutes, 37 seconds west, 100.00 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set at the beginning of a curve to the left;

533.19 feet, with said curve to the left, having a radius of 1282.41 feet, a central angle of 23 degrees, 49 minutes, 20 seconds, whose chord bears North 17 degrees, 36 minutes, 30 seconds west, 529.36 feet to the POINT OF BEGINNING and containing 308,863 square feet or 7.091 acres of land, more or less.

Tract II

BEING a 36.127 acre tract of land situated in the Radford Berry Survey, Abstract Number 26, Johnson County, Texas and being all of that called 27.057 acre tract of land described by deed to Southwest Railroad Car Parts Company, Inc., recorded in Volume 940, Page 535, Deed Records, Johnson County, Texas and all of that 10.00 acre tract of land described by deed to Southwest Railroad Car Parts Company Inc., recorded in Volume 965, Page 603, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod found at the northeast corner of said called 27.057 acre tract, said iron rod also being the northwest corner of that called 140.1694 acre tract of land described by deed to Fulson Venus 140, LP, recorded in Volume 4079, Page 329, Deed Records, Johnson County, Texas and being in the south right-of-way line of the G. C. & S. F. Railroad;

THENCE South 29 degrees, 42 minutes, 19 seconds east, 991.71 feet along the east line of said called 10.00 acre tract to a ½ inch rod with a cap stamped "CBG" found at the southeast corner of said called 10.00 acre tract, said iron rod also being the northeast corner of that called 17.35 acre tract of land described by deed to RABWA Investment, LLC, recorded in County Clerk's File Number 2016-20829, Deed Records, Johnson County, Texas;

THENCE South 59 degrees, 14 minutes, 06 seconds west, 1249.28 feet along the south line of said 10.00 acre tract and the north line of said called 17.35 acre tract and the north line of that called 5 acre tract of land (First Tract), described by deed to Venus Cemetery Association, recorded in County Clerk's File Number 2010-33392, Deed Records, Johnson County, Texas to a 5/8 inch iron rod with cap stamped "MANHARD" set in the east line of Meadow Ridge Addition II, Phase I, an addition to the City of Venus according to the plat thereof recorded in Volume 8, Page 833, Plat Records, Johnson County, Texas;

THENCE North 30 degrees, 13 minutes, 20 seconds west, 26.10 feet along the east line of said Meadow Ridge Addition II, Phase I to a 5/8 inch iron rod with cap stamped "MANHARD" set at the northeast corner of said Meadow Ridge Addition II, Phase I;

THENCE South 59 degrees, 41 minutes, 52 seconds west, 482.07 feet along the north line of said Meadow Ridge Addition II, Phase I, to a 5/8 inch iron rod with cap stamped "MANHARD" set at the southwest corner of said called 27.057 acre tract, said iron rod also being in the east line of that

called Tract VI described by deed to Seven S Ranch, Inc., recorded in Volume 3444, Page 97, Deed Records, Johnson County, Texas;

THENCE along the west line of said called 27.057 and said east line of that called Tract VI;

North 05 degrees, 26 minutes, 57 seconds west, 474.31 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set;

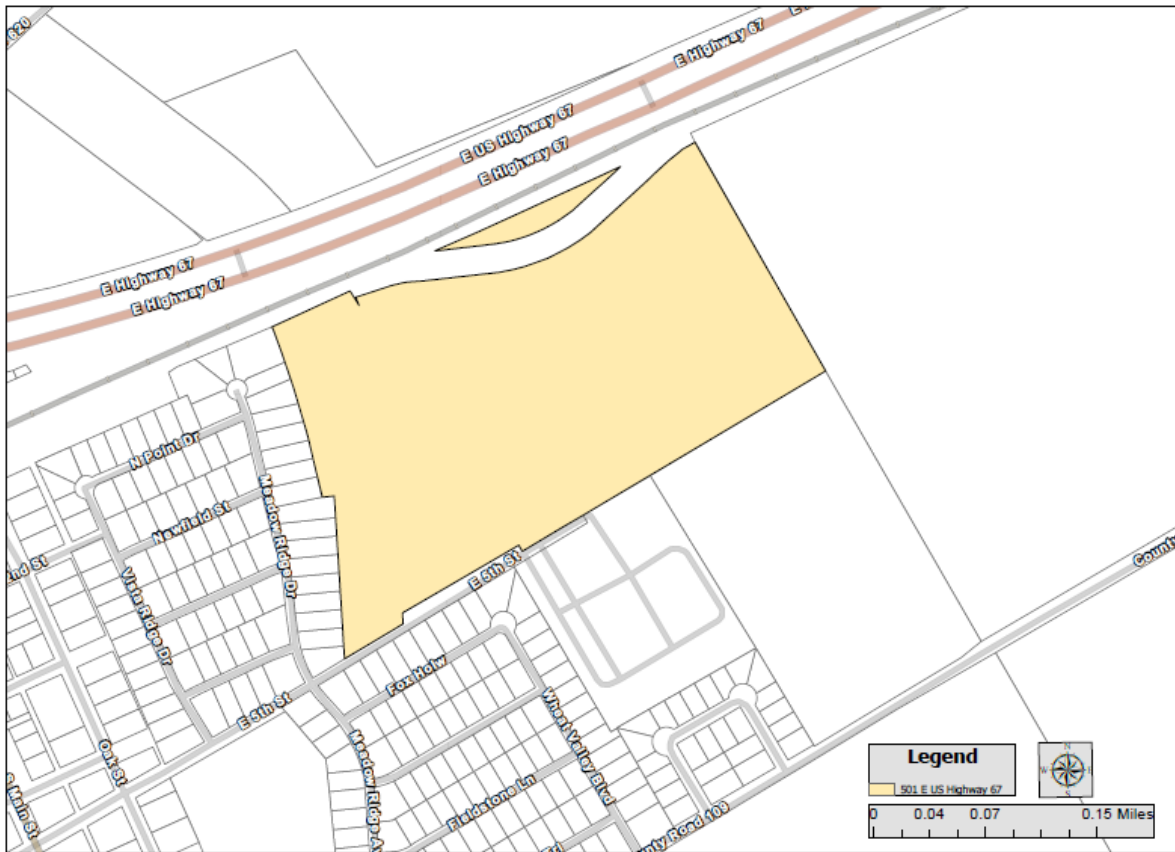
North 83 degrees, 19 minutes, 40 seconds east, 50.01 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set;

North 05 degrees, 41 minutes, 37 seconds west, 100.00 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set at the beginning of a curve to the left;

631.02 feet, with said curve to the left, having a radius of 1582.45 feet, a central angle of 22 degrees, 50 minutes, 50 seconds, whose long chord bears North 17 degrees, 07 minutes, 14 seconds west, 626.84 feet, to a 5/8 inch iron rod with cap stamped "MANHARD" set at the northwest corner of said called 27.057 acre tract, said iron rod also being the northeast corner of said called Tract VI and being in the south right-of-way line of the G.C. & S.F. Railroad;

THENCE North 65 degrees, 36 minutes, 50 seconds east, 1318.88 feet along the north line of said called 27.057 acre tract and said south right-of-way of the G. C. & S. F. Railroad to the POINT OF BEGINNING and containing 1,573,700 square feet or 36.127 acres of land, more or less.

501 E US Highway 67



Planned Development (PD) District

EXHIBIT “B”
Conceptual Plan

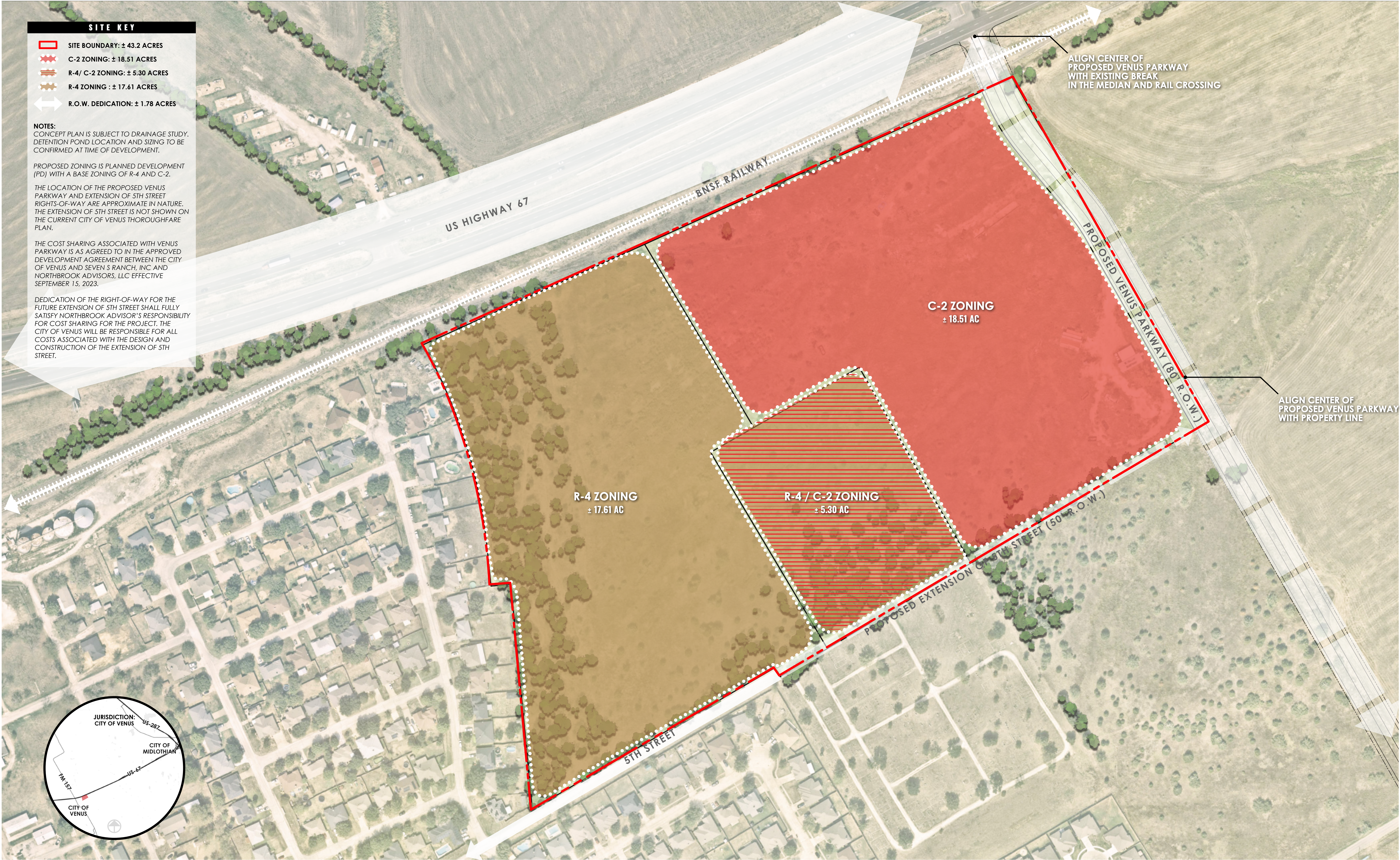


EXHIBIT “C”
Planned Development Regulations

Venus Parkway Planned Development (PD)
Table of Contents

Section I: Introduction

- General Design Objectives
- Design Standards and Guidelines
- General Information

Section II: Drawing submission & Approval Process

- Review and Approval Process

Section III: Commercial, Multi-family (MF), and Build-to-Rent (BTR) Building Design

- Site Design Criteria
- Site Design Standards
- Parking Requirements
- Residential Off-street Parking
- Street and Road Plans
- Drainage
- Street Signs
- Sidewalks
- Drainage and Detention
- Landscape Design
- Landscape Function
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- Subdivision Backing to Major Roadways
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Section I: Introduction

General Design Objectives

The Venus Parkway Planned Development (PD) overall goal is to create a high quality mixed-used development. In order to achieve this goal design criteria shall be utilized in review of plans by City of Venus staff. These are the standards and guidelines that establish the criteria used in the submittal, review, and evaluation of development proposals within the Venus Parkway PD. These guidelines are intended to guide each user in the selection of materials, the proportion of building massing, and articulation, the definition of architectural elements, and to encourage a cohesive appearance consistent with the Venus Parkway PD.

Design Standards and Guidelines

The Design Standards and Guidelines are intended to create a neighborhood/community development with a pedestrian friendly orientation in close proximity to residential uses.

Design Goal: Design goals describe the intent for the development and the general architectural quality expected from developers.

Design Standards: Design standards are quantifiable, minimum standards, through which design goals can be achieved.

Design Guidelines: Design guidelines include qualitative recommendations and design elements through which the design goals can be achieved.

Building designs may include some of the following:

- Variation in Building Forms and Facades
- Building massing includes stepped plains, articulated corner elements, and varied profiles.
- Variation in parapet cap and cornices
- Define base, middle and top elements
- Roofs shall be flat and concealed by parapets, gabled, and sloped roofs will be permitted and reviewed on a case-by-case basis. However, multi-family residential structures may be allowed to use composition asphalt shingle roofs provided that the condensing units are screened from public view.
- All buildings may utilize high quality materials to provide a consistent theme throughout the development including:
 - Brick, stone or tile
 - Architecturally finished block (i.e. burnished block split faced concrete masonry units or architecturally finished tilt wall)
 - Ground-faced decorative/integral colored CMU
 - Stucco or EIFS field material
 - Fiber Cement siding accent material
 - Cultured stone or cast stone
 - Storefront and windows- “clear” anodized

General Information

- These design standards and guidelines establish the criteria used for the submittal, review, and evaluation of development proposals within the Venus Parkway PD.
 - Each section addresses specific elements involved in the design and construction process.
 - Within each section, there is typically a general statement followed by three levels of information organized under the following structure:
-

Section II: Drawing submission & Approval Process

Review and Approval Process

All submittals required herein shall be made through the online permitting software on the City of Venus' portal. Each permit requires specific submittals. Please make application submittals complete with all the required documentation. For example:

- Site Plan
 - Property lines, building setback lines, landscape buffers, proposed buildings, signs, sidewalks, and curbs.
 - Parking stalls, aisles, and driveways.
 - Provide all required building, paving and landscape calculations to verify conformance with the City of Zoning Ordinance.
 - Include main entrances, service areas, outdoor areas, etc.
 - Include all proposed equipment locations, i. e. mechanical rooftop equipment, electrical service and meter, gas meter, etc.
- Landscape Plan
 - Landscape Plan: (Minimum 1"= 40'-0")
 - Botanical and common name
 - Site furnishing details (site furnishing details include benches, trash containers, ash trays, tables, etc.)
- Building elevations
 - Elevations minimum 1/8"= 1'-0"
 - Also, includes any graphics and signage. Indicate all proposed materials and finishes
 - Civil and landscape construction documents.
- Site design
 - The requirements of this section shall be met through preparation and submission of a detailed site plan to the City of Venus upon application for a building permit. The plan shall address all of the items presented in this section and shall graphically demonstrate compliance with each.
 - Setbacks. Refer to Site Design Standards in Section III and Section IV. Setbacks are variable depending on proposed land use.
- Sign regulations
 - The City has a substantial interest in preventing sign clutter, traffic accidents, and negative impacts associated with temporary signs.
 - A sign permit shall be required to erect, move, alter, or reconstruct any permanent or temporary sign, a building permit may be required for signs incorporating structural elements or attached to buildings.
 - Electrical permits are required for signs that are illuminated or with electrical components.
- Lighting Plan
 - Plans sheets (Minimum 1"= 40'-0")
 - Pole location and fixture mounting heights, number and orientation of all fixtures.
 - Point-by-point foot candle (fc) plan of parking lot with points not exceeding 20' on center

- grid.
 - Average, maximum, and minimum at ground surface
 - Uniformity ratio: average-to-minimum fc and maximum-to-minimum fc.
 - Fencing and walls
 - Fences and walls provide safety and security, screening, and architectural enhancements to suites and buildings.
 - Fences and walls designs shall consider the context of the area, location on the site, and desired functions.
 - Fences and walls with prominent publicly visible locations may require higher design standards, accompaniment of landscape to soften the expanse, or a combination of both.
 - Fences and walls shall be designed and located sensitive to the massing and design relationship, and other impacts to adjacent property.
-

Section III: Commercial, Multi-Family (MF), and Build-to-Rent (BTR) Building Design

Site Design Criteria

- Definitions: Refer to Section VII for General Definitions

Site Design Standards

- Zoning: The Venus Parkway development is a Planned Development (PD). It shall be compliant with the Venus Zoning Ordinance in effect on the date of approval of this zoning ordinance by the City Council. Any element not specifically addressed in this PD shall be regulated by the Ordinance as now in effect or as amended in the future.
- Uses permitted in the Venus Parkway PD shall be as specified for the C-2 (General Commercial) District, and R-4 (Multiple-Family Residential, High Density, including build-to-rent residential (attached and detached)) District in the zoning Ordinance now in effect, except as provided herein, including the addition of the allowable uses shown in Exhibit B.
- Minimum building setback commercial:
 - Front: None required except where a nonresidential use abuts a residential lot the requirement shall be the same as the adjoining residential zone and shall comply with visibility and parking requirements as provided in Section 34-62. - Schedule of District regulations, Zoning Ordinance.
 - Side yard corner: 15 feet
 - Side interior: None required except where a nonresidential use abuts a residential lot the requirement shall be the same as the adjoining residential zone and shall comply with visibility and parking requirements as provided in Section 34-62. - Schedule of District regulations, Zoning Ordinance.
 - Rear: None required except where a nonresidential use abuts a residential lot the requirement shall be the same as the adjoining residential zone and shall comply with visibility and parking requirements as provided in Section 34-62. - Schedule of District regulations, Zoning Ordinance.
 - Height: 50 feet
 - Minimum lot area: None required except where a nonresidential use abuts a residential lot the requirement shall be the same as the adjoining residential zone and shall comply with visibility and parking requirements as provided Section 34-62. - Schedule of District regulations, Zoning Ordinance.
 - Minimum conditioned space: Requirements for residential construction shall be the same as for the R-4 District; nonresidential construction minimum building size shall be 500 square feet.
- Maximum building lot coverage percent: 70 percent except where a nonresidential use abuts a residential lot there shall be a required 10' landscape buffer along the common property line. Minimum building setback for residential:

	<u>Multi-Family (MF)</u>	<u>Build-to-Rent (BTR)</u>		
		<u>Detached</u>	<u>Townhome Attached</u>	<u>Two-Unit Attached</u>
Front:	25 feet	20 feet	20 feet	20 feet
Side yard corner:	15 feet	15 feet	15 feet	15 feet
Site yard interior:	8 feet	5 feet	None	None
Rear:	25 feet	15 feet	15 feet	15 feet
Height:	45 feet	45 feet	45 feet	45 feet

- Minimum lot area for BTR: detached units and attached units may be allowed on each lot.
 - Detached Units: Lot area shall not be less than 3,200 square feet and each dwelling unit shall not be less than 700 square feet, with a maximum lot coverage of 50%
 - Townhome Units: Lot area shall not be less than 2,200 square feet and each dwelling unit shall not be less than 800 square feet, with a maximum lot coverage of 65%
 - Two-Unit Attached Units: Lot area shall not be less than 3,700 square feet and both dwelling units shall not be less than 600 square feet (1,200 square feet combined total), with a maximum lot coverage of 50%.
- Amenities provided for the residents shall be an allowed use by right.
- Example of amenities provided within the development could include the following:
 - Community clubhouse
 - Sport court,
 - Pool,
 - Trail and walkways,
 - Courtyards,
 - Dog park/spa,
 - Playgrounds.
- Density shall be a maximum of 25 units per acre.
- Multi-Family minimum conditioned space: for efficiency: 550 square feet; one bedroom unit: 650 square feet; two bedroom: 800 square feet; three bedroom: 1,200 square feet.
- Maximum building percent: None required except where a nonresidential use abuts a residential lot the requirement shall be the same as the adjoining residential zone and shall comply with visibility and parking requirements as provided in Section 34-62. - Schedule of District regulations, Zoning Ordinance.

Note: Building Code requires 200 sq. ft. per occupant.

Parking Requirements

Residential		Minimum number of parking spaces required
	Build-to-rent unit	2.0 per dwelling unit
	Multi-Family:	
	Efficiency and One Bedroom	1.5 per dwelling unit
	Two or more bed	1.0 per bedroom
Commercial		
	Offices and banks	3.3 per 1,000 sq. ft. gross floor area
	Clinics and doctor's offices	8.0 per 1,000 sq. ft. gross floor area
	General retail	4.0 per 1,000 sq. ft. gross floor area
	Shopping centers	5.5 per 1,000 sq. ft. gross floor area
	Car wash	0.3 per employee, plus 1.0 for owner or manager, plus reservoir parking as provided below
	Restaurants	1 per 100 square feet
	Hotels, motels	1.25 per rentable room plus 0.5 per employee on any shift
	Automotive Repair	2.0 spaces per service bay
	Halls for meeting, dancing, social events	5.0 per 1,000 sq. ft. gross floor area
Entertainment		
	Bowling alleys/pool halls	5.0 per 1,000 sq. ft. gross floor area
Auditoriums and theaters		0.3 per seat
Churches (sanctuary)		1.0 per four seat
Churches (additional space)		1.0 per 1,000 square feet
Hospitals		1.2 per bed plus 1.0 per three staff members on any one shift
Nursing homes		1.0 per five beds plus 1.0 per two staff members on any one shift
Child Care Institution		2.0 per 20 students.

- Off-street reservoir parking shall be provided for an automatically operated car wash equal to three times the maximum capacity of the car wash, and for a manually operated car wash to six times the maximum capacity of the car wash, for automobiles awaiting entrance.
- Where a building or a site contains two or more uses, the off-street parking requirements shall be computed as the sum of the required off-street parking spaces for each individual use.
- Each business having commercial deliveries made by truck more than once a day between the hours of 8:00 a.m. and 6:00 p.m. or where the time of loading and unloading materials or good exceeds ten minutes between those hours, shall provide off-street truck

loading space on the lot, such space to be not less than 35 feet in length, 12 feet in width, and 15 feet in height.

- For the purpose of this subsection (a), one parking stall shall be not less than 175 square feet in area, together with whatever area is required for means of ingress and egress thereto, except that in the case where attendants perform the act of parking in defined and adequate stalls, then each such stall shall be considered a parking stall as required herein.
- A driveway for access to any single parking space or to a parking lot shall be not less than 11 feet in width nor more than 30 feet in width at the property line along the street and shall be so located as to minimize traffic hazard and congestion.
- All required parking stalls shall be located on the premises to which such requirement applies or within an off-street space distance not more than 500 feet from such premises, provided that such stalls as are required for employees and proprietors of any premises may be located within an off-street space distance not more than 1,000 feet from such premises, except as otherwise provided in this section or other section of this article.
- Provision of parking stalls shared jointly by several persons in the same block or in the same vicinity is permissible, in which case the number of stalls required shall be the sum total of the individual requirements; provided that, where it is found by the board of adjustments, upon application thereto, that the parking demand generated by the different uses included in any joint arrangement to provide parking stalls required herein occurs at distinctly different times, as in the case of a theater generating demand for parking during such daytime hours, and in similar cases, the board of adjustments may reduce the total of number of parking stalls to be jointly provided.
- No parking space shall allow a vehicle to overhang a required landscaped area, open space area, sidewalk, street-right-of-way or adjacent property.
- All parking spaces required for any use and provided in compliance with the provisions of this section on the same lot or plot as that occupied by such use shall be considered to be required spaces for the use or uses to which appurtenant and shall not be reduced or encroached upon in any manner.
- The surface of parking stalls and aisles, truck standing spaces, and access driveways therefore shall be treated, prepared and maintained for adequate drainage and the elimination of dust, dirt, and mud, according to city specifications.
- Striping. All off-street parking spaces and means of ingress and egress shall be laid out on the parking surface with paint or plastic striping that provides a permanent delineation between spaces and aisles.

Off-street stacking requirements

Use	Number of required stacking spaces
Auto repair and services, Major	1 space per bay
Child care facility, daycare	1 space per 20 students
Drive-thru in conjunction with a restaurant	4 spaces for the first stopping point, plus 1 space per additional stopping point, and 1 space after the final stopping point

Residential Off-street Parking

Parking area needs to be hard-surface and asphalt or reinforced concrete material

Street and Road Plans

Typical cross-sections showing the proposed pavement width, type, thickness, and crown shall be submitted for approval. This information shall be given for each of the different types of streets in the PD.

Drainage

Construction details shall be submitted for approval for all drainage structures including dimensions, reinforcing and components such as grates and manhole covers

Street Signs

All roads and streets shall be provided with standard road safety and directional signs common to highways in Texas. All roads and streets must be named and marked by the developer with permanent reflectorized metal signs on metal posts, the letters to be at least four (4) inches high. The color and font type are to be coordinated with the Public Works Department and also furnished in accordance with the last volume of "Texas Manual on Uniform Traffic Control Devices for Streets and Highways and Public Transportation." Roads and streets in the PD shall be named and numbered for each lot given a postal address.

Sidewalks

Pedestrian access to building entrances shall be provided from all parking areas by installation of concrete sidewalks according to the city Subdivision Ordinance.

Development sites shall include direct sidewalk connections and circulation at the same or greater frequency as provided for vehicles. Sidewalks shall be installed at the time of subdivision construction for all commercial, industrial, and multi-family subdivisions.

Sidewalks that do not front a residential lot must be built by the developer at the time of initial construction. Sidewalks for each residential lot may be installed by the home builder at the time of home construction. At the time of final plat submittal, the developer shall submit a cash or performance bond (or other approved financial assurance instrument) to construct 20 percent of the required sidewalks. At the end of the four-year period, the developer shall construct the remaining sidewalks in the subdivision, or the city shall exercise the bond and construct them. The city shall refund any funds not required for sidewalk construction at the end of the four-year period. Sidewalks shall connect public entrances of buildings and sites to the following, in the most direct manner possible:

- Sidewalks shall be constructed in the public streetscape or along through access drives.
- Parking areas and any perimeter sidewalks, internal walkways or crosswalks associated with the parking areas.
- Civic or open space or other common areas designed for active use.
- Transit stops, station or park and ride location - existing or anticipated.

- Where connections from sidewalks in the public streetscapes or through access drives is not practical or is too remote, sites shall provide pedestrian connections to any of the above areas or amenities on adjacent sites. Connections directly to adjacent sites shall be made in any case where the connections by sidewalks on public streets or through access ways results in pedestrian routes greater than 300 feet.

Sidewalk width. Internal sidewalks shall meet the requirements of the internal sidewalks widths table below.

Internal sidewalk widths		
Location		Minimum width
■	Generally; or	4'
■	Any residential property	
■	Along the facade of a commercial building of 5,000 s.f. or less abutting a parking area; or	6'
■	Along any through access drive	
■	Along the facade of a commercial building of 5,001 s.f. to 19,999 s.f. abutting a parking area; or	8'
■	A primary route between the street or parking area and the building entrance.	
■	Along the facade of any commercial building of less than 20,000 square feet with a primary entrance, or similar building with significant public and pedestrian access.	10'
■	Along the facade of a commercial building of 20,000 s.f. or more abutting a parking area or with a primary entrance.	12'
■	Any access designed for both pedestrians and bicycles	10'
■	Along any parking area with vehicle overhangs;	+ 2' to other required width

Pedestrian amenities. Sidewalks and internal pedestrian circulation shall be separated from moving vehicles with curbs, landscape buffers, curbside parking, or similar elements of the circulation and open space system; except crosswalks or other similar limited segments, which may be distinguished paint, brick, or colored or scored concrete and similar design features that signify pedestrian priority.

Drainage Detention

Unless determined unnecessary with an engineer's drainage study, each site is responsible for detaining its storm run off on site. The detention area shall be delineated on the site plan and the engineering drawings and calculations pertaining to the detention area shall be submitted with the site plan upon application for a building permit. Landscape treatment of the detention area shall be delineated on the landscape plan.

Landscape Design

The requirements of this section shall be met through preparation and submission of a landscape plan, to be drawn separately from the site plan at appropriate scale, to the City upon application for a building permit. The plan shall address all of the items presented in this section and shall graphically demonstrate compliance with each. Topographical contours shall be accurately drawn to indicate earth berms, drainage and storm detention areas.

Landscape Function

Landscape design, for the purpose of this PD, BTR & MF shall choose three (3) predominate functions of the of the following list:

- Screening of unlandscaped areas
- Softening of foundation lines
- Softening of building lines and masses
- Courtyard areas
- Flower gardens
- Outdoor eating areas

Screening

Screening shall be accomplished by utilizing materials which will achieve year around screening, either dense deciduous hedge or evergreen to a height of not less than six feet at maturity. The foundation of any wall adjacent to a landscaped area shall be planted with appropriate materials to cover the foundation or lower portion of the wall. Extensive use of evergreen materials is encouraged to achieve a year around effect. Evergreen and deciduous trees shall be planted approximately 15 feet from walls to break roof lines. The types of trees selected must be such that their mature height relates to the height of the structure. Spacing of the trees shall vary, but at least one tree shall be planted along every 40 feet of any wall bordering a landscaped area and along any wall on perimeter lots which faces the perimeter of the subdivision.

Subdivisions Backing to Major Roadways

A solid masonry screening wall minimum of six (6) feet and maximum of eight (8) feet in height is required when the multi-family residential area backs to a street with a right-of-way of sixty (60) feet or greater.

Loading and Service Areas

Loading and service areas shall be located at the side of the buildings. Where visible from other properties or the right-of-way, a solid screening wall at least ten (10) feet in height shall be required to screen views of loading docks and loading spaces used for tractor/semi-trailer delivery. This wall must screen the entire loading dock or space from view of the right-of-way or adjacent residential uses.

Waste Container Areas

- Garbage, recycling, and other waste containers shall be located as near to the rear or side property line as practicable as determined by the Planning Department staff.
- Waste containers shall be screened from view by a solid masonry screening wall on three sides, and fourth side consisting of a metal or wood gate to allow access to the container(s).
- Screening walls shall be a minimum of six (6) feet and maximum of eight (8) feet, unless additional height is needed to shield the container(s) from view as determined by the Planning Department staff.
- Screening shall be maintained in a good condition.

Rooftop Equipment

- Any rooftop mechanical or utility equipment shall be screened from view from the public or within any right-of-way by a parapet wall.
- Such screening must be present on all facades, excluding the rear.
- Parapet walls shall be constructed of the same building materials as the facades and shall be undistinguishable from the remainder of the façade.

Ground-Mounted Equipment

- Mechanical or utility equipment shall be located out of the public view to the extent practicable as determined by the Planning Department staff.
- Any equipment visible to the public or from any right-of-way shall be screened by either a vegetative screening or a solid screening wall that is tall enough to screen the equipment from view.

Outside Storage Screening

- Outside storage shall be screened with a minimum six (6) foot screening fence or wall, and shall not be visible from the right-of-way or adjacent property.
- Screening may be masonry, metal, vegetative, vinyl or a combination thereof; however, chain-link fences are prohibited for required screening.
- If outside storage is located entirely behind the building and is not visible from the right-of-way or adjacent property, then no screening is required.

Buffering

A buffer shall be located along the shared lot line and located on the property of the more intensive use (e.g. commercial). The commercial use shall be responsible for installing and maintaining the buffer.

- Buffer depth: 10 feet abutting the shared lot line
- Screening wall within buffer: minimum 6 feet solid masonry wall. or solid vegetative screen
- Required landscaping within buffer:
 - Continuous groundcover or grass
 - 1 shade tree for every 40 feet of shared lot line
 - 1 shrub per 30 feet of shared lot line

Grass, Groundcovers, and Landscape Rock

In order to achieve the character of landscaping desired, 100 percent of any required landscaped area (excluding parking and sidewalks) shall be planted and maintained in grass, groundcover, shrubs or flower beds.

Irrigation

All landscaped areas and plant materials shall be irrigated with an underground automatic irrigation system of adequate design to ensure proper irrigation. The only exception to this requirement is that trees planted along walls facing the perimeter of the Venus Parkway may be irrigated with a drip system if they are not planted in a landscaped area.

Plant Material Requirements

All plant material shall meet the specifications of the American Association of Nurserymen (AAN) and shall meet the following minimum size requirements:

- Deciduous trees, 1 ¾" to 2" caliper
- Evergreen trees, 5' to 6'
- Shrubs, 5-gallon (unless otherwise approved)
- Grass, sod

Installation of landscaped materials

In the event landscaping is not completed prior to the issuance of a Certificate of Occupancy, landscaping shall be installed within six months of issuance of the Certificate of Occupancy. In order to ensure compliance with this requirement, the lot owner shall, prior to the issuance of said permit, post with the City financial guarantees, in a form acceptable to the city, in an amount equal to 125 percent of the estimated cost of landscaped improvements. Said financial guarantees shall be released upon acceptance of the landscape improvements by the city.

Maintenance of Landscaped Areas

All landscaped area shall be properly maintained to ensure pleasing appearance and survival of materials in a healthy condition. In order to ensure compliance with this requirement, the lot owner shall, prior to issuance of a Certificate of Occupancy, post with the city financial guarantee, in a form acceptable to the city, in an amount equal to 50 percent of the estimated cost of landscaped improvements. Said financial guarantee shall be released after three years upon inspection of the landscaped areas.

Architectural Design

The requirements of this section shall be met through submission of building elevations upon application for a building permit.

Building Façade

The overall design concept for the Venus Parkway PD is to achieve pleasing views from the public access corridor created by the streets and front yard landscaped areas. To this end, effort shall be made in building design to achieve an attractive front façade, a well-defined entry, and to achieve a generally pleasing appearance regardless of the scale and design of the remaining portion of the structure. All buildings and structures shall have at least 75% of the total exterior walls, excluding doors and windows, constructed of masonry or glass wall construction. Masonry materials shall consist of the following:

- Stone, brick or tile
- Stucco
- EIFS
- Cultured stone or cast stone
- Architecturally finished block (i.e. burnished block split faced concrete masonry units or architecturally finished tilt wall)
- Architectural glass

Accessory buildings

- Accessory buildings shall be designed and constructed to be aesthetically compatible with the principal building.
- Accessory buildings are prohibited within easements.

- No permit is required for accessory buildings less than one hundred twenty (120) square feet in floor area and less than thirteen (13) feet in height.

Fencing

All proposed and required fencing shall be delineated on the landscape plan and the site plan.

Signage

The location of all signs shall be delineated on the site plan and landscape plan. The designs of all signs shall be submitted upon application for a building permit. The location and design of all signs shall meet the City Sign Ordinance.

Section IV: Multi-family and BTR Additional Building Design Criteria

These multi-family building design standards and guidelines shall apply to the Venus Parkway PD. The purpose of these standards is to provide a distinctive architectural character that avoids featureless design and repetition of facades.

Landscaped Area

A minimum of 20% of the project area shall be devoted to common areas. Common areas may include, but not be limited to landscaped areas, walkways, swimming pools, tennis court, play areas, fountains, and patio areas, but shall exclude driveways, buildings (excluding any amenity center), and all off-street parking facilities.

A minimum of 10% of the total area (of the common area) shall be devoted to landscaping and buffering within and adjacent to parking areas as a means of visual buffering from residential dwelling. At a minimum, a 10'-0" landscape buffer area is required between parking lots and the edged of curb for public roadways.

Building Connection and Design

Design goal. Provide clear pedestrian connections to adjacent uses and the street system.

Vehicle Connections

Multi-family development shall include a minimum of two (2) through-access drives. The design of all through-access drives shall be consistent with and aligned with local streets & drives in the adjacent commercial development sites.

Design Goal

The multi-family building design shall consider the following design elements:

- A building's architectural features and treatments shall display a similar level of quality and architectural interest on all four sides open to public view.
- All elevations on multi-family buildings shall contain windows.
- Multi-family buildings may be arranged to enclose and frame common areas, which may include gardens, courtyards, recreation, and play areas with the following features:
 - Seasonal planting areas
 - Large, flowering trees
 - Seating
 - Pedestrian-scaled lighting
 - Gazebos or other decorative structures
 - Play structures for kids
 - Pool

- When through-wall heating, venting or air conditioning units appear on exterior building walls such units shall be covered by an architectural grille and shall be designed in such a manner as to blend with surrounding wall; surfaces and shall be set flush with the façade or be placed inconspicuously in faced recesses.
- Architectural features. Multi-family buildings shall employ at least two (2) of the following design items applied consistently along each façade.
 - Projections
 - Recesses
 - Shadow lines
 - Window patterns
 - Overhangs
 - Reveals
 - Changes in parapet height
- Multi-family building stairways shall not be located outside of the building envelope.
- Entrances to multi-family buildings should be identifiable by an architectural treatment such as a covered portico or a different roofline treatment.
- No single building elevation shall be duplicated within six (6) lots or tracts either direction on the same block face. Elevations cannot be duplicated on any lot directly across a street or within four (4) lots either direction.

Building Height & Massing

- The maximum multi-family building height shall be 45 feet.
- Maximum building length for the multi-family building shall not exceed 375'-0" feet.
- Multi-family buildings shall be designed to provide massing configurations with a variety of different wall planes and roof planes. Plain monolithic structures with long, monotonous, unbroken wall and roof plane surfaces of 50'-0" feet are prohibited.

Roof Materials and Forms

All sloped roof areas shall be clad with either high profile composition shingles such as slate, tile, or dimensional asphalt shingles, concrete or clay tiles or seamed architectural metals.

Exterior Materials and Colors

Multi-family buildings shall use a consistent palette of base building materials consistent with the adjacent commercial development with some varied palette of accent materials for feature elements.

Garages and Recreational Amenities

- Garage entries, carports, and parking garages shall be internalized
- Detached garages and carports shall be compatible with the principal building architecture and shall incorporate similar and compatible forms, scale, materials, colors and details.

Section V: Signage Requirements

Each structure within the development shall be clearly identifiable and the overall development shall demonstrate a uniform and comprehensive sign design package per the City of Venus Sign Ordinance. All signage from development signs through individual identification signage, should contribute to the aesthetic appeal of the development, yet remain secondary to architectural and landscape design elements.

The City of Venus requires permits for all signs. It is the developers/owner's responsibility to secure permits that may be required and to remain in compliance with approvals and permits.

Sign Parameters

It is important to establish a comprehensive sign system that is integral to the architecture and marketability of the project.

Sign Types

- Shared development sign. These signs shall be constructed to provide a designated signage panel for each of the future developer/owners.
- Multi-tenant pylon signs shall be allowed for the commercial parcels.
- Individual monument sign. These are individual freestanding monument signs to be constructed by the individual developers/owners. These signs should be of similar design to the shared development signs to provide a consistent design theme throughout the development.
- Wall signs. These are individual building mounted wall signs to be constructed by the developers/owners following the City of Venus Sign Ordinance.
- Prohibited signs. Follow the City of Venus Sign Ordinance list.

Sign Locations and Calculations

- Monument signs shall not be placed within the sight triangle of any intersection or access drive within a public right-of-way (ROW).
- All elevated signs (whether free standing or building-mounted) shall be mounted at least 7'-0" feet from grade or otherwise provide adequate overhead clearance.
- Signage on the back/rear elevations of structures visible from non-retail properties or public right-of-way shall be prohibited other than non-illuminated delivery or door identification signage not exceeding two (2) square feet in size.
- Ground mount/monument shall be one (1) per street frontage. Maximum of two (2) per site if 250'-0" feet apart as measured in a straight line.
- Projecting signs, awning signs and marquee signs shall be limited to a projection of 6'-6" from the building wall, marquee or any architectural appendages on which it is attached. The sign face of a projecting sign shall project at an approximate angle of ninety (90) degrees.

- Wall signs may only be mounted on the side of the structure which has frontage on a public right-of-way or public street or provides public access to the building. A drive-through window may be considered as public access to a building if the drive-through window is adjacent to a similarly zone district.
- Canopy signs. The area of the canopy sign shall be included in the total sign area allowed for wall signs and may not exceed the total square footage allowed for a wall sign per building frontage.
- Total sign square footage for the property allowable is based on a lot's street frontage. Where no street frontage exists, building frontage will be used to calculate allowed footage. The total sign area allowed shall be calculated as one (1) foot of sign per one (1) foot of frontage.
- Wall signs. No wall sign shall exceed ten percent (10%) of the wall face to which it is attached. When commercial areas are adjacent to residential areas, the use of illuminated signs may be restricted.

Size and height limits

Setback from property line	Maximum height	Maximum size allowed per face
<1 ft.	30 in.	2 sq. ft.
≥ 1 ft. < 9 ft.	6 ft.	20 sq. ft.
≥ 9 ft. < 15 ft.	8 ft.	40 sq. ft.
≥ 15 ft. < 20 ft.	14 ft.	60 sq. ft.
≥ 20 ft. ≤ 25 ft.	20 ft.	80 sq. ft.

Sign Illumination and Submittal Requirements

- All sign illumination should complement and not overpower the buildings or adjacent landscape. Appropriate illumination levels can enhance the architectural elements of the building and bring focus to the sign.
- The source of external lights directed at a surface shall be hidden or otherwise concealed from the view of the pedestrians and motorists.
- Flashing lights are not permitted under any circumstances.
- Individually raised backlist letters is encouraged.
- All signage needs to be submitted to the City of Venus' Building Department for review and approval. Incomplete submittals shall not be approved.
- Each developer/owner must submit drawings showing locations, dimensions, sizes, design, colors, materials, lettering, graphics, conduits, junction boxes, sleeves, and other mounting apparatus for the following sign types:
 - ❖ Shared development sign-sign panel & graphics
 - ❖ Individual monument sign design
 - ❖ Additional signage/graphics proposed
- Locations of all openings for conduit and sleeves in building walls must be indicated by the sign

contractor on the drawings submitted.

- All developments shall promote consistency and quality in the signage used.

Section VI: Site Lighting Requirements

Summary

This section shall apply to all lighting installed for illumination of parking lots and any fixtures mounted on the exterior of buildings or common gathering structures.

Lighting Criteria

- Poles and fixtures for parking lots, buildings, walkways, and intersections shall be chosen by the developer and will be architecturally compatible with structures and lighting within the entire development.
- All lighting fixtures shall shield or confine light spread within a site's boundary. Parking lot lighting shall be designed to avoid excessive illumination of adjacent properties unless shared parking areas are utilized between adjacent lots that create optimum lighting levels.
- Parking lot lighting shall be controlled by photoelectric sensors.
- Vertical lamps are not allowed.
- Metal halide or LED light fixtures shall be used in all external lighting appliances; high pressure sodium is not permitted in any external lighting application.
- The use of colored lights, with the exception of seasonal holiday lighting is not permitted.
- All lamps within the site shall be of the color temperature.
- Exterior building and site lighting should be used to provide illumination for creating security and safety of entry drives, parking, service, and loading areas, pathways, courtyards, and plazas.

Lighting levels

- Lighting levels shall be adequate for visibility and security, but not overly bright or create glare and should not impact adjacent properties.
- General parking lot site lighting shall maintain an average minimum illumination level at the ground surface of 2.0-foot candles and 1.0-foot candles at the edges of the parking lots.
- The following minimum levels of illumination shall be maintained (measured in foot-candles (fc)):

○ Building entrances	5.0 fc
○ Sidewalks within development	2.0 fc
○ Courts and plazas	1.5 fc
○ Ramps & stairways	5.0 fc
○ Parking lots	1.0 fc
- Illuminated areas shall be measured as: area in minimum average, maintained horizontal, foot-candles that are measured at the average point of illumination between the brightest and darkest areas 3'-0" above the ground surface.

- Site lighting should provide consistent levels of illumination, avoiding irregular pockets. Uniformity ratios:
 - Shall not exceed 5:1 average-to-minimum
 - Shall not exceed 20:1 maximum-to-minimum

Building Lighting

- Building lighting should accentuate the character of the buildings, and compliment the overall project site lighting design.
- All building entrances must be well-lighted.
- Accent lighting on building shall be integrated with the architectural design or screened from view if mounted at ground level; it shall not be a distraction to automobile traffic and shall be located away from pedestrian ways.
- Wall packs for service area lighting are only allowed at the rear of the parcel lots where service areas hidden from public view. House shields shall minimize up-light and glare towards the adjacent multi-family residences.
- The signage should be integrally linked to building lighting.
- Consideration should be given to highlighting entrances, art, terraces, and special landscape features.
- Lighting fixtures mounted directly on structures may be allowed when used to enhance specific architectural elements or to help establish scale or provide visual interest.
- Building-mounted fixtures should be used for walkways or plazas near buildings.

Parking Lot Lighting

- Parking lot lighting should be used to provide illumination for creating security and safety of entry drives, parking and pathways.

Design Standards

- The maximum height of parking lot poles shall be 35'-0" measured from the top of grade. Pole bases are limited to 3'-0" in height above finished grade. Pole bases shall be a maximum of 2'-0" in diameter.
- Lighting with a concealed light source of the "cut-off" variety shall be used to prevent glare onto adjacent building and sites.
-

Design Guidelines

- Parking lot lighting should be unobtrusive and provide safe light for parking lot activity.
- All parking lot light fixtures are similar in design for all surface-parking area.
- Separate pedestrian scale lighting may be provided for all pedestrian ways through parking lots.
- Light poles should be located within medians whenever possible.

Pedestrian and Landscape Lighting

- Pedestrian lighting should be used to provide illumination for creating security and safety of pathways, courtyards, and plazas.
- All primary walkways, steps or ramps along pedestrian routers shall be illuminated.
- The maximum height of pedestrian lighting within landscaped and plaza areas are 16'-0"
- The use of LED or metal halide lamps is required. Lighted bollards or other low-level fixtures are encouraged to identify pedestrian walkways and drop-off areas at entrances to buildings.
- Walks shall be lighted for the safe passage of pedestrians, as should areas that are dangerous if unlit, such as intersections and underpasses.

Design Standards

- Light poles located within landscaped and plaza areas shall not exceed 16'-0" in height from the top of the pole base. Pole bases are limited to 12'-0" in height above finished grade.
- Where applicable provide landscape lighting that enhances or complements the landscaping, but not overshadow.
- Landscape lighting should be designed to be effective during all seasons of the year and through the life of the landscape.
- Wherever possible, fixtures shall be concealed (e. g. in trees, behind rocks, etc.) in order to control glare and avoid extreme bright spots on the surrounding landscape.
- No light source (e. g. bulb) shall be directly visible from adjacent properties, except those that area motion or IR activated and which remain lit for no more than one (1) minute per activation.
- Site security lighting should not impact negatively upon the site, building architecture or adjacent properties.

Submittal Requirements

- A photometric lighting plan fixture, cut sheets and literature is required for all new commercial and multi-family developments in order to ensure adequate and appropriate light levels throughout the development.
- Foot-candle levels shall be shown out to the lot line or to a zero foot-candle level. These levels shall be shown on the drawings, but not included in calculations.

Lighting Specifications Within Public ROW

- Light Pole:
 - Manufacturer: Hubbel or similar
 - Model: SSSH16-40A-1-S2
 - Color: Dark bronze
- Light fixture

- Manufacturer: Hubbel or similar
- Model:
HLOL CL1S-A-48LU-4K-3DB-BC
HLOL SSH16-40A-1-S2-DB
- Color/ Finish: Dark bronze

Section VII: General Definitions

Articulation: Is a method of styling the joints in the formal elements of architectural design

Awning: A framed structure supported from the exterior wall of a building, which can be retracted, folded, collapsed or remain stationary as part of a building.

Brick: An exterior finish for a building composed of small rectangular block typically made of fired or sun-dried clay.

Building mass: The three-dimensional bulk of a building: height, width, and depth.

Building scale: The relationship of a particular building, in terms of building mass, to other nearby adjacent buildings.

Canopy: A structure of rigid or non-rigid material on a framework sheltering an area or forming sheltered walk to the entrance of a building, which is wholly or partially supported by a building structure and/or columns, braces, or poles extending to the ground.

Character: Attributes, qualities and features that make up and distinguish a development project and give such a project a sense of purpose, function, definition, and uniqueness.

Common area: Development streetscape, sidewalks, access driveways, perimeter landscaping, etc. and all other areas of the development not part of a defined lot premises.

Compatible or compatibility: The characteristics of different uses or activities which allow them to be located near or adjacent to each other in harmony. Some elements that affect compatibility are include, height, scale, mass, and bulk, of structures.

Cornice: A horizontal molded projection crowing a building or structure, especially the upper most member of the entablature of an order, surmounting the frieze.

Curtain wall: A non-bearing exterior building wall, between piers or columns, which is not supported by the beams or girders of a skeleton frame.

Developer: Any person, firm, partnership, joint venture, limited liability company, association or corporation who participates as owners, promoter, developer, or sales agent in the planning, platting, development,, promotion, sale or lease of a subdivision of development.

Decorative ground-faced block: A Concrete Masonry Unit (CMU) whose display face has been ground (polished) to expose the natural colors and shapes of the aggregates within the block.

Dormer: Projecting framed structure set vertically on the rafters of a pitched roof, with its own roof (pitched or flat), sides, and a window set vertically in the front.

Exterior Insulation and Finish System (EIFS): An exterior finish for a building composed of polystyrene foam covered with synthetic stucco.

Façade: The exterior face of a building which is the architectural front, sometimes distinguished from the other faces by elaboration of architectural or ornamental details.

Fence: An artificially constructed barrier of any material or combination of materials erected to enclose, screen or separate areas.

Fenestration: The design, construction or presence of openings in a building. Includes windows, doors, louvers, vents, wall panels, sky lights, store front, curtain walls, and slope glazed systems.

Fiber cement: A composite building material made of sand, cement, and cellulose fibers. Most

commonly used in siding applications where quality, longevity, and durability are required.

Gable: A vertical surface commonly situated at the end of a building, usually adjoining a pitched roof; its shape depends on the type of roof, and parapet.

Glazing: The glass surface of a glazed opening.

Parapet: In an exterior wall, the part entirely above the roof.

Porch: A covered platform, usually having a separate roof, at an entrance to a dwelling or an open or enclosed gallery or room.

Reveal: Recessed separator strip between two different materials.

Roof form, flat: A horizontal roof either having no slope, or slope sufficient only to effect drainage.

Roof form, pitched: A steep gable roof having the same pitch on each side of a central ridge.

Simulated: Artificially produced to look or seem like a natural building material.

Soffit: The exposed undersurface of any overhead component of a building, such as an arch, balcony, beam, cornice, lintel or vault.

Storefront: Front face or other exposed exterior building wall of the store.

Streetscape: The visual elements of a street, including the road, adjoining buildings, street furniture, trees and open spaces, etc. that combine to form the street's character.

Stucco: An exterior finish of a building composed of a porous cement-base of aggregates, binder & water.

Section VIII: Concept Plan

The attached **Exhibit A** constitutes the Concept Plan. The multi-family/build-to-rent land area will encompass up to approximately 23.16+/- acres of the Property, and the commercial area will encompass approximately 24.36+/- acres of the Property. The Concept Plan shall be construed as an illustration of the permissible quantity of given land uses and development concepts and not necessarily as an exact representation of the arrangement of said uses.

Per Sec. 34-60 (c) of the Zoning Ordinance, the development site plan layout shall be submitted to the City at the time of development of a particular phase and shall comply with current City of Venus ordinances except as provided herein, including the addition of the following development standards (the "Development Standards") outlined within this document. The proposed zoning is Planned Development (PD) with a base zoning of (i) high-density multi-family including build-to-rent residential (attached or detached), collectively (R-4) and (ii) General Commercial (C-2) including day care, as depicted on the Concept Plan. Any amendments (minor or major) need to be approved by the Planning and Zoning Commission and City Council.

Allowable Uses by Right

The uses allowable by right under this Planned Development are listed on **Exhibit B** attached hereto.

Exhibit A – Concept Plan

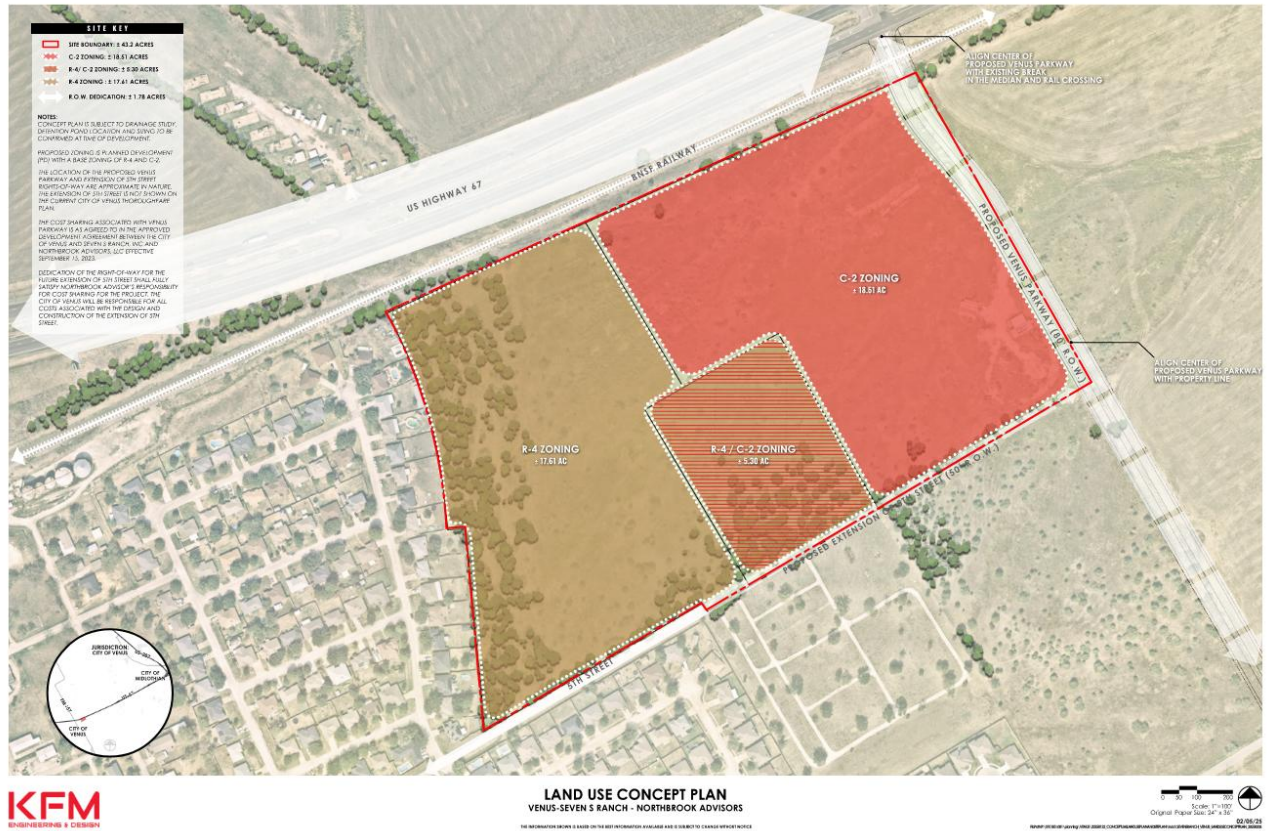


Exhibit B – Allowable Uses

- Existing residential dwelling units and lodging used as such on the effective date of the ordinance;
- Dwelling units may not be located on the second floor of a ground floor business use.
- Neighborhood retail sales and service uses such as:
 - Art shops, artist's and professional studios, beauty parlors, clothing stores, drugstores, grocery stores, markets or supermarkets, hardware stores, household appliance and fixture repair shops, post office stations and self-service laundries;
 - Shops for the following and similar occupations: barber, cabinet maker, electrician, jeweler, watchmaker, locksmith, optician, painter, plumber, shoemaker and tailor;
- Business offices;
- Professional offices, such as doctors, dentists, attorneys, chiropractors, psychologists, insurance, real estate, architects, engineers, accountants, building contractors, and other similar uses;
- Clinics, both medical and dental, that could include pharmaceutical sales, provided that such pharmacies are complementary to the primary clinic use of the structure. Other similar medical or dental, diagnostic or therapeutic facilities (except residences) are permitted;
- Bakeries, cafes, confectioneries, ice cream shops, and restaurants which prepare foodstuffs for on-site retail sale only;
- Automobile parking lots and structures;
- Other neighborhood retail sales or service uses, which are similar in character to those enumerated above, and which will not be dangerous or otherwise detrimental to persons residing or working in the vicinity thereof, or to the public welfare, and will not impair the use, enjoyment or value of any property, but not including any use permitted in a, I-1, or I-2 district;
- Churches;
- Public utility and public service uses as follows:
 - Electric substations;
 - Gas odorizing stations, and gate stations;
 - Radio and television towers;
 - Railroad rights-of-way, but not including railroad yards and shops, freight and service buildings, or rights-of-way for switch, lead, spur or team tracks;
 - Telephone exchanges and transmission equipment buildings;
 - Privately owned water pumping stations and water reservoirs;
- Printer;
- Antique shops;
- Art galleries and museums;
- Banks and financial institutions;
- Camera and photographic supply stores;
- Coin and philatelic stores;
- Day Care facility

- Department stores;
- Dry goods stores;
- Florist shops and conservatories;
- Furniture stores;
- Furrier shops, including the incidental storage and conditioning of furs;
- Household appliance stores, including radio and television sales and services;
- Leather goods and luggage stores;
- Loan offices;
- Musical instruments sales and repair; office supply stores; optical sales;
- Physical culture and health services and reducing salons;
- Picture framing;
- Sewing machine sales and service, household appliances only;
- Sporting goods stores;
- Tailor shops;
- Telegraph offices;
- Theater, indoors;
- Ticket agencies, amusement;
- Tobacco shops;
- Travel bureaus and transportation ticket offices;
- Radio and television studios and stations;
- Schools, trade.

Conditional uses. The following conditional uses may be allowed in the C-2 District subject to the provisions of [section 34-11](#):

- Hotels and motels, provided that the zoning lot shall be not less than two acres;
- Dwelling units, restricted to a total gross floor area of 5,000 square feet above the ground floor of a commercial building;
- Other uses as may be permitted by the board of adjustment under [section 34-14](#);
- Any use permitted in the C-1 district;
- Existing residential dwelling units and lodging uses as such on the effective date of the ordinance [from which this chapter is derived];
- Cleaning and dyeing facilities;
- Commercial recreation uses, including bowling alleys, arcades, golf driving ranges, gymnasiums, miniature golf courses, pool halls, swimming pools and skating rinks;
- Creameries and ice cream plants;
- Hotels, apartment hotels and motels;
- Ice plants, cold-storage plants;
- Laundries, including automobile washes;
- Mortuaries;

- Pumping stations;
- Radio (AM or FM) or television broadcasting stations or transmitters and microwave radio relay structures;
- Repair and storage garages;
- Telephone exchanges;
- Theaters, lodges, assembly halls, auditoriums;
- Tire repair shops;
- Auto body operations;
- Spray-painting operations;
- Auction rooms;
- Automobile accessory stores;
- Automobile service stations, including the incidental storage of rental trucks and trailers, except that trucks and trailers for storage or rental may not be parked within the public right-of-way;
- Blueprinting and photostating establishments;
- Business machine sales and service establishments;
- Carpet and rug stores;
- Catering establishments;
- China and glassware stores;
- Clothing and costume rental stores;
- Employment agencies;
- Exterminating shops;
- Floor covering;
- Fraternal, philanthropic and eleemosynary uses;
- Hospitals and sanitariums;
- Interior decorating shops, including upholstering and making of draperies, slipcovers, and other similar articles when conducted as part of the retail operation and secondary to the principal use;
- Laboratories for research development and testing;
- Meat markets, including sale of meat and meat products to restaurants, hotels, clubs and other similar establishments, when such sale is conducted as part of the retail business on the premises;
- Orthopedic and medical appliance and supply stores;
- Paint and wallpaper stores;
- Phonograph, record, sound equipment and sheet music stores;
- Schools for music, dance business or trade;
- Taxidermists;
- Upholstery shops;
- Water softener sales and services;
- Vehicle service centers;

- Other retail sales and service uses which are similar in character to those enumerated in this subsection, and which will not be dangerous or otherwise detrimental to persons residing at, or to enjoyment of, or to value of, any property, but not including any of the following uses:
 - Any use permitted only in an I-1 or I-2 district;
 - Manufacturing and processing other than an accessory use customarily incidental to permitted commercial sales and service uses; or
 - Any use which is objectionable by reason of emission of odor, dust, smoke, gas, vibration or noise, or which may impose hazard to health or property.

Conditional uses. Conditional uses in the C-2 district shall include: Any uses not specifically enumerated in [section 34-54](#) that can be considered commercial in character:

- Machinery and equipment sales and service establishments for equipment under 1½ tons gross weight;
- Any use permitted in the R-3 district, except two-family dwelling units;
- Libraries and museums;
- Hospitals, sanitariums, nursing homes, and personal care facilities.

Conditional uses. The following conditional uses may be allowed in the R-4 district subject to the provisions of [section 34-11](#):

- Any use allowed as a conditional use in the R-3 district, except one-family and two-family dwelling units, unless permitted above;
- Hotels and motels, provided that the zoning lot shall be not less than two acres;
- Offices for professional uses, such as (without limitation due to enumeration), building contractors, doctors, chiropractors, dentists, attorneys, insurance, real estate, abstract and title, accountants, architects, brokers, engineers, designers, and psychologists.

ITEM REPORT

To: City Council
From: Joshua Jones, City Administrator
Subject: Discuss and consider approval of 2025 Debt Funded CIP.
Department/Office: Administration

Summary:

Each year, as part of the annual budget process, the Public Works Department will submit capital project requests for the upcoming year and their estimated needs over the subsequent four years, which after review and revision will eventually become the five-year Capital Improvement Plan (CIP). The request submissions require a project description, justification, cost estimates, etc. on the City's annual operating budget and the potential need to issue debt depending on the cost(s) of the projects. While departments prepare their submissions, the Office of the City Administrator and Finance Department work concurrently to determine the amount of funding available for these requests. In order to implement the Capital Improvement Program, funding must be identified and programmed to achieve the desired infrastructure improvements envisioned for the City of Venus. The Capital Improvement Program can only be as effective as the resources that are behind it.

The FY 2025-2026 Capital Improvement Plan for Streets, Water, and Wastewater is based on previously identified projects, such as a Pavement Management Plan for streets, Water Master Plan for water projects, and a Wastewater Master Plan for sewer projects.

Previously, the City completed a Pavement Condition Index (PCI) that was used to outline the FY25-26 Streets CIP. The PCI is what determined the 'Very Poor' rated streets that had a score of 1 – 25 (FY25-26 Street CPI). Due to their condition, they will all have to be fully reconstructed, and this will come at a substantial cost. In the future CIP's the costs will decrease significantly as conditions shift to preservation versus reconstruction. The PCI is the City's roadmap for rebuilding, repairing and the preservation of the City's street infrastructure, along with a commitment for funding towards a Pavement Management Plan.

Recommended Action:

Approve item as presented.

Budget:

The total cost of the proposed 2025 CIP is \$4,674,362.00

Attachments:

1. FY 2025-2026 CIP_Streets
2. Pavement Management Report

FY 2025-2026 City of Venus Streets Capital Improvement Projects

Engineering Civil Plans for Venus Parkway	Estimated	250K - 400K
Construct Venus Parkway from Hwy 67 as stated in Development Agreement	Estimated	2.5 - 4 Million

Streets, Materials, and Cost from the 2025 Pavement Condition Index

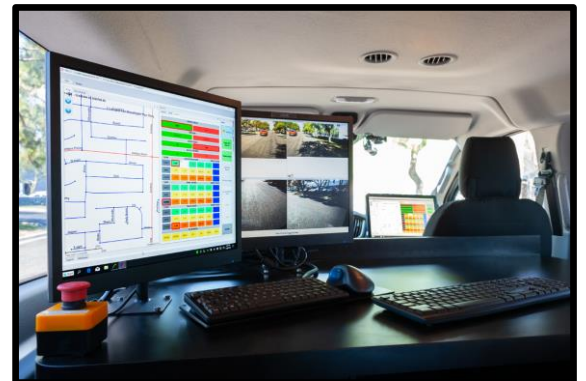
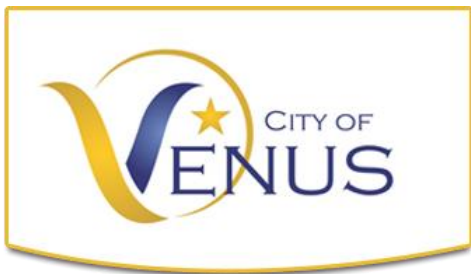
On Street	From Street	To Street	Material	Length Ft.	Function Class	PCI Rating	Travel Frequency	Cost \$
County Road 109	SOP	County Road 214	Asphalt	5,328	Tertiary	3	Medium	\$836,375
County Road 506	SOP	EOP	Asphalt	2,882	Tertiary	9	Low	\$373,698
East 2nd Street	South Main Street	Vista Ridge	Asphalt	687	Residential	17	Low	\$98,456
East 4th Street	South Main Street	South Oak Street	Asphalt	370	Residential	13	Low	\$45,396
East 5th Street	South Main Street	Venus Memorial Park	Asphalt	2,277	Residential	23	Low	\$279,689
East 6th Street	South Main Street	South Oak Street	Asphalt	357	Residential	10	Low	\$34,164
East County Road 109	East 8th Street	EOP	Asphalt	1,618	Residential	15	High	\$265,064
North Hickory Street	South Hickory Street	West US Highway 67	Asphalt	928	Residential	7	Med-School	\$145,665
North Point Drive	Vista Ridge	Meadow Ridge Avenue	Asphalt	622	Residential	11	Low	\$89,154
Pakse Street	SOP	County Road 109	Asphalt	1,415	Residential	4	Medium	\$173,804
Savana Street	SOP	Lanexaug	Asphalt	609	Residential	10	Low	\$70,668
Savana Street	Lanexaug	County Road 109	Asphalt	738	Residential	10	Low	\$85,586
South Beach Street	West 3rd Street	West 1st Street	Asphalt	705	Residential	14	Low-School	\$86,580
South Locust Street	West 8th Street	West 1st Street	Asphalt	2,236	Residential	16	Med-School	\$305,195
South Oak Street	East 8th Street	DRIVEWAY	Asphalt	2,178	Residential	19	Low	\$223,002
South Pine Street	West 5th Street	West 4th Street	Asphalt	357	Residential	14	Medium	\$41,477
South Walnut Street	West 3rd Street	West 3rd Street	Asphalt	181	Residential	27	Low-School	\$10,526
South Walnut Street	West 2nd Street	West 1st Street	Asphalt	374	Residential	11	Low-School	\$48,438
Venus Larue Street	North Hickory Street	North Hickory Street	Asphalt	926	Residential	19	Low-School	\$126,477
West 2nd Street	SOP	South Walnut Street	Asphalt	1,759	Residential	23	Low-School	\$288,113
West 3rd Street	South Walnut Street	South Main Street	Asphalt	357	Residential	14	Low-School	\$119,516
West 4th Street	South Pine Street	South Main Street	Asphalt	1,975	Residential	14	Low-School	\$256,113
West 5th Street	SOP	South Main Street	Asphalt	2,091	Residential	12	Low-School	\$271,206
Total								\$4,274,362

*SOP - Starting of Product

*EOP - Ending of Product

Venus, TX

Pavement Management Report March 2025



EXECUTIVE SUMMARY

Project and Methods Overview

In December of 2024, IMS Infrastructure Management Services, LP (IMS) utilized a cutting-edge Integrated Road Information System (IRISpro Pavé) (**Figure 1**) to capture continuous, high-resolution pavement images that were used to assess pavement cracking, rutting, and roughness on 35 centerline miles of asphalt and concrete roadways in Venus, TX (City). IMS followed the American Society for Testing and Materials (ASTM) D6433 standard to analyze the images and distress data collected by the IRISpro to determine the Pavement Condition Index (PCI) for each segment of the road. PCI values were recorded to provide an indication of the surface conditions and structural integrity of a pavement.

Using the Easy Street Analysis (ESA) pavement management system, IMS developed multi-year pavement maintenance and rehabilitation (M&R) recommendations for the roadways surveyed. The recommendations consider the severity, quantity, and type of pavement distresses, surface type, pavement strength and functional class. By utilizing these recommendations, the City can make informed decisions on how best to allocate their resources to ensure the longevity and safety of their roadways.



Figure 1 - IMS Integrated Road Information System platform (IRISPro Pavé)

The PCI method was used in accordance with the ASTM D6433 standards to assess the condition of the City's pavements. This method is considered an objective and repeatable approach to assess pavement condition, which is preferable to alternative methods that rely upon potentially biased human ratings. Based on the PCI results, ESA prioritizes funding using a cost-of-deferral approach, recommending M&R activities that optimize funding by selecting rehabilitation candidates only when they approach the critical point where a heavier maintenance activity will soon be needed to restore the roadway to full service.

ASTM D6433 covers nearly forty unique distress types that may or may not be present in an agency's road network. For that reason, IMS uses a modified approach that collects the most common and relevant distresses. The descriptions in **Table 1** outline some of the distresses collected for the City:

Table 1 - Distress Descriptions

Distress Type	Pavement Type	Description	Example
Alligator Cracking	Asphalt	• Quantified by severity and square footage • Caused by the repeated bending from vehicle loads • Propagate from the bottom, meaning that structural failure has occurred • An LAD with significant impact on the condition score, even at low extents	
Rutting	Asphalt	• Caused by the permanent deformation of the pavement and/or subgrade layers • Low densities can have a large impact on the final condition score due to their implication of possible structural failure	
Longitudinal & Transverse Cracking	Asphalt	• Quantified by their length and width • Results from pavement shrinkage due to natural daily and seasonal temperature cycles, construction issues, or other factors	

Block Cracking	Asphalt	• Quantified by their width and square footage • Form interconnected longitudinal and transverse cracks • Divides the pavement into rectangular pieces • Results from aging and environmental factors	
Patching	Asphalt	• Quantified by the square footage and severity • Always considered a surface defect • Affects ride quality and condition of a pavement	
Raveling	Asphalt	• Measured by severity and square footage affected • Loss of coarse aggregate on pavement surface	
Bleeding	Asphalt	• Measured by severity and square footage • Presence of free asphalt binder on the roadway surface • Results in a pavement surface with reduced skid resistance • Caused by either an excess of asphalt in the pavement or insufficient voids in the matrix	

Edge Cracking	Asphalt	• Measured in linear feet • Caused by traffic loading and weakened base conditions resulting from poor drainage • Run parallel to the road, usually within 1 to 2 feet of the outer edge of the pavement	
Distortion	Asphalt	• Bumps and sags, depressions, swell, corrugation, and shoving • Caused by several factors, such as construction issues, subgrade mixture failure, environmental influence, etc.	
Weathering	Asphalt	• Wearing away of asphalt binder and fine aggregate matrix • Quantified by severity and square footage	
Divided Slab	Concrete	• Slab divided by cracks into four or more pieces • Caused by overloading, inadequate support, or both • Categorized as a severe corner break if all pieces or cracks are contained within a corner break	
Corner Breaks	Concrete	• Crack that intersects with a joint at less than ½ the slab length • Caused by repeated load on a surface with a failing base	

Joint Spalling	Concrete	• A breakdown of the edges of a slab within 2ft of a joint • The depth of the cracking and area affected determine the severity	
Faulting	Concrete	• Identified by a difference in elevation across a joint • Severe faults have a >3/4 inch elevation difference between two adjacent concrete slabs	
Durability Cracking	Concrete	• Caused by the freeze-thaw expansion of the large aggregate • Breaks down concrete over-time • Typically runs parallel to a joint or linear crack • A high severity "D" crack covers more than 15% of the overall slab	
Scaling	Concrete	• A result of the surface layer of concrete being worn away over time by weathering • Measured by severity and total area affected	
Punchouts	Concrete	• Caused by heavy and repeat loads, inadequate slab thickness, and a deterioration of the base foundation • Measured by severity and number of individual cracks within the distress	

Table 2 – Pavement Condition Categories

Category	Typical Distresses and M&R Recommendations	PCI Range
Excellent	Like new condition – little to no maintenance required. Monitor condition or preventive maintenance.	85<PCI≤100
Very Good	Minor cracking, raveling, and other NLAD Routine or preventive maintenance. <i>E.g., Crack sealing, surface treatment</i>	70<PCI≤85
Good	Minor to moderate cracking and low severity LAD such as alligator cracking and rutting. Surface treatments with localized repairs and overlays <i>E.g., Surface treatments, localized surface patching, thin overlay</i>	60<PCI≤70
Fair	More extensive and severe longitudinal and transverse cracking, as well as moderate severity LAD Localized repairs or major rehabilitation. <i>E.g., Localized surface and/or full-depth patching, moderate overlays</i>	50<PCI≤60
Marginal	Localized high-severity alligator cracking, and rutting Major rehabilitation. <i>E.g., Localized full-depth patching, mill and overlay, traditional overlay</i>	40<PCI≤50
Poor	A greater extent of severe alligator cracking, rutting Major rehabilitation. <i>E.g., More extensive full-depth patching, mill and overlay, traditional overlay</i>	25<PCI≤40
Very Poor	Extensive and severe alligator cracking, more extensive and deeper rutting, and potholes. Major rehabilitation. <i>E.g., Full-depth reclamation, reconstruction</i>	0<PCI≤25

ESA Pavement Management System

The ESA software provides all the functionalities of a standalone software package while being user-friendly. It provides the City with a tool that can effectively catalog, classify, assess, track, and analyze condition data to aid in the processes of budget planning and pavement rehabilitation.



More specifically the program helps the City streamline its pavement management by giving structure to the basic information required for a management system:

Surface Distress Index (SDI)

ASTM D6433 provides a method of categorizing surface distress observations for both asphalt and concrete pavements, based on the extent and severity of distresses along the roadway. The Surface Distress Index (SDI) is used to represent the observed pavement defects on a scale from 0 to 100. However, not all surface distresses are given equal weight. Load-associated distresses (LAD), such as rutting or alligator cracking on asphalt streets, and divided slabs on concrete streets, have a greater impact on the SDI than non-load associated distresses (NLAD), such as raveling or longitudinal and transverse cracking. Even when present in low extents and moderate severity, LAD can significantly decrease the SDI. The SDI inputs are shown in **Figure 9**.

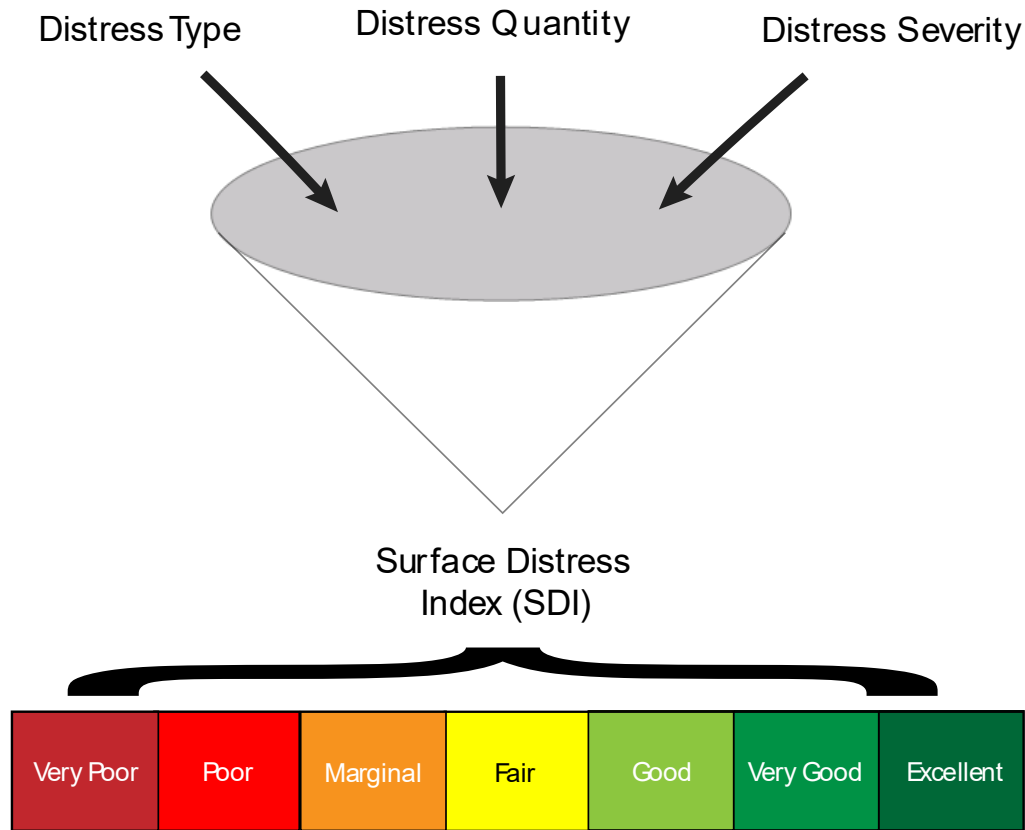


Figure 9 - SDI Inputs and Detailed Scale

PRINCIPLES OF PAVEMENT MANAGEMENT

This section provides an overview of pavement management, including its objectives and the best practices for M&R planning throughout the lifecycle of a pavement. It also highlights the integration of these concepts in the ESA pavement management system, which was used in this report to develop recommendations and analyze the City's pavement network. This context is important for understanding the content and findings of the report.

Pavement Management Principles

Pavement management is the process of assessing, prioritizing, and preserving or rehabilitating pavements through a logical system that attempts to use available funds in the most cost-effective manner possible. The process is iterative, and as more data becomes available, prediction models are refined to improve accuracy. **Figure 5** illustrates that pavements typically start deteriorating rapidly once they hit a specific threshold. Therefore, it is more cost-effective to invest in cheaper surface treatments during the first 40% of a pavement's lifespan than to defer maintenance until heavier overlays or reconstruction is required just a few years later. Streets that are repaired while in good condition will have an extended lifespan and will cost less to maintain over their lifetime than those left to deteriorate to a poor condition. Without an adequate routine pavement maintenance program, streets will require more frequent reconstruction, thereby requiring significantly greater funding.

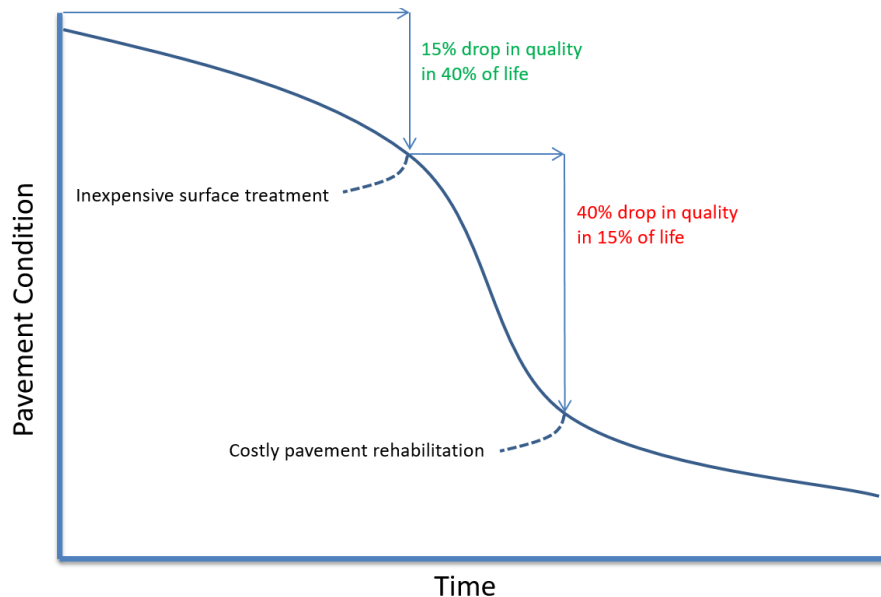


Figure 5 - Pavement Deterioration and Life Cycle Costs

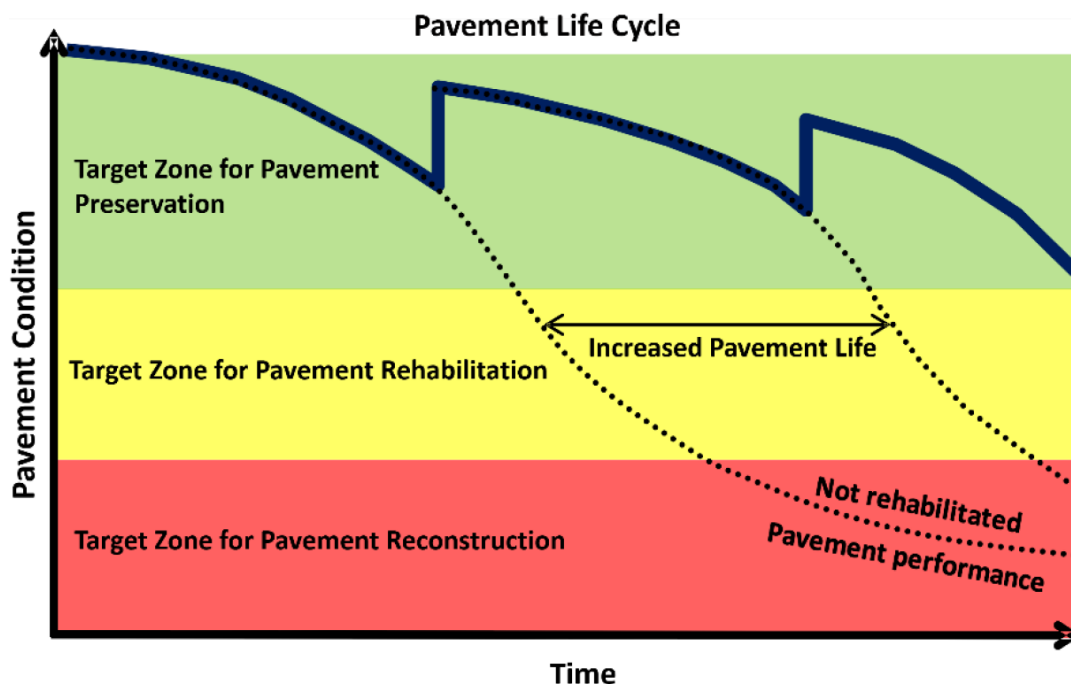
The types of rehabilitation activities that the City chooses to deploy can have a significant effect on the longevity of a pavement. Depending on the PCI zone in which a pavement falls, a detailed

rehabilitation strategy needs to be formed. Common rehabilitation types include localized preventive or stop gap activities (e.g. crack sealing, joint sealing, and patching), global preventive maintenance (e.g. fog seals, rejuvenators, slurry seals, microsurfacing, chip seals, cape seals, and thin overlays), major Rehabilitation (e.g. thin or thick mill and overlays), and major Reconstruction (e.g. surface reconstruction or full reconstruction). Popular examples of cost-effective preventative activities include:

- Crack and Joint Sealing
- Microsurfacing
- Fog Seal and Rejuvenators
- Patching
- Slurry and Chip Seals
- Thin Overlays

A proactive pavement management program focuses on the preventative maintenance category and advocates proper incorporation and application of cost-effective preventative activities. These activities help maintain and repair the surface integrity which can slow deterioration and, depending on the treatment, also extend the life of a pavement. The outcome of this exercise is to increase long-term cost savings and network-level pavement quality over time.

When completed within the target zone for preventative maintenance, a pavement's lifespan can be conveniently extended. The dashed curves in **Figure 6** show the typical lifespan of a pavement that does not undergo any preventative maintenance. Major reconstruction becomes necessary after approximately 20 years. The blue curves show the benefits of preventive maintenance during the first 40% of a pavement's lifespan. Eventually, all pavements will need to undergo reconstruction; however, proactive maintenance and rehabilitation can delay this process for up to an additional 40 years.



Rehabilitation Strategies and Unit Rates

The funding requirements for the City are mainly determined by the rehabilitation strategies and unit rates used in the budget analysis. **Table 4** presents a breakdown of the costs associated with different pavement rehabilitation activities and their application. The table also suggests a recommended rehabilitation funding sequence based on the cost of deferral. A lower number in this column indicates a higher priority for rehabilitation based on the cost of deferral.

The parameters to consider when forming rehabilitation strategies include:

- **Rehab Activity** – This includes the assigned identifier and name of each rehabilitation strategy. Various degrees of slurry sealing are outlined to highlight the increasing cost associated with additional patching requirements for lower PCI streets.
- **Min, Max, and Critical PCI** – The PCI range for the application of a specific rehabilitation activity is determined by the Min and Max values that set the upper and lower limits, while the Critical PCI indicates the threshold at which rehabilitation becomes a higher priority to leverage the cost of deferral factor. There can be overlap in the PCI range to allow for further differentiation based on pavement strength.
- **Unit Rates** – The cost of rehabilitation is presented per square yard for each combination of pavement type, functional class, and rehabilitation activity. A base unit rate is set for the lowest assumed cost of a work type, and it is adjusted for each functional class to account for additional work such as traffic control, intersection improvements, landscaping, utility adjustments, and right-of-way (ROW) infrastructure. IMS worked closely with the City to determine rates that accurately represent the cost of work.

Table 4 – Rehabilitation Rates

Pavement Type		Critical PCI			Base				
					Unit Rate	Tertiary Unit Rate	Secondary Unit Rate	Residential Unit Rate	Unclassified Unit Rate
		Min PCI	PCI (Need Year)	Max PCI	(\$/yd2)	(\$/yd2)	(\$/yd2)	(\$/yd2)	(\$/yd2)
Rehab Activity					100	100	100	100	
FunCL Rate Premium					100	100	100	100	
All	Routine Maintenance	85	100	100	0.00	0.00	0.00	0.00	0.00
Asphalt	Slurry Seal / Seal Coat	80	82	85	2.25	2.25	2.25	2.25	2.25
Asphalt	MicroSurface / Chip Seal	70	73	80	3.10	3.10	3.10	3.10	3.10
Asphalt	Edge Mill + Thin Overlay (1.5 - 2.0)	60	63	70	13.75	13.75	13.75	13.75	13.75
Asphalt	EM/FWM + Moderate Overlay (2.0 - 3.0)	50	54	60	18.25	18.25	18.25	18.25	18.25
Asphalt	FWM + Thick Overlay (> 2.0 - 3.0)	40	44	50	22.25	22.25	22.25	22.25	22.25
Asphalt	Surf Recon + Base Rehab / FWM + Strctrl Pch + Olay	25	30	40	39.50	39.50	39.50	39.50	39.50
Asphalt	ACP Full Depth Reconstruction	0	15	25	58.50	58.50	58.50	58.50	58.50
Concrete	PCC Jnt Rehab & Crk Seal	80	82	100	5.00	5.00	5.00	5.00	5.00
Concrete	PCC Localized Rehab	70	73	80	11.00	11.00	11.00	11.00	11.00
Concrete	PCC Slight Pnl Rplcmnt (<10%)	60	63	70	22.50	22.50	22.50	22.50	22.50
Concrete	PCC Moderate Pnl Rplcmnt (< 20%)	50	54	60	34.50	34.50	34.50	34.50	34.50
Concrete	PCC Extensive Pnl Rplcmnt (<33%)	40	44	50	47.50	47.50	47.50	47.50	47.50
Concrete	PCC Partial Reconstruction	25	30	40	65.50	65.50	65.50	65.50	65.50
Concrete	PCC Full Depth Reconstruction	0	15	25	99.50	99.50	99.50	99.50	99.50

REHABILITATION PLAN & BUDGET DEVELOPMENT

This section discusses the results of the pavement management analysis that was performed using the ESA pavement management system, starting with an overview of the assumptions that were used when implementing the system, such as the unit rates and the selection methodology for rehabilitation candidates. The subsequent section, **5.2**, details the results of each of the various budget runs, along with their predicted conditions. This is highlighted further through a series of charts that are used to demonstrate the advantages and disadvantages of various funding models.

Key Analysis Set Points and Assumptions

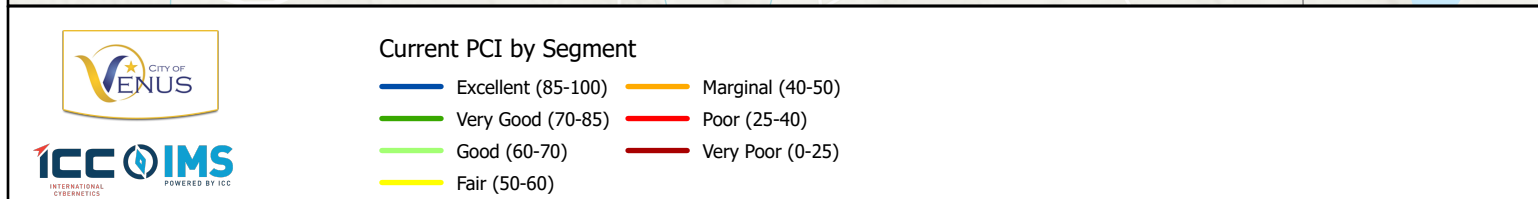
Pavement management analysis requires user input to complete its condition forecasting and prioritization. A series of operating parameters were developed to create an efficient program that is tailored to the City's needs.

Selecting Segments for Rehabilitation

The selection of rehabilitation candidates through a worst-first approach or subjective committee input is neither efficient nor cost effective. It is important to establish a set of criteria and determine their importance in the selection process. ESA has defined commonly used criteria within the program that allows different weighting factors to be applied depending on the City's goals. This approach can lead to more objective and effective selection of rehabilitation candidates.

- **PCI** – As mentioned earlier in this section, the results of the pavement condition survey are used to generate a PCI that ranges from 0-100 where 0 is considered the worst and 100 the best. This factor can be given a higher weight to give greater priority to poor condition streets.
- **Cost of Deferral** – As time passes a pavement will deteriorate and require more costly repairs as it ages. ESA can be configured to prioritize streets nearing the point where this cost increase occurs.
- **Pavement Strength** – Through the use of deflection testing or the prevalence of LAD, the relative strength of a pavement can be determined. A prioritization factor can be applied that gives preference to streets that may deteriorate faster in order to apply more cost-effective rehabilitation early in the life cycle.
- **Pavement Type** – Depending on costs, design life, and the City's goals, a weighting factor can be applied based on the materials used to construct the pavement.
- **Functional Class** – Generally higher volume streets are given the greatest priority within a program since they serve the most vehicles.
- **Planned or Committed Projects** – When developing the rehabilitation plan, projects that are already scheduled to be completed are taken into consideration. This is done by adjusting the PCI scores to reflect the expected improvement resulting from these projects.

For the City, the weighting factors for these categories were established with the aim of maximizing the cost savings associated with the concept of deferred maintenance and addressing Weak pavements with lower PCI scores. The goal is to minimize the growth of the backlog.



ITEM REPORT

To: City Council
From: Joshua Jones, City Administrator
Subject: Discuss and take action to adopt a Resolution of the City Council of the City of Venus, Texas, Directing Publication of Notice of Intention to Issue up to \$4,890,000 in Combination Tax and Revenue Certificates of Obligation to Fund Street Improvement Projects; and Resolving Other Matters Relating to the Subject.
Department/Office: Finance

Summary:
N/A

Recommended Action:
Approve as presented.

Budget:
N/A

Attachments:
1. COV_Resolution Directing Publication of Notice of Intention in the Amount of \$4,890,000.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS, DIRECTING PUBLICATION OF NOTICE OF INTENTION TO ISSUE UP TO \$4,275,000 IN COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION TO FUND STREET IMPROVEMENT PROJECTS; AND RESOLVING OTHER MATTERS RELATING TO THE SUBJECT.

WHEREAS, This City Council deems it advisable to authorize publication of notice of intent to issue certificates of obligation for the purposes hereinafter set forth; and; and

WHEREAS, it is hereby officially found and determined that the meeting at which this Resolution was considered was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

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

SECTION 1.

Attached hereto and marked "Exhibit A" is a form of notice, the form and substance of which are hereby passed and approved.

SECTION 2.

The City Secretary shall cause said notice to be published in substantially the form attached hereto, in a newspaper, as defined by Subchapter C, Chapter 2051, Texas Government Code, of general circulation in the area of said City, once a week for two consecutive weeks, with the date of the first publication to be before the 45th day before the date tentatively set for the passage of the ordinance authorizing the issuance of the certificates, and, if the City maintains an Internet website, continuously on the City's website for at least 45 days before the date tentatively set for the passage of the ordinance authorizing the issuance of the certificates.

SECTION 3. SIGNAGE REQUIREMENT

This Resolution shall be effective immediately upon adoption.

PASSED AND APPROVED this _____ day of _____ 2025.

APPROVED:

By: _____
Alejandro Galaviz, Mayor

ATTEST:

By: _____
Callie Green, City Secretary

EXHIBIT A

NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION OF THE CITY OF VENUS, TEXAS TO FUND STREET IMPROVEMENT PROJECTS

NOTICE IS HEREBY GIVEN that the City Council of the City of Venus, Texas, at its meeting to commence at 6:30 P.M. on September 8, 2025, at the Civic Center, 210 S. Walnut Street, Venus, Texas, tentatively proposes to adopt an ordinance authorizing the issuance of interest bearing certificates of obligation, in one or more series, in an amount not to exceed \$4,890,000.00 for paying all or a portion of the City's contractual obligations incurred in connection with (i) constructing, reconstructing and improving streets, roads, sidewalks and alleys, including bridges and intersections, street overlay, landscaping, lighting, signalization, traffic safety and operational improvements, culverts and related storm drainage and utility relocation, and the acquisition of land or interests in land in connection therewith; and (ii) paying legal, fiscal, architectural and engineering fees in connection with these projects. The maximum interest rate for the certificates may not exceed the maximum legal interest rate. The maximum maturity date for the certificates shall not exceed the maximum maturity permitted by law. The estimated combined principal and interest required to pay the certificates to be authorized on time and in full is \$9,868,767.00. The current principal of all outstanding debt obligations of the City is \$14,370,000.00. The current combined principal and interest required to pay all outstanding debt obligations of the City on time and in full is \$18,864,797.50. The City proposes to provide for the payment of such certificates of obligation from the levy and collection of ad valorem taxes in the City as provided by law and from a pledge of certain surplus revenues of the City's waterworks and sewer system, remaining after payment of all operation and maintenance expenses thereof, and all debt service, reserve, and other requirements in connection with all of the City's revenue bonds or other obligations (now or hereafter outstanding), which are payable from all or any part of the net revenues of the City's waterworks and sewer system. The certificates of obligation are to be issued, and this notice is given, under and pursuant to the provisions of V.T.C.A., Local Government Code, Subchapter C of Chapter 271.

CITY OF VENUS, TEXAS

ITEM REPORT

To: City Council
From: Becky Wilkins, Finance Director
Subject: Discuss and consider a resolution appointing Authorized Representatives for purpose of conducting banking business on behalf of the City.
Department/Office: Finance

Summary:

A Resolution of the City Council of the City of Venus Amending the Authorized Signatories.

Recommended Action:

Approve Resolution as written.

Budget:

No budget impact

Attachments:

1. Bank Signatory Resolution 07072025

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS, AMENDING THE AUTHORIZED SIGNATORIES TO EXECUTE CHECKS CURRENTLY ON FILE AT PINNACLE BANK BY REMOVING ALL SIGNATOIRES AND BY ADDING THE MAYOR, MAYOR PRO TEM, CITY ADMINISTRATOR, CITY SECRETARY, AND FINANCE DIRECTOR TO THE LIST OF AUTHORIZED SIGNATORIES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Code of Ordinances, allows the City, by resolution, to appoint signatories to sign any check or other commercial paper written against such account(s) maintained by its chosen depository; and

WHEREAS, the City Council approved a contract for banking with the depository bank; and

WHEREAS, the contract provides that the City will identify individuals considered Authorized Representatives for the purpose of conducting banking business on behalf of the City; and

WHEREAS, it is in the best interest of efficiency and for a good, orderly government for the City of Venus staff members to have cause to appropriately and lawfully transfer municipal funds from various City accounts; and

WHEREAS, the City Council of the City of Venus has it in the best interests of the City of Venus, Texas, and it is necessary for the carrying out of City business and proper for good government and the orderly conducting of City business to amend the list of authorized signatories to include Mayor, Mayor Pro Tem, City Administrator, City Secretary, and Finance Director;

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

SECTION 1. The City Council for the City of Venus designates only the Mayor, Mayor Pro Tem, City Administrator, City Secretary, and Finance Director, to be added to the list of authorized signatories for the City's depository and every other name on the list of authorized signatories is hereby removed and is not an authorized signatory.

SECTION 2. All resolutions in conflict with the resolution are hereby repealed, and all resolutions or portions thereof not in conflict with this resolution shall remain in full force and effect.

SECTION 3. Should any sentence, paragraph, subdivision, clause, phrase, section or word of this resolution be adjudged or held unconstitutional, illegal or invalid the same shall not affect the validity of this resolution as a whole, or part or provision thereof other than the part so declared to be unconstitutional, illegal or invalid.

SECTION 4. This Resolution shall become effective immediately from and after its passage.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VENUS ON THIS 14TH DAY OF JULY 2025.

ATTEST:

APPROVED:

Callie Driggers, City Secretary

Alejandro Galaviz, Mayor

ITEM REPORT

To: City Council
From: Becky Wilkins, Finance Director
Subject: Discuss and consider electronic signatures for FundView software and establish primary and secondary level of signatures.
Department/Office: Finance

Summary:

Establish primary and secondary level of electronic signatures for Accounts Payable payments in Fund View.

Recommended Action:

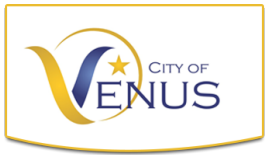
Discuss and consider electronic signatures for new software.

Budget:

No budget impact.

Attachments:

1. COV - Agenda Item Report - Fundview Auto Signatures



AGENDA ITEM REPORT

MEETING DATE:	July 14, 2025
MEETING TYPE:	City Council
SUBMITTED BY:	Becky Wilkins, Finance Director
THROUGH:	Joshua Jones, City Administrator
AGENDA CAPTION:	Establish electronic signatures for checks in Fund View Software.
MOTION LANGUAGE:	<i>"I make a motion to approve electronic signatures for Accounts Payable in Fund View."</i>

Background Information

The City of Venus has transitioned from Tyler Incode to Fund View Financial Software. A feature offered in Fund View is the use of electronic signatures on checks issued through the Accounts Payable module.

Budget Implications

No budget implications.

Operational Impact

Authorizing staff to electronically sign checks will eliminate the need for outside parties to come to City Hall to apply "wet ink" signatures to checks.

Legal Review

N/A

Staff Recommendation

The Finance Director recommends the use of two electronic signatures for payments made through the Accounts Payable module as follows:

- Level 1 City Secretary, Finance Director and/or City Administrator
- Level 2 City Secretary, Finance Director, City Administrator, Mayor and/or Mayor Pro Tem

Attachments

None

ITEM REPORT

To: City Council
From: Callie Green, City Secretary
Subject: Discuss and consider appointment for Planning and Zoning Place 7.
Department/Office: City Secretary

Summary:

Place 7 on the Planning and Zoning is nominated by Mayor.

Recommended Action:

I make a motion to appoint Tanitia Marvels to Place 7 on the Planning and Zoning Commission.

Budget:

N/A

Attachments:

None

ITEM REPORT

To: City Council
From:
Subject: Discuss and consider an Ordinance establishing a minimum purchase age for consumable hemp-derived THC products; providing for definitions, prohibited acts, signage requirements, penalties, and enforcement. (Mayor)
Department/Office: City Secretary

Summary:

Recommended Action:

I make a motion to approve/deny Ordinance.

Budget:

N/A

Attachments:

1. Draft Ordinance hemp

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF VENUS, TEXAS,
ESTABLISHING A MINIMUM PURCHASE AGE FOR
CONSUMABLE HEMP-DERIVED THC PRODUCTS; PROVIDING
FOR DEFINITIONS, PROHIBITED ACTS, SIGNAGE
REQUIREMENTS, PENALTIES, AND ENFORCEMENT;
PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, the Texas Health & Safety Code, section 122.005, provides that the City Council of a Type A, general-law municipality may take any action necessary or expedient to promote health, including imposing a fine for violation of any rules or orders as may be adopted; and

WHEREAS, the City of Venus, Texas (the “City”) is responsible for supporting and promoting the health, safety and welfare of its citizens; and

WHEREAS, pursuant to Texas Local Government Code section 51.001, the City Council of the City of Venus (“City Council”) may adopt an ordinance, rule or police regulation that is for the good government, peace or order of the City or for the trade and commerce of the City, and is necessary or proper for carrying out a power granted by law to the City or one of the City’s offices or departments; and

WHEREAS, pursuant to Texas Local Government Code section 51.012, the City Council may adopt an ordinance, act, law, or regulation, not inconsistent with state law, that the City Council considers necessary for the government, interest, welfare, or good order of the City as a body politic; and

WHEREAS, the City Council has been provided with documentation from competent, well-recognized medical professionals and law enforcement officials of the growing presence of potentially dangerous substances affecting the public health, safety and welfare of the citizens, particularly the youth of the City of Venus; and

WHEREAS, the City Council finds that unregulated access to hemp-derived THC products by minors poses a threat to public health and safety; and

WHEREAS, Governor Abbott's June 22, 2025 Veto Proclamation calls for immediate,

enforceable local action to regulate hemp-derived THC products in line with tobacco and alcohol laws; and

WHEREAS, the City Council desires to establish clear and consistent standards for age restrictions and sales requirements for such products, aligned with the City's existing regulations for tobacco and alcohol;

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

SECTION 1. DEFINITIONS

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

Consumable Hemp-Derived THC Product: Any product processed or derived from hemp and can be used for human consumption which has a THC level of 0.3 percent or less, and/or contains hemp-derived tetrahydrocannabinol (THC) as defined by federal and state law, including but not limited to: gummies, edibles, beverages, vapes, tinctures, or similar items.

Minor: Any person under twenty-one (21) years of age.

SECTION 2. SALE OR DISTRIBUTION TO MINORS PROHIBITED

- A. It shall be unlawful for any person to sell, give, barter, trade, deliver, or otherwise offer any consumable hemp-derived THC product to a minor.
- B. This section shall not apply to a parent or legal guardian who provides a Consumable Hemp-Derived THC Product to their own child or ward, if and only if, such provision is otherwise lawful under state and federal law.

SECTION 3. SIGNAGE REQUIREMENT

All establishments selling Consumable Hemp-Derived THC Products shall post at or near each point of sale a clearly visible sign that reads:

"THE SALE OF HEMP-DERIVED THC PRODUCTS TO PERSONS UNDER 21 YEARS OF AGE IS PROHIBITED BY LAW. VALID PHOTO IDENTIFICATION REQUIRED."

SECTION 4. POSSESSION BY MINOR PROHIBITED

Prohibition of possession by a minor. A minor commits an offense if the minor possesses a consumable hemp-derived THC product.

Defense. It is a defense to prosecution for the violation of this Section 4 that a minor possessed a consumable

hemp-derived THC product:

- a. While in the course and scope of the minor's employment by a person or entity holding a permit issued by the state authorizing the person to engage in the business of being a distributor, wholesaler, bonded agent or retailer of consumable hemp-derived THC products; or
- b. In the presence of an adult parent, guardian, or spouse, or other adult to whom the minor has been committed by the court.

SECTION 5. PENALTY

A person who violates any provision of this Ordinance commits a Class C misdemeanor punishable by a fine not to exceed Five Hundred Dollars (\$500.00). Each sale or furnishing of a prohibited product shall constitute a separate offense. Each day any violation continues shall constitute a separate offense.

SECTION 6. ENFORCEMENT

The Venus Police Department is hereby authorized to enforce this Ordinance.

SECTION 7. SEVERABILITY

If any provision, section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 8. EFFECTIVE DATE

This Ordinance shall take effect immediately upon its passage and approval as required by law.

PASSED AND APPROVED this ___ day of ____ 2025.

APPROVED:

By: _____
Alejandro Galaviz, Mayor

ATTEST:

By: _____
Callie Green, City Secretary