City Council

Monday, August 11, 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 July 14, 2025.

   4.2. Ratify bills and monthly financial report

   4.3. Approve revised Purchasing Policy with an effective date of September 1, 2025.

   4.4. Approval of a resolution to amend the "Building Improvement Grant" Policy to increase the maximum grant award from $5,000 to $25,000.

   4.5. Approval of Amendments to the City Administrator's Employment Agreement

   4.6. Approval of Annual Service Agreement with Johnson County Emergency Services District #1 for Fire Suppression and Emergency Response Services

   4.7. Approval of an Ordinance repealing and amending Chapter 2 "Administration", Article II

"Officials", Division 2, "City Administrator", Sec. 2-55, "Powers and duties of city administrator" and replacing with a new Chapter 2 "Administration", Article II "Officials", Division 2, "City Administrator", Sec. 2-55, "Powers and duties of city administrator".

4.8. Approval of an Ordinance repealing and amending Chapter 18 "Public Safety", Article III "Emergency Services", Sec. 18-39, "Fire Marshal" and replacing with a new Chapter 18 "Public Safety", Article III "Emergency Services", Sec. 18-39, "Fire Marshal".

4.9. Approve changes to Medical, Dental and Vision for fiscal year 2025-2026.

4.10. Approval of a Resolution for continued participation with the Steering Committee of Cities served by Oncor.

4.11. Approval of a Resolution for continued participation with the Steering Committee of Cities served by Atmos.

5. Presentation and Proclamations:

5.1. Introduction of the new Fire Chief

6. Public Hearings and Action Items:

6.1. Conduct Public Hearing on an Ordinance providing for the Annexation of 4.040 Acres out of the William Hickman Survey, Abstract 327, Tract 41 (Johnson County), Texas; 9733 E US Highway 67, Alvarado, Texas 76009 (ANX2025-0001)

Open Public Hearing:
Close Public Hearing:

6.2. Discuss and consider an Ordinance for the Annexation of 4.040 Acres out of the William Hickman Survey, Abstract 327, Tract 41 (Johnson County), Texas; 9733 E US Highway 67, Alvarado, Texas 76009. (ANX2025-0001)

6.3. Conduct Public hearing on rezone from AG (Agricultural) District to C-2 (General Commercial) District: 4.040 Acres out of the William Hickman Survey, Abstract 327, Tract 41 (Johnson County), Texas; 9733 E US Highway 67, Alvarado, Texas 76009 (REZ2025-0003)

Open Public Hearing:
Close Public Hearing:

6.4. Discuss and consider an Ordinance to rezone from AG (Agricultural) District to C-2 (General Commercial) District: 4.040 Acres out of the William Hickman Survey, Abstract 327, Tract 41 (Johnson County), Texas; 9733 E US Highway 67, Alvarado, Texas 76009 (REZ2025-003)

7. Discussion and Consideration Items:

7.1. Discuss and consider a Resolution to accept the Annual Audit for the period of October 1, 2023–September 30, 2024. (Presentation by Pattillo, Brown & Hill, LLP)

7.2. Discuss and consider approval for the 2025 Annual Service Plan update to the Service and

Assessment Plan for Brahman Ranch Public Improvement District No. 1. (Presented by, Mitch Mosesman with 30 Three Sixty Public Finance, Inc.)

7.3. Discuss and consider approval for the 2025 Annual Service Plan update to the Service and Assessment Plan for Patriot Estates Public Improvement District. (Presented by, Mitch Mosesman with 30 Three Sixty Public Finance, Inc.)

7.4. Discuss and consider approval for the 2025 Annual Service Plan update to the Service and Assessment Plan for Bluestem Hills Public Improvement District No. 1. (Presented by, Mitch Mosesman with 30 Three Sixty Public Finance, Inc.)

7.5. Discuss and consider approving a Resolution to Amend the city's official Master Fee Schedule.

7.6. Discuss and consider approving a Resolution to Approve and Adopt the Classification and Compensation Update provided by PCSC for fiscal year 2025-2026. (Presentation by J. Jones)

7.7. Discussion and consideration of the planned 1-MG elevated storage (water tower) and alternate projects. (Presentaton by S. Williams)

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(a)(1) - 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 Secretary (Green)
Human Resources (Westen)
Finance (Wilkins)
City Planner (Ortiz)
Public Works Director (Williams)
Police Chief (Groom)
Building Inspector (Goucher)

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 public at all times and on the City's website, www.cityofvenus.org, on Wednesday, August 6, 2025 on or before 5:30 pm.

_____

Callie Green, TRMC
City Secretary
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
JULY 14, 2025

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

   Mayor Galaviz called the meeting to order at 06:30 PM, James Burgess gave the Invocation, and all led the Pledge of Allegiance and Pledge to the Texas Flag.
   Councilmembers present: Alejandro Galaviz, Teresa Hoffman, Tony Bovinich, Sheryl Kiser, Michelle Hamm and Drew Wilson.
   Staff present: Josh Jones, City Attorney, Melissa Westen, Chief Groom, Chief Hargrove, Becky Wilkins, Scott Williams, Oscar Ortiz, C. Sutton, N. Shotwell and B. Brancato.

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. Shawna McCullough- Lillian Texas- Venus Cemetary Board- Opposed to re-zoning from Ag to Planned Development for 501 E. US HWY 67.
   2. Robart Shaw- Opposed to re-zoning from Ag to Planned Development for 501 E. US HWY 67.
   3. Eddy Fabela- 110 Meadow Ridge Dr.- Opposed to re-zoning from Ag to Planned Development for 501 E. US HWY 67.
   4. Isabel Garrett- 110 Meadow Ridge Dr. - Opposed to re-zoning from Ag to Planned Development for 501 E. US HWY 67.
   5. Robert Hillard- 404 Fieldstone Ln. - Opposed to re-zoning from Ag to Planned Development for 501 E. US HWY 67.

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.

I make a motion to approve the rest of the consent agenda.
Moved by: Tony Bovinich
Seconded by: Sheryl Kiser
For: Unanimous. Motion carried. Yes 5, No 0, Abstained 0.

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.
I make a motion to remove 4.2 from consent agenda.
Moved by: Tony Bovinich
Seconded by: Sheryl Kiser
For: Unanimous. Motion carried Yes 5, No 0, Abstained 0.

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
Mayor Pro Tem, Bovinich and Councilmember Hamm volunteered for the project team.

5.2. 2025 Debt Funded CIP
City Council took a recess at 8:30pm and reconvened at 8:52 pm.

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: At 7:57 pm.
No public hearing speakers
Close Public Hearing: At 7:58 pm.

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.

No action taken. Need a comp plan.

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: At 7:01 pm.
1. Charlotte Thomas - Opposed to re-zoning from Ag to Planned Development for 501 E. US HWY 67.
2. James Burgess - Opposed to re-zoning from Ag to Planned Development for 501 E. US HWY 67.
3. Joe Russell - Opposed to re-zoning from Ag to Planned Development for 501 E. US HWY 67.
4. Elizabeth Williams - Opposed to re-zoning from Ag to Planned Development for 501 E. US HWY 67.
5. Lonnie- 410 Hillstone Ln. - Opposed to re-zoning from Ag to Planned Development for 501 E. US HWY 67.
6. Julie Henry - 402 Fox Hollow- Opposed to re-zoning from Ag to Planned Development for 501 E. US HWY 67.
7. Macres - Opposed to re-zoning from Ag to Planned Development for 501 E. US HWY 67.
8. Kim Slawson, 409 Fieldstone - Opposed to re-zoning from Ag to Planned Development for 501 E. US HWY 67.
Close Public Hearing: At 7:20 pm.

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.

No action taken. Need a comp plan.

7. Discussion and Consideration Items:

Councilmember Wilson left the meeting at 8:17 pm.

7.1. Discuss and consider approval of 2025 Debt Funded CIP.
I make a motion to approve the 2025 Debt Funded CIP.
Moved by: Tony Bovinich
Seconded by: Teresa Hoffman
For: Unanimous. Motion carried. Yes 4, No 0, Abstained 0.

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.
I make a motion to approve the Resolution.
Moved by: Tony Bovinich
Seconded by: Teresa Hoffman
For: Unanimous. Motion carried. Yes 4, No 0, Abstained 0.

7.3. Discuss and consider a resolution appointing Authorized Representatives for purpose of conducting banking business on behalf of the City.
I make a motion to approve the Resolution.
Moved by: Tony Bovinich
Seconded by: Teresa Hoffman
For: Unanimous. Motion carried. Yes 4, No 0, Abstained 0.

7.4. Discuss and consider electronic signatures for FundView software and establish primary and secondary level of signatures.
I make a motion to approve.
Moved by: Tony Bovinich
Seconded by: Teresa Hoffman
For: Unanimous. Motion carried. Yes 4, No 0, Abstained 0.

7.5. Discuss and consider appointment for Planning and Zoning Place 7.
I make a motion to nominate Tanitia Marvels to Place 7 on Planning and Zoning.
Moved by: Tony Bovinich
Seconded by: Michelle Hamm
For: Bovinich, Hamm and Hoffman/ Against: Kiser. Motion carriedYes 3, No 1, Abstained 0.

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)
I make a motion to approve the Ordinance.
Moved by: Sheryl Kiser
Seconded by: Teresa Hoffman
For: Unanimous. Motion carried. Yes 4, No 0, Abstained 0.

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.

Discuss amendments to the City Administrator contract.

Convened into Executive Session at 8:58 pm.
Reconvened back into Open Session at 10:02 pm

No action was taken on Executive Session items.

9. Adjournment:

Mayor Galaviz adjourned the meeting at 10:02 PM.

_____
Mayor

_____
City Secretary

ITEM REPORT

To: City Council
From: Becky Wilkins, Finance Director
Subject: Ratify bills and monthly financial report
Department/Office: Finance

Summary:
Monthly bills and financial report for June 2025.

Recommended Action:
Approve as submitted.

Budget:
No budget impact.

Attachments:
1. June 2025 Council Report
2. June 2025 Credit Card Charges
3. June 25 Dashboard

Vendor Name	Check Date	Description	Fund	Department	Amount
510 SFR Tx Operations I LLC					
	6/4/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	$91.26
	6/4/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	$53.36
	6/4/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	$50.44
	6/4/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	$6.71
				Total	**$201.77**
Achieveav					
	6/26/2025	Balance for Concert Stage/Sound/Lights	General Fund	Parks & Recreation	$4,550.00
				Total	**$4,550.00**
Aflac					
	6/12/2025	Aflac Acc 5/6/2025	General Fund	Non-Departmental	$514.82
	6/12/2025	Aflac Acc 5/6/2025	Water & Sewer Fund	Non-Departmental	$58.57
	6/12/2025	Aflac Acc 5/20/2025	General Fund	Non-Departmental	$502.27
	6/12/2025	Aflac Acc 5/20/2025	Water & Sewer Fund	Non-Departmental	$64.84
	6/12/2025	Aflac Acc 5/20/2025	VCSDC	Non-Departmental	$6.28
	6/12/2025	Aflac Hosp 5/6/2025	General Fund	Non-Departmental	$298.43
	6/12/2025	Aflac Hosp 5/20/2025	General Fund	Non-Departmental	$269.70
	6/12/2025	Aflac Hosp 5/20/2025	Water & Sewer Fund	Non-Departmental	$28.73
	6/12/2025	Aflac Cancer 5/6/2025	General Fund	Non-Departmental	$218.83
	6/12/2025	Aflac Cancer 5/6/2025	Water & Sewer Fund	Non-Departmental	$49.46
	6/12/2025	Aflac Cancer 5/20/2025	General Fund	Non-Departmental	$209.51
	6/12/2025	Aflac Cancer 5/20/2025	Water & Sewer Fund	Non-Departmental	$58.78
	6/12/2025	Aflac Lump S 5/6/2025	General Fund	Non-Departmental	$99.67
	6/12/2025	Aflac Lump S 5/6/2025	Water & Sewer Fund	Non-Departmental	$6.63
	6/12/2025	Aflac Lump S 5/20/2025	General Fund	Non-Departmental	$89.85
	6/12/2025	Aflac Lump S 5/20/2025	Water & Sewer Fund	Non-Departmental	$16.45
	6/12/2025	Aflac JJ Acc-ER 5/6/2025	General Fund	Non-Departmental	$17.94
	6/12/2025	Aflac JJ Acc-ER 5/20/2025	General Fund	Non-Departmental	$8.97
	6/12/2025	Aflac JJ Acc-ER 5/20/2025	Water & Sewer Fund	Non-Departmental	$8.97
	6/12/2025	Aflac JJ-ER 5/6/2025	General Fund	Non-Departmental	$16.32
	6/12/2025	Aflac JJ-ER 5/20/2025	General Fund	Non-Departmental	$8.16
	6/12/2025	Aflac JJ-ER 5/20/2025	Water & Sewer Fund	Non-Departmental	$8.16
				Total	**$2,561.34**
Ajoke Adesegun					
	6/4/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	$21.74

Vendor Name	Check Date	Description	Fund	Department	Amount
Ajoke Adesegun					
				Total	**$21.74**
Amanda Alva					
	6/4/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	$24.65
				Total	**$24.65**
Amazon Capital Services					
	6/4/2025	Pocket Notepads & Classification Folders	General Fund	Police Department	$282.94
	6/4/2025	Tide Pods/Paper Towels/Bathroom Mats/Toilet Paper	General Fund	Fire Department	$248.10
	6/4/2025	iPhone Charger/Paper Plates/Cutlery/Cups/Bowls	General Fund	Parks & Recreation	$57.59
	6/4/2025	iPhone Charger/Paper Plates/Cutlery/Cups/Bowls	Water & Sewer Fund	Water Department	$57.59
	6/4/2025	Paper Plates/Napkins/Fridge Lock	General Fund	City-Wide (Non-Department	$31.59
	6/4/2025	Bubble Mailers & Printer Paper	General Fund	City-Wide (Non-Department	$67.62
	6/4/2025	Trash bags (3)	General Fund	Fire Department	$51.69
	6/4/2025	Infrared Thermometer	General Fund	Police Department	$34.99
	6/12/2025	36 Inch Side Mount Tool Box (2)	Water & Sewer Fund	Water Department	$220.89
	6/12/2025	36 Inch Side Mount Tool Box (2)	Water & Sewer Fund	Sewer Department	$220.89
	6/12/2025	Ford Super Duty Light Bulbs	General Fund	Fire Department	$66.88
	6/12/2025	Basketball Net (4)	General Fund	Parks & Recreation	$59.80
	6/12/2025	Headlight Assembly Set	General Fund	Fire Department	$59.39
	6/12/2025	Utility Kinfe & 10 Razor Blades (2)	General Fund	Streets	$43.98
	6/18/2025	16x24 Bathroom Cabinet (2)	Water & Sewer Fund	Administration	$199.58
	6/18/2025	Wall-Mounted Bathroom Vanity (2)	Water & Sewer Fund	Sewer Department	$145.98
	6/18/2025	Commercial Door Handle & Restroom Lock	Water & Sewer Fund	Sewer Department	$71.24
	6/18/2025	Deck Pulley	General Fund	Parks & Recreation	$55.50
	6/18/2025	17 to 32 inch Monitor Desk Stand	Water & Sewer Fund	Sewer Department	$37.99
	6/26/2025	Shelf/Desk Stand/Keyboard/Monitor	Water & Sewer Fund	Sewer Department	$100.98

Vendor Name	Check Date	Description	Fund	Department	Amount
Amazon Capital Services					
	6/26/2025	Shelf/Desk Stand/Keyboard/Monitor	Water & Sewer Fund	Water Department	$100.97
	6/26/2025	Firefighter Theme Napkins	General Fund	City Admin Office	$188.00
	6/26/2025	Paper Cups/Coffee Pods/Sweetener Packets	General Fund	City-Wide (Non-Department	$144.48
	6/26/2025	9V Batteries/Printer Paper/Whiteboard Markers	General Fund	City-Wide (Non-Department	$37.39
	6/26/2025	Cab Door Lock Latch with Cable - Brush 72	General Fund	Fire Department	$35.69
	6/26/2025	Hand Towels	General Fund	Fire Department	$34.50
	6/26/2025	Desk Calendar	General Fund	Police Department	$7.79
				Total	**$2,664.03**
Amburh Burton					
	6/4/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	$33.40
				Total	**$33.40**
Ameriflex					
	6/12/2025	HRA Admin Fees 54 at $5.15	General Fund	City Admin Office	$278.10
				Total	**$278.10**
Ana C. Stine					
	6/18/2025	Court Interpreter - Court Docket 6/10/25	General Fund	Court	$230.00
				Total	**$230.00**
Atmos Energy Corp.					
	6/11/2025	101 W. 3rd Gas Bill	General Fund	Fire Department	$90.74
	6/11/2025	301 S. Main Street Gas Bill	Water & Sewer Fund	Water Department	$86.59
				Total	**$177.33**
Auc Group, LLC					
	6/4/2025	July 2025 Lease Payment	Brahman Ranch WTPP	Non-Administration	$14,750.00
				Total	**$14,750.00**
Bill J. Scott					
	6/18/2025	May 2025 Judge Duties	General Fund	Court	$1,000.00
	6/18/2025	June 2025 Judge Duties	General Fund	Court	$1,000.00

Vendor Name	Check Date	Description	Fund	Department	Amount
Bill J. Scott					
				Total	**$2,000.00**
Biltmore Homes					
	6/4/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	$31.36
				Total	**$31.36**
Bnsf Railway Company					
	6/12/2025	Land Lease - 07/08/25-07/07/26	Water & Sewer Fund	Sewer Department	$2,566.38
				Total	**$2,566.38**
Bridge Homes					
	6/4/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	$65.68
				Total	**$65.68**
Brightland Homes Ltd					
	6/4/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	$12.40
	6/4/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	$3.91
				Total	**$16.31**
Britton Meter Supply, Inc.					
	6/12/2025	American Lock #30 (6)	General Fund	Parks & Recreation	$80.10
	6/12/2025	Bilge Pump w/6' hose	Water & Sewer Fund	Water Department	$77.04
	6/12/2025	2" LF 007M1QT Check Valve	Water & Sewer Fund	Water Department	$713.82
	6/12/2025	4" Jim Cap (17)	Water & Sewer Fund	Sewer Department	$67.32
	6/12/2025	14" Alum Off Set/Dual Socket/Deep Socket/Etc	Water & Sewer Fund	Water Department	$461.44
	6/12/2025	14" Alum Off Set/Dual Socket/Deep Socket/Etc	Water & Sewer Fund	Sewer Department	$461.45
				Total	**$1,861.17**
Caliber Collision					
	6/26/2025	2022 Ford Police Interceptor Repairs	General Fund	Non-Departmental	$500.00
				Total	**$500.00**
Careflite					
	6/4/2025	May 2025 Citizen Billing	Water & Sewer Fund	Non-Departmental	$319.00
				Total	**$319.00**

Vendor Name	Check Date	Description	Fund	Department	Amount
Carenow Corporate					
	6/18/2025	S. Harrington Physical & Rabies Vaccine	General Fund	City Admin Office	$1,220.00
				Total	**$1,220.00**
Casco Industries, Inc.					
	6/18/2025	Citrosqueeze 5 Gal Pail	General Fund	Fire Department	$148.00
				Total	**$148.00**
Central Appraisal District Of Johnson County					
	6/12/2025	Appraisal Svcs - 3rd QTR 2025	General Fund	City Admin Office	$9,699.51
				Total	**$9,699.51**
Chaddeus Miller					
	6/4/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	$12.98
				Total	**$12.98**
Chioma Ubajaka					
	6/4/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	$12.98
				Total	**$12.98**
Cintas					
	6/5/2025	Shirts for Front Office Admin	General Fund	City-Wide (Non-Department	$299.57
	6/5/2025	Women's Shirt	General Fund	City Council	$33.94
	6/5/2025	City Hall Floor Mats	General Fund	City-Wide (Non-Department	$107.35
	6/13/2025	City Hall Floor Mats & Dust Mop	General Fund	City-Wide (Non-Department	$114.02
	6/13/2025	City Hall Floor Mats & Dust Mop	General Fund	City-Wide (Non-Department	$114.02
	6/18/2025	Angela's Polo Shirt	General Fund	City-Wide (Non-Department	$30.32
	6/23/2025	City Hall Floor Mats & Dust/Wet Mop	General Fund	City-Wide (Non-Department	$114.02
	6/27/2025	City Hall Floor Mats & Dust/Wet Mop	General Fund	City-Wide (Non-Department	$114.02
				Total	**$927.26**
Citibank					
	6/12/2025	Vista Print: Business Cards (Randy)	General Fund	Permits & Inspections	$34.98
	6/12/2025	Vista Print: Sales Tax Paid	Water & Sewer Fund	Non-Departmental	$2.88

Vendor Name	Check Date	Description	Fund	Department	Amount
Citibank					
	6/12/2025	International Code: Plumbing Inspector Training	General Fund	Permits & Inspections	$74.00
	6/12/2025	International Code: Permit Tech Training	General Fund	Permits & Inspections	$56.00
	6/12/2025	International Code: NFPA 2023 Electric Code Book & Tabs	General Fund	Permits & Inspections	$155.00
	6/12/2025	International Code: 2024 Full I-Code Collection	General Fund	Permits & Inspections	$1,571.00
	6/12/2025	International Code: 2024 I-Code Turbo Tabs	General Fund	Permits & Inspections	$136.00
	6/12/2025	International Code: Shipping & Handling	General Fund	Permits & Inspections	$109.56
	6/12/2025	Star City: Uniforms	General Fund	Fire Department	$292.79
	6/12/2025	TCFP: Instructor 1 Certification for Sutton	General Fund	Fire Department	$87.17
	6/12/2025	TCFP: Officer 1 Certification for Brancato	General Fund	Fire Department	$87.17
	6/12/2025	Hill College: Paramedic Tuition for Sutton	General Fund	Fire Department	$409.00
	6/12/2025	Petra's: Embroidery for Uniforms	General Fund	Fire Department	$570.00
	6/12/2025	Saferite: New Sensor for Gas Monitor	General Fund	Fire Department	$332.50
	6/12/2025	Panera Bread: Bagels & Spread - Leadership Conf	General Fund	City Admin Office	$43.96
	6/12/2025	GoTo: City Wide Phone Systems	General Fund	City-Wide (Non-Department	$918.07
	6/12/2025	Adobe: Monthly Subscription	General Fund	City-Wide (Non-Department	$377.87
	6/12/2025	Full Identity: ID Badge Maria Rendon	General Fund	City Admin Office	$14.00
	6/12/2025	Full Identity: ID Badge Maria Rendon	General Fund	City Admin Office	$29.00
	6/12/2025	Uattend: Time Clock Software	General Fund	City-Wide (Non-Department	$185.00
	6/12/2025	On the Cutting Edge: Banquet Plaques	General Fund	Police Department	$289.99
	6/12/2025	Keane Menefee: AC Training Class	General Fund	Code Enforce/Animal Contr	$200.00
	6/12/2025	CG Wholesale: Marksman Awards	General Fund	Police Department	$63.92
	6/12/2025	CG Wholesale: Officer Award Bars	General Fund	Police Department	$95.92
	6/12/2025	NTTA: Toll Road Fees	General Fund	Code Enforce/Animal Contr	$12.68
	6/12/2025	BlueBeam Inc: Construction Documents	Water & Sewer Fund	Sewer Department	$260.00

Vendor Name	Check Date	Description	Fund	Department	Amount
Citibank					
	6/12/2025	Babes: Employee Appreciation Lunch	Water & Sewer Fund	Water Department	$85.95
	6/12/2025	Babes: Employee Appreciation Lunch	Water & Sewer Fund	Sewer Department	$85.95
	6/12/2025	Babes: Employee Appreciation Lunch	General Fund	Streets	$85.94
	6/12/2025	Babes: Employee Appreciation Lunch	General Fund	Parks & Recreation	$85.94
	6/12/2025	Lite & Barricade: Road Work Signs	General Fund	Streets	$134.46
	6/12/2025	Lite & Barricade: Sales Tax Paid	Water & Sewer Fund	Non-Departmental	$11.09
	6/12/2025	TX.Gov: Service Fee	General Fund	Parks & Recreation	$2.00
	6/12/2025	Johnson: Vehicle Registration Inspection Replacement	General Fund	Parks & Recreation	$7.50
	6/12/2025	Tractor Supply: Items for Grill	Water & Sewer Fund	Sewer Department	$94.98
	6/12/2025	NTTA: Toll Bill	Water & Sewer Fund	Water Department	$13.84
	6/12/2025	Ring: Standard Plan	Water & Sewer Fund	Administration	$99.99
	6/12/2025	Ring: Sales Tax Paid	Water & Sewer Fund	Non-Departmental	$8.25
	6/12/2025	Flower Shop: Funeral Flowers for GMA-Officer Smith	General Fund	City-Wide (Non-Department	$85.99
	6/12/2025	Flower Shop: Sales Tax Paid	Water & Sewer Fund	Non-Departmental	$5.60
	6/12/2025	IdentoGo: Finger Prints for CGIS Access	General Fund	City Admin Office	$10.21
	6/12/2025	HP Instant Ink: Monthly Printer Ink Subscription	General Fund	City Admin Office	$8.65
	6/12/2025	Adobe: Creative Suite	General Fund	Planning & Development	$15.99
	6/12/2025	Adobe: Sales Tax Paid	Water & Sewer Fund	Non-Departmental	$1.32
				Total	**$7,252.11**
City Of Midlothian					
	6/4/2025	Consumption - 25,651,800 Gallons	Water & Sewer Fund	Water Department	$95,134.35
				Total	**$95,134.35**
City Of Venus - Petty Cash					
	6/18/2025	Utility Cash Drawer Shortage	General Fund	Non-Departmental	$10.00
	6/18/2025	Coins, $1's, $5's, $10's, & $20's	General Fund	Non-Departmental	$100.00
	6/18/2025	Coins, $1's, $5's, $10's, & $20's	General Fund	Non-Departmental	$100.00

Vendor Name	Check Date	Description	Fund	Department	Amount
City Of Venus - Petty Cash					
	6/18/2025	Coins, $1's, $5's, $10's, & $20's	General Fund	Non-Departmental	$100.00
				Total	**$310.00**
Cleburne Times Review					
	6/4/2025	Zoning BOA Hwy 67 Notice of Public Hearing	General Fund	Planning & Development	$127.60
				Total	**$127.60**
Core & Main LP					
	6/12/2025	8X6 FLG 90/Tee/Check Valve/Etc	Water & Sewer Fund	Sewer Department	$7,680.00
	6/26/2025	Barrel Lock (30)/Barrel Lock Key (2)/Water Valve Guard (2)	Water & Sewer Fund	Water Department	$687.46
				Total	**$8,367.46**
Csc					
	6/10/2025	Recording & Transaction Fees	General Fund	City Admin Office	$44.00
				Total	**$44.00**
Dearborn Life Insurance Co					
	6/3/2025	Long Term D 5/6/2025	General Fund	Non-Departmental	$758.41
	6/3/2025	Long Term D 5/6/2025	Water & Sewer Fund	Non-Departmental	$185.29
	6/3/2025	Adjustments	Water & Sewer Fund	Non-Departmental	($262.52)
	6/3/2025	Short Term 5/20/2025	General Fund	Non-Departmental	$510.89
	6/3/2025	Short Term 5/20/2025	Water & Sewer Fund	Non-Departmental	$83.21
	6/3/2025	Long Term D 5/20/2025	General Fund	Non-Departmental	$1,252.68
	6/3/2025	Long Term D 5/20/2025	Water & Sewer Fund	Non-Departmental	$205.89
	6/3/2025	Adjustments	General Fund	Non-Departmental	($954.16)
	6/3/2025	Short Term 5/6/2025	General Fund	Non-Departmental	$416.16
	6/3/2025	Short Term 5/6/2025	Water & Sewer Fund	Non-Departmental	$64.00
	6/3/2025	Life Vol EE 5/6/2025	General Fund	Non-Departmental	$293.90
	6/3/2025	Life Vol EE 5/6/2025	Water & Sewer Fund	Non-Departmental	$97.00
	6/3/2025	Life Vol EE 5/20/2025	General Fund	Non-Departmental	$318.90
	6/3/2025	Life Vol EE 5/20/2025	Water & Sewer Fund	Non-Departmental	$72.00
	6/3/2025	5/20/2025	General Fund	Non-Departmental	$200.28
	6/3/2025	5/20/2025	Water & Sewer Fund	Non-Departmental	$40.02
	6/3/2025	Life Vol SP 5/6/2025	General Fund	Non-Departmental	$17.29
	6/3/2025	Life Vol SP 5/6/2025	Water & Sewer Fund	Non-Departmental	$22.50
	6/3/2025	Life Vol SP 5/20/2025	General Fund	Non-Departmental	$24.29

Vendor Name	Check Date	Description	Fund	Department	Amount
Dearborn Life Insurance Co					
	6/3/2025	Life Vol SP 5/20/2025	Water & Sewer Fund	Non-Departmental	$15.50
	6/3/2025	Life Vol Ch 5/6/2025	General Fund	Non-Departmental	$16.10
	6/3/2025	Life Vol Ch 5/6/2025	Water & Sewer Fund	Non-Departmental	$2.30
	6/3/2025	Life Vol Ch 5/20/2025	General Fund	Non-Departmental	$15.52
	6/3/2025	Life Vol Ch 5/20/2025	Water & Sewer Fund	Non-Departmental	$2.88
				Total	**$3,398.33**
Dell Marketing Lp					
	6/18/2025	Dell Latitude 5430 Rugged (2)	General Fund	Police Department	$3,755.30
				Total	**$3,755.30**
Design A Sign Inc.					
	6/4/2025	Custom 36 x 6 Public Works Sign	General Fund	Streets	$15.00
	6/12/2025	48" Custom Park Sign (2)	General Fund	Parks & Recreation	$400.00
	6/12/2025	8 x 12 .080 alum. Custom Sign	General Fund	City-Wide (Non-Department	$6.00
	6/18/2025	Chief Allen Retirement Sign	General Fund	City Admin Office	$36.00
	6/26/2025	24x30 R2-1 30 MPH HIP White/Black (3)	General Fund	Streets	$183.00
				Total	**$640.00**
Driver Pipeline Co					
	6/4/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	$2,967.50
				Total	**$2,967.50**
Eight 20 Consulting					
	6/4/2025	Doug Martella CFO - May 2025	General Fund	City Admin Office	$3,500.00
				Total	**$3,500.00**
Ellis Central Appraisal District					
	6/4/2025	3rd QTR Payment - 2025 EAD Budget Allocation	General Fund	City Admin Office	$3,456.91
				Total	**$3,456.91**
Ellis County Treasurer					
	6/26/2025	Co. Rd. 109 Road Repair - City of Venus	Street Maintenance Fund	Public Works	$111,854.00
				Total	**$111,854.00**

Vendor Name	Check Date	Description	Fund	Department	Amount
Environmental Monitoring Laboratory, LLC					
	6/26/2025	Bacteriological Analysis (5) & Special Samples	Water & Sewer Fund	Water Department	$588.00
	6/26/2025	Bacteriological Analysis (5) & Special Samples	Water & Sewer Fund	Water Department	$588.00
	6/26/2025	Bacteriological Analysis (5) & Special Samples	Water & Sewer Fund	Water Department	$588.00
	6/26/2025	Bacteriological Analysis (5) & Special Samples	Water & Sewer Fund	Water Department	$588.00
	6/26/2025	Bacteriological Analysis (5) & Special Samples	Water & Sewer Fund	Water Department	$588.00
	6/26/2025	Bacteriological Analysis (5) & Special Samples	Water & Sewer Fund	Water Department	$588.00
	6/26/2025	Bacteriological Analysis (3) & Special Samples	Water & Sewer Fund	Water Department	$540.00
	6/26/2025	Bacteriological Analysis (3) & Special Samples	Water & Sewer Fund	Water Department	$540.00
	6/26/2025	Bacteriological Analysis (3) & Special Samples	Water & Sewer Fund	Water Department	$540.00
	6/26/2025	Bacteriological Analysis (3) & Special Samples	Water & Sewer Fund	Water Department	$540.00
	6/26/2025	Bacteriological Analysis (3) & Special Samples	Water & Sewer Fund	Water Department	$540.00
	6/26/2025	Bacteriological Analysis (3) & Special Samples	Water & Sewer Fund	Water Department	$540.00
	6/26/2025	Bacteriological Analysis (5) & Special Samples	Water & Sewer Fund	Water Department	$528.00
	6/26/2025	Bacteriological Analysis (5) & Special Samples	Water & Sewer Fund	Water Department	$528.00
	6/26/2025	Bacteriological Analysis (5) & Special Samples	Water & Sewer Fund	Water Department	$528.00
				Total	**$8,352.00**
Equipmentshare					
	6/12/2025	MS 250 B&C Twin Pkg	General Fund	Streets	$356.28
	6/12/2025	Loop Trimmer/Blower/Pole Pruner	General Fund	Parks & Recreation	$1,433.82
				Total	**$1,790.10**
Fathom Ink					
	6/18/2025	Freedom Fest Shirts	General Fund	Parks & Recreation	$746.50
				Total	**$746.50**
Frontier Access LLC					
	6/12/2025	2009 Residential Carts	Water & Sewer Fund	Sanitation	$25,112.50
	6/12/2025	78 Residential Extra Carts	Water & Sewer Fund	Sanitation	$487.50

Vendor Name	Check Date	Description	Fund	Department	Amount
Frontier Access LLC					
	6/12/2025	2009 Residential Recycle Carts	Water & Sewer Fund	Sanitation	$9,803.92
	6/12/2025	8 Commercial Carts	Water & Sewer Fund	Sanitation	$180.56
	6/12/2025	3 Commercial Extra Carts	Water & Sewer Fund	Sanitation	$40.65
	6/12/2025	Dumpsters	Water & Sewer Fund	Sanitation	$13,484.31
	6/12/2025	Roll-offs	Water & Sewer Fund	Sanitation	$9,802.67
	6/12/2025	City Hall	General Fund	City-Wide (Non-Department	$181.23
	6/12/2025	25% Public Works	General Fund	Streets	$45.30
	6/12/2025	25% Public Works	General Fund	Parks & Recreation	$45.31
	6/12/2025	25% Public Works	Water & Sewer Fund	Water Department	$45.31
	6/12/2025	25% Public Works	Water & Sewer Fund	Sewer Department	$45.31
	6/12/2025	Civic Center	VCSDC	Special Rev Dept/Vcsdc	$144.23
				Total	**$59,418.80**
Frontier Communications					
	6/18/2025	PD Fax Line 06.01.25-06.30.25	General Fund	Police Department	$110.45
				Total	**$110.45**
Galls Incorporated					
	6/18/2025	NOVA 3 MID WP	General Fund	Police Department	$169.74
	6/18/2025	Nylon Raincoat & Heat Transfer (2)	General Fund	Police Department	$109.18
	6/18/2025	Name Strip Hook Velcro (4) - Johnson	General Fund	Police Department	$28.63
	6/18/2025	Name Strip Rendon (2) - Johnson	General Fund	Police Department	$14.30
	6/26/2025	Base Shirt (2)/Pants (2)/Hemming (2) - M. Rendon	General Fund	Police Department	$339.88
	6/26/2025	Super Shirt/Chevrons/Trouser/Tactical Pant	General Fund	Police Department	$291.13
	6/26/2025	Safety Vest/Spray Case/Ring Holder/Cuffs (4)	General Fund	Police Department	$274.70
	6/26/2025	Flex RS SS Base Shirt (2)	General Fund	Police Department	$131.58
	6/26/2025	Flex RS L/S Armorskin Base Shirt	General Fund	Police Department	$79.48
	6/26/2025	Flex RS SS Base Shirt	General Fund	Police Department	$71.99
	6/26/2025	Zip Front Breakaway Safety Vest	General Fund	Police Department	$69.99
	6/26/2025	Mens Soft Shell Jacket	General Fund	Police Department	$68.70

Vendor Name	Check Date	Description	Fund	Department	Amount
Galls Incorporated					
	6/26/2025	Flex RS SS Base Shirt	General Fund	Police Department	$66.51
	6/26/2025	Flex RS SS Base Shirt	General Fund	Police Department	$66.39
	6/26/2025	Flex RS SS Base Shirt	General Fund	Police Department	$66.34
	6/26/2025	3in Polyester Clip on Tie W/Buttonhole	General Fund	Police Department	$14.95
	6/26/2025	Namestrips & Velcro Hook and Loop - A. Johnson	General Fund	Police Department	$12.98
	6/26/2025	Namestrips & Velcro Hook and Loop	General Fund	Police Department	$12.98
				Total	**$1,889.45**
Gexa Energy					
	6/26/2025	Lift Stations - Electricity	Water & Sewer Fund	Sewer Department	$3,277.65
	6/26/2025	Streets - Electricity	General Fund	Streets	$197.91
	6/26/2025	City-Wide - Electricity	General Fund	City-Wide (Non-Department	$1,483.51
	6/26/2025	50% PW Bldg & GDL - Electricity	Water & Sewer Fund	Water Department	$277.86
	6/26/2025	50% PW Bldg & GDL - Electricity	Water & Sewer Fund	Sewer Department	$277.86
	6/26/2025	Civic Center - Electricity	VCSDC	Special Rev Dept/Vcsdc	$663.95
	6/26/2025	Parks & Rec - Electricity	General Fund	Parks & Recreation	$703.17
	6/26/2025	Fire Dept - Electricity	General Fund	Fire Department	$533.44
				Total	**$7,415.35**
Gregory Bishop					
	6/4/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	$47.97
				Total	**$47.97**
Guadalajara Tires					
	6/12/2025	1 Patch Passenger Rear	General Fund	Parks & Recreation	$15.00
				Total	**$15.00**
Home Depot					
	6/18/2025	Key Tags (2) & Brass Keys (39)	General Fund	City-Wide (Non-Department	$209.77
	6/18/2025	Spring Link (6) & Dual Blades (3)	Water & Sewer Fund	Sewer Department	$63.74
	6/18/2025	Charcoal/Work Light/Lopper/Machete/Trowel/ETC	Water & Sewer Fund	Water Department	$127.43

Vendor Name	Check Date	Description	Fund	Department	Amount
Home Depot					
	6/18/2025	Charcoal/Work Light/Lopper/Machete/Trowel/ETC	Water & Sewer Fund	Sewer Department	$127.43
	6/18/2025	S-Hook Zinc 3/16IN 30PC	General Fund	Parks & Recreation	$9.04
	6/18/2025	1" PVC Plug (10) & 3/14" PVC Plug (10)	Water & Sewer Fund	Water Department	$49.49
	6/18/2025	22-7/8 IN. & MKE M18	Water & Sewer Fund	Water Department	$146.49
	6/18/2025	22-7/8 IN. & MKE M18	Water & Sewer Fund	Sewer Department	$146.50
	6/18/2025	22-7/8 IN. Refund	Water & Sewer Fund	Water Department	($49.99)
	6/18/2025	22-7/8 IN. Refund	Water & Sewer Fund	Sewer Department	($49.98)
				Total	**$779.92**
Interface Security Systems LLC					
	6/26/2025	Alarm Monitor - 06.14-07.13.25	Water & Sewer Fund	Administration	$39.80
				Total	**$39.80**
Iwerk					
	6/12/2025	Iwerk Managed User Svcs (38)	General Fund	City-Wide (Non-Department	$2,850.00
	6/12/2025	Iwerk Managed User Svcs (38)	General Fund	City-Wide (Non-Department	$2,850.00
	6/12/2025	Sentinel/Proofpoint/Office 365	General Fund	City-Wide (Non-Department	$1,831.41
				Total	**$7,531.41**
Jayden Coleman					
	6/4/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	$15.90
				Total	**$15.90**
John Carlsen					
	6/4/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	$12.98
				Total	**$12.98**
Johnson County Winwater Co					
	6/12/2025	Hyd Mtr Gasket (10) & Hyd Gskt (6)	Water & Sewer Fund	Water Department	$107.60
				Total	**$107.60**
Kassandra Barrientos					
	6/4/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	$39.23
				Total	**$39.23**

Vendor Name	Check Date	Description	Fund	Department	Amount
Kimley-Horn And Associates, Inc.					
	6/26/2025	Plan Review	General Fund	Non-Departmental	$1,200.00
				Total	**$1,200.00**
Lance Boyer					
	6/4/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	$24.38
				Total	**$24.38**
Lgi Homes					
	6/4/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	$31.36
	6/4/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	$31.36
	6/4/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	$13.06
	6/4/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	$10.77
				Total	**$86.55**
Lowes Business Acct/Syncb					
	6/23/2025	Jaw Groove/Bit Set/Pliers/Cup Brush/Etc	Water & Sewer Fund	Water Department	$231.07
	6/23/2025	Jaw Groove/Bit Set/Pliers/Cup Brush/Etc	Water & Sewer Fund	Sewer Department	$231.06
	6/23/2025	DW 20V Max/Lowpro/Driver/Drill/Pad/Plugger	Water & Sewer Fund	Water Department	$202.06
	6/23/2025	DW 20V Max/Lowpro/Driver/Drill/Pad/Plugger	Water & Sewer Fund	Sewer Department	$202.06
				Total	**$866.25**
Mccully Reid					
	6/4/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	$12.98
				Total	**$12.98**
Megan Loweth					
	6/4/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	$24.65
				Total	**$24.65**
Mercedes Seamon					
	6/4/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	$97.53
				Total	**$97.53**
Metlife					
	6/2/2025	EE Dental-ER 5/6/2025	General Fund	Non-Departmental	$677.25
	6/2/2025	EE Dental-ER 5/6/2025	Water & Sewer Fund	Non-Departmental	$110.25

Vendor Name	Check Date	Description	Fund	Department	Amount
Metlife					
	6/2/2025	EE Dental-ER 5/20/2025	General Fund	Non-Departmental	$653.60
	6/2/2025	EE Dental-ER 5/20/2025	Water & Sewer Fund	Non-Departmental	$133.90
	6/2/2025	Fm Dental-EE 5/6/2025	General Fund	Non-Departmental	$279.60
	6/2/2025	Fm Dental-EE 5/6/2025	Water & Sewer Fund	Non-Departmental	$23.30
	6/2/2025	Fm Dental-EE 5/20/2025	General Fund	Non-Departmental	$267.95
	6/2/2025	Fm Dental-EE 5/20/2025	Water & Sewer Fund	Non-Departmental	$34.95
	6/2/2025	Fm Dental-ER 5/6/2025	General Fund	Non-Departmental	$279.60
	6/2/2025	Fm Dental-ER 5/20/2025	General Fund	Non-Departmental	$267.95
	6/2/2025	Fm Dental-ER 5/20/2025	Water & Sewer Fund	Non-Departmental	$11.65
	6/2/2025	EE Vision-ER 5/6/2025	General Fund	Non-Departmental	$125.58
	6/2/2025	EE Vision-ER 5/6/2025	Water & Sewer Fund	Non-Departmental	$17.94
	6/2/2025	EE Vision-ER 5/20/2025	General Fund	Non-Departmental	$121.07
	6/2/2025	EE Vision-ER 5/20/2025	Water & Sewer Fund	Non-Departmental	$22.45
	6/2/2025	Fam Vision-ER 5/6/2025	General Fund	Non-Departmental	$119.25
	6/2/2025	Fam Vision-ER 5/6/2025	Water & Sewer Fund	Non-Departmental	$13.25
	6/2/2025	Ch Dental-ER 5/6/2025	General Fund	Non-Departmental	$79.32
	6/2/2025	Ch Dental-ER 5/20/2025	General Fund	Non-Departmental	$66.10
	6/2/2025	Ch Dental-EE 5/6/2025	General Fund	Non-Departmental	$52.88
	6/2/2025	Ch Dental-EE 5/20/2025	General Fund	Non-Departmental	$52.88
	6/2/2025	Sp Dental-EE 5/6/2025	General Fund	Non-Departmental	$30.56
	6/2/2025	Sp Dental-EE 5/6/2025	Water & Sewer Fund	Non-Departmental	$15.28
	6/2/2025	Sp Dental-EE 5/20/2025	General Fund	Non-Departmental	$34.38
	6/2/2025	Sp Dental-EE 5/20/2025	Water & Sewer Fund	Non-Departmental	$11.46
	6/2/2025	Sp Dental-ER 5/6/2025	General Fund	Non-Departmental	$30.48
	6/2/2025	Sp Dental-ER 5/6/2025	Water & Sewer Fund	Non-Departmental	$15.24
	6/2/2025	Sp Dental-ER 5/20/2025	General Fund	Non-Departmental	$34.30
	6/2/2025	Sp Dental-ER 5/20/2025	Water & Sewer Fund	Non-Departmental	$11.42
	6/2/2025	Fam Vision-EE 5/6/2025	General Fund	Non-Departmental	$32.76
	6/2/2025	Fam Vision-EE 5/6/2025	Water & Sewer Fund	Non-Departmental	$7.28
	6/2/2025	Fam Vision-ER 5/20/2025	General Fund	Non-Departmental	$32.76
	6/2/2025	Fam Vision-ER 5/20/2025	Water & Sewer Fund	Non-Departmental	$7.28
	6/2/2025	Fam Vision-EE 5/20/2025	General Fund	Non-Departmental	$32.76
	6/2/2025	Fam Vision-EE 5/20/2025	Water & Sewer Fund	Non-Departmental	$7.28
	6/2/2025	Adjustments - FM Dental - EE	Water & Sewer Fund	Non-Departmental	$46.60
	6/2/2025	Adjustments - FM Dental - ER	Water & Sewer Fund	Non-Departmental	$46.60
	6/2/2025	Adjustments - SP Dental - ER	Water & Sewer Fund	Non-Departmental	$0.04
	6/2/2025	Adjustments - Dental & Vision	General Fund	Non-Departmental	($107.91)

Vendor Name	Check Date	Description	Fund	Department	Amount
Metlife					
	6/2/2025	Adjustments - Dental & Vision	Water & Sewer Fund	Non-Departmental	$40.51
	6/2/2025	CH Vision-ER 5/6/2025	General Fund	Non-Departmental	$12.46
	6/2/2025	CH Vision-ER 5/20/2025	General Fund	Non-Departmental	$9.79
	6/2/2025	CH Vision-ER 5/20/2025	Water & Sewer Fund	Non-Departmental	$0.89
	6/2/2025	SP Vision-ER 5/6/2025	General Fund	Non-Departmental	$7.45
	6/2/2025	SP Vision-ER 5/6/2025	Water & Sewer Fund	Non-Departmental	$1.49
	6/2/2025	Sp Vision-EE 5/6/2025	General Fund	Non-Departmental	$7.45
	6/2/2025	Sp Vision-EE 5/6/2025	Water & Sewer Fund	Non-Departmental	$1.49
	6/2/2025	SP Vision-ER 5/20/2025	General Fund	Non-Departmental	$8.20
	6/2/2025	SP Vision-ER 5/20/2025	Water & Sewer Fund	Non-Departmental	$0.74
	6/2/2025	Sp Vision-EE 5/20/2025	General Fund	Non-Departmental	$8.20
	6/2/2025	Sp Vision-EE 5/20/2025	Water & Sewer Fund	Non-Departmental	$0.74
	6/2/2025	Ch Vision-EE 5/6/2025	General Fund	Non-Departmental	$8.90
	6/2/2025	Ch Vision-EE 5/20/2025	General Fund	Non-Departmental	$8.01
	6/2/2025	Ch Vision-EE 5/20/2025	Water & Sewer Fund	Non-Departmental	$0.89
	6/2/2025	Dental Sp J-ER 5/6/2025	General Fund	Non-Departmental	$7.64
	6/2/2025	Dental Sp J-ER 5/20/2025	General Fund	Non-Departmental	$3.82
	6/2/2025	Dental Sp J-ER 5/20/2025	Water & Sewer Fund	Non-Departmental	$3.82
	6/2/2025	Vision Sp J-ER 5/6/2025	General Fund	Non-Departmental	$1.49
	6/2/2025	Vision Sp J-ER 5/20/2025	General Fund	Non-Departmental	$0.75
	6/2/2025	Vision Sp J-ER 5/20/2025	Water & Sewer Fund	Non-Departmental	$0.74
				Total	**$3,834.76**
Metro Fire Apparatus Specialists, Inc.					
	6/18/2025	2010 Spartan Metro Star Repairs	General Fund	Fire Department	$9,755.21
				Total	**$9,755.21**
Michael B. Halla					
	6/4/2025	Legal Services - May 2025	General Fund	City-Wide (Non-Department	$5,400.00
	6/4/2025	Legal Services - May 2025	VCSDC	Special Rev Dept/Vcsdc	$250.00
	6/4/2025	Prosecutor - May 2025	General Fund	Court	$350.00
				Total	**$6,000.00**
Michael Oviedo					
	6/4/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	$12.98
				Total	**$12.98**

Vendor Name	Check Date	Description	Fund	Department	Amount
Michelle Darling					
	6/4/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	$22.31
				Total	**$22.31**
Midlo H2o					
	6/18/2025	Bottom Load Monthly Rental	General Fund	City-Wide (Non-Department	$15.00
	6/26/2025	5 Gal H2O (10)	General Fund	City-Wide (Non-Department	$75.00
				Total	**$90.00**
Mike Bass					
	6/4/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	$100.44
				Total	**$100.44**
Mountain Peak Special Utility District					
	6/4/2025	Venus Disconnects (53)	Water & Sewer Fund	Non-Departmental	$2,650.00
	6/4/2025	After Hours Disconnects (6)	Water & Sewer Fund	Non-Departmental	$450.00
	6/4/2025	502 E Hwy 67 - Water Usage - 4/6-5/6/25	VCSDC	Special Rev Dept/Vcsdc	$22.73
	6/4/2025	CR 213 Irrigation Venus Sign - Water Usage - 4/6-5/6/25	VCSDC	Special Rev Dept/Vcsdc	$22.73
	6/4/2025	700 W Hwy 67 - Water Usage - 4/6-5/6/25	General Fund	City-Wide (Non-Department	$35.93
	6/4/2025	1090 N FM 157 PW Shop - Water Usage - 4/6-5/6/25	General Fund	Streets	$13.37
	6/4/2025	1090 N FM 157 PW Shop - Water Usage - 4/6-5/6/25	Water & Sewer Fund	Administration	$13.36
				Total	**$3,208.12**
Nema 3 Electric, Inc.					
	6/18/2025	Fielder Park - Polaris Lug Repair	General Fund	Parks & Recreation	$145.00
				Total	**$145.00**
North Texas Pyrotechnics LLC					
	6/18/2025	Fireworks Display 6/28/25 - 2nd Payment	VCSDC	Special Rev Dept/Vcsdc	$7,500.00
				Total	**$7,500.00**

Vendor Name	Check Date	Description	Fund	Department	Amount
OGD Overhead Garage Door LLC					
	6/26/2025	Commercial Trolley-Rail Opener & Scissor Lift Rental	General Fund	Fire Department	$4,524.00
				Total	**$4,524.00**
Patillo, Brown And Hill, Llp					
	6/12/2025	Interim Billing FY 2024 Annual Audit	General Fund	City Admin Office	$5,000.00
	6/12/2025	Interim Billing FY 2024 Annual Audit	Water & Sewer Fund	Administration	$5,000.00
				Total	**$10,000.00**
Phoenix Harris					
	6/4/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	$24.65
				Total	**$24.65**
Pitney Bowes (Meter Rental)					
	6/17/2025	Postage Machine Rental	General Fund	City-Wide (Non-Department	$468.78
				Total	**$468.78**
Pitney Bowes, Inc--Maintenance					
	6/26/2025	Red Ink Cartridge & E-Z Seal (2)	General Fund	City-Wide (Non-Department	$177.77
				Total	**$177.77**
Recdesk LLC					
	6/12/2025	Annual RecDesk Subscriptions	General Fund	Parks & Recreation	$3,328.00
				Total	**$3,328.00**
REF - Fabiola Maria Som					
	6/12/2025	Cancelled Reservation - Refund Civic Center Deposit	General Fund	Non-Departmental	$300.00
				Total	**$300.00**
REF - Family Dream Center					
	6/18/2025	Refund Cancelled Fielder Park Baseball Field - 5/30, 6/2, & 6/9	General Fund	Non-Departmental	$150.00
				Total	**$150.00**

Vendor Name	Check Date	Description	Fund	Department	Amount
REF - Gustavo Alba					
	6/4/2025	Refund Civic Center Deposit	General Fund	Non-Departmental	$300.00
				Total	**$300.00**
REF - Julie White					
	6/4/2025	Refund Civic Center Deposit	General Fund	Non-Departmental	$300.00
				Total	**$300.00**
REF - Russell Llyod					
	6/18/2025	Reimbursement for FTO Class	General Fund	Police Department	$70.00
				Total	**$70.00**
Savanna Dean					
	6/4/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	$12.98
				Total	**$12.98**
Shredamerica LLC					
	6/12/2025	City Shred Bin	General Fund	City Admin Office	$113.83
	6/12/2025	PD Shred Bin	General Fund	Police Department	$92.34
				Total	**$206.17**
Southern Star Tractor And Turf LLC					
	6/4/2025	Ultra 1/Oil/Filters - Maintenance	General Fund	Parks & Recreation	$222.35
				Total	**$222.35**
State Comptroller					
	6/3/2025	May 2025 Sales Tax Collected	Water & Sewer Fund	Non-Departmental	$3,682.33
	6/3/2025	May 2025 Sales Tax Purchases	Water & Sewer Fund	Non-Departmental	($27.41)
	6/3/2025	May 2025 Sales Tax Timely Payment Discount	Water & Sewer Fund	Non-Departmental	($18.27)
				Total	**$3,636.65**
Texas Municipal Retirement System					
	6/11/2025	TMRS-Employer 5/20/2025	General Fund	Non-Departmental	$13,981.10
	6/11/2025	TMRS-Employer 5/20/2025	Water & Sewer Fund	Non-Departmental	$2,674.26
	6/11/2025	TMRS-Employer 5/6/2025	General Fund	Non-Departmental	$14,491.58

Vendor Name	Check Date	Description	Fund	Department	Amount
Texas Municipal Retirement System					
	6/11/2025	TMRS-Employer 5/6/2025	Water & Sewer Fund	Non-Departmental	$2,156.56
	6/11/2025	Adjustment	General Fund	Non-Departmental	$0.02
	6/11/2025	Adjustment	Water & Sewer Fund	Non-Departmental	$0.02
	6/11/2025	TMRS-Employee 5/20/2025	General Fund	Non-Departmental	$8,730.39
	6/11/2025	TMRS-Employee 5/20/2025	Water & Sewer Fund	Non-Departmental	$1,669.92
	6/11/2025	TMRS-Employee 5/6/2025	General Fund	Non-Departmental	$9,049.17
	6/11/2025	TMRS-Employee 5/6/2025	Water & Sewer Fund	Non-Departmental	$1,346.64
				Total	**$54,099.66**
Texas Public Health Solutions, LLC					
	6/18/2025	22 Routine Health Inspections & Grade Letter Inspection Form	General Fund	Permits & Inspections	$3,820.00
				Total	**$3,820.00**
Texas Sumo Game Rental					
	6/4/2025	Freedom Fest - Games/Entertainment Rental	General Fund	Parks & Recreation	$7,630.00
				Total	**$7,630.00**
The Jukebox Heroes					
	6/24/2025	Band Freedom Fest	General Fund	Parks & Recreation	$3,500.00
				Total	**$3,500.00**
Tml Health					
	6/6/2025	Emp Medical-ER 5/6/2025	General Fund	Non-Departmental	$18,876.90
	6/6/2025	Emp Medical-ER 5/6/2025	Water & Sewer Fund	Non-Departmental	$2,696.70
	6/6/2025	Adjustments	General Fund	Non-Departmental	($216.29)
	6/6/2025	Emp Medical-ER	Water & Sewer Fund	Non-Departmental	$598.59
	6/6/2025	Emp Medical-ER 5/20/2025	General Fund	Non-Departmental	$18,202.75
	6/6/2025	Emp Medical-ER 5/20/2025	Water & Sewer Fund	Non-Departmental	$3,370.85
	6/6/2025	Ch Medical-EE 5/6/2025	General Fund	Non-Departmental	$1,899.48
	6/6/2025	Ch Medical-EE 5/6/2025	Water & Sewer Fund	Non-Departmental	$158.29
	6/6/2025	Ch Medical-EE 5/20/2025	General Fund	Non-Departmental	$1,820.34
	6/6/2025	Ch Medical-EE 5/20/2025	Water & Sewer Fund	Non-Departmental	$237.43

Vendor Name	Check Date	Description	Fund	Department	Amount
Tml Health					
	6/6/2025	Ch Medical-ER 5/6/2025	General Fund	Non-Departmental	$1,899.48
	6/6/2025	Ch Medical-ER 5/20/2025	General Fund	Non-Departmental	$1,820.34
	6/6/2025	Ch Medical-ER 5/20/2025	Water & Sewer Fund	Non-Departmental	$79.14
	6/6/2025	Fam Medical-ER 5/6/2025	General Fund	Non-Departmental	$1,624.60
	6/6/2025	Fam Medical-EE 5/6/2025	General Fund	Non-Departmental	$1,624.60
	6/6/2025	Fam Medical-ER 5/20/2025	General Fund	Non-Departmental	$1,624.60
	6/6/2025	Fam Medical-EE 5/20/2025	General Fund	Non-Departmental	$1,624.60
	6/6/2025	Sp Medical-ER 5/6/2025	General Fund	Non-Departmental	$643.59
	6/6/2025	Sp Medical-ER 5/6/2025	Water & Sewer Fund	Non-Departmental	$214.53
	6/6/2025	Sp Medical-EE 5/6/2025	General Fund	Non-Departmental	$643.59
	6/6/2025	Sp Medical-EE 5/6/2025	Water & Sewer Fund	Non-Departmental	$214.53
	6/6/2025	Sp Medical-ER 5/20/2025	General Fund	Non-Departmental	$750.86
	6/6/2025	Sp Medical-ER 5/20/2025	Water & Sewer Fund	Non-Departmental	$107.26
	6/6/2025	Sp Medical-EE 5/20/2025	General Fund	Non-Departmental	$750.86
	6/6/2025	Sp Medical-EE 5/20/2025	Water & Sewer Fund	Non-Departmental	$107.26
	6/6/2025	Spouse Med J-ER 5/6/2025	General Fund	Non-Departmental	$214.53
	6/6/2025	Spouse Med J-ER 5/20/2025	General Fund	Non-Departmental	$107.27
	6/6/2025	Spouse Med J-ER 5/20/2025	Water & Sewer Fund	Non-Departmental	$107.26
				Total	**$61,803.94**
Trinity River Authority					
	6/18/2025	Operation & Maintenance	Water & Sewer Fund	Sewer Department	$52,204.00
	6/18/2025	Debt Service	Water & Sewer Fund	Sewer Department	$153,005.00
				Total	**$205,209.00**
TX State Child Support Disbursement Unit					
	6/6/2025	Child Support-TX 6/3/2025	General Fund	Non-Departmental	$518.07
	6/6/2025	Child Support-TX 6/3/2025	Water & Sewer Fund	Non-Departmental	$518.08
	6/6/2025	Child Support-TX 6/3/2025	Water & Sewer Fund	Non-Departmental	$215.08
	6/6/2025	Child Support-TX 6/3/2025	General Fund	Non-Departmental	$115.38
	6/20/2025	Child Support-TX 6/17/2025	General Fund	Non-Departmental	$518.07
	6/20/2025	Child Support-TX 6/17/2025	Water & Sewer Fund	Non-Departmental	$518.08

Vendor Name	Check Date	Description	Fund	Department	Amount
TX State Child Support Disbursement Unit					
	6/20/2025	Child Support-TX 6/17/2025	Water & Sewer Fund	Non-Departmental	$215.08
	6/20/2025	Child Support-TX 6/17/2025	General Fund	Non-Departmental	$115.38
				Total	**$2,733.22**
TXU Energy					
	6/16/2025	STLG 1 ESIID 049774	General Fund	Streets	$2,289.40
	6/16/2025	STLG 2 ESIID 391223	General Fund	Streets	$30.26
	6/16/2025	STLG-A LED 101-140 ESID 75	General Fund	Streets	$50.99
	6/16/2025	STLG-C LED 0-55 ESIID 3579	General Fund	Streets	$944.59
	6/16/2025	STLG-C LED 141-180 ESID 55	General Fund	Streets	$176.39
				Total	**$3,491.63**
Tyler Technologies					
	6/18/2025	Brazos Software Maintenance & Server Hosting	General Fund	Police Department	$1,118.81
				Total	**$1,118.81**
U. S. Treasury					
	6/5/2025	Federal W/H 6/3/2025	General Fund	Non-Departmental	$9,829.50
	6/5/2025	Federal W/H 6/3/2025	Water & Sewer Fund	Non-Departmental	$1,937.12
	6/5/2025	Social Security-Employee 6/3/2025	General Fund	Non-Departmental	$7,473.88
	6/5/2025	Social Security-Employee 6/3/2025	Water & Sewer Fund	Non-Departmental	$1,465.62
	6/5/2025	Social Security-Employer 6/3/2025	General Fund	Non-Departmental	$7,473.88
	6/5/2025	Social Security-Employer 6/3/2025	Water & Sewer Fund	Non-Departmental	$1,465.62
	6/5/2025	Medicare-Employee 6/3/2025	General Fund	Non-Departmental	$1,747.93
	6/5/2025	Medicare-Employee 6/3/2025	Water & Sewer Fund	Non-Departmental	$342.75
	6/5/2025	Medicare-Employer 6/3/2025	General Fund	Non-Departmental	$1,747.93
	6/5/2025	Medicare-Employer 6/3/2025	Water & Sewer Fund	Non-Departmental	$342.75
	6/20/2025	Federal W/H 6/17/2025	General Fund	Non-Departmental	$10,290.90
	6/20/2025	Federal W/H 6/17/2025	Water & Sewer Fund	Non-Departmental	$2,218.27
	6/20/2025	Social Security-Employee 6/17/2025	General Fund	Non-Departmental	$7,712.69

Vendor Name	Check Date	Description	Fund	Department	Amount
U. S. Treasury					
	6/20/2025	Social Security-Employee 6/17/2025	Water & Sewer Fund	Non-Departmental	$1,587.59
	6/20/2025	Social Security-Employer 6/17/2025	General Fund	Non-Departmental	$7,712.69
	6/20/2025	Social Security-Employer 6/17/2025	Water & Sewer Fund	Non-Departmental	$1,587.59
	6/20/2025	Medicare-Employee 6/17/2025	General Fund	Non-Departmental	$1,803.77
	6/20/2025	Medicare-Employee 6/17/2025	Water & Sewer Fund	Non-Departmental	$371.28
	6/20/2025	Medicare-Employer 6/17/2025	General Fund	Non-Departmental	$1,803.77
	6/20/2025	Medicare-Employer 6/17/2025	Water & Sewer Fund	Non-Departmental	$371.28
				Total	**$69,286.81**
Uline					
	6/26/2025	Striping Paint Yellow (12) and Black (12) & Duct Tape (16)	General Fund	Parks & Recreation	$573.28
				Total	**$573.28**
Unique Style Engraving					
	6/12/2025	Plaque 7 by 9 - Laser Engraved	General Fund	City Admin Office	$40.00
				Total	**$40.00**
Usa Bluebook					
	6/12/2025	Leatherman Surge/Tool Set/Flashlight	Water & Sewer Fund	Sewer Department	$48.45
				Total	**$48.45**
Usio Output Solutions Inc					
	6/4/2025	Postage - Bill Job & Late Notice Job	Water & Sewer Fund	Administration	$1,398.42
	6/4/2025	Print Preparation - Bill Job & Late Notices Job	Water & Sewer Fund	Administration	$548.91
				Total	**$1,947.33**
Venus Auto Parts LLC					
	6/4/2025	Wired Rain Sensor	General Fund	Parks & Recreation	$24.99
	6/4/2025	Rubber Bungee Cords (3) & Nylon Ties	General Fund	Parks & Recreation	$23.86
	6/4/2025	Chain Sharpen (2)	General Fund	Fire Department	$21.98
	6/12/2025	Sprinklers (2)	General Fund	Parks & Recreation	$6.38
	6/12/2025	No Spill Gas Can (2)	General Fund	Parks & Recreation	$95.98

Vendor Name	Check Date	Description	Fund	Department	Amount
Venus Auto Parts LLC					
	6/12/2025	Sponges (2)/Wash Brush/Wash Soap	Water & Sewer Fund	Water Department	$49.56
	6/12/2025	Diagonal Pliers	General Fund	Parks & Recreation	$14.99
	6/12/2025	Tfe Paste	Water & Sewer Fund	Water Department	$10.99
	6/12/2025	Sheet Metal Screws	General Fund	City-Wide (Non-Department	$16.49
	6/12/2025	Trimmer Line	General Fund	Parks & Recreation	$14.99
	6/18/2025	Saw Blade Kit	General Fund	Fire Department	$34.38
	6/18/2025	Sandpaper (2) & Mist Cooling Kit	General Fund	Fire Department	$28.97
	6/18/2025	Door Knob Set	Water & Sewer Fund	Sewer Department	$22.99
	6/18/2025	Scraper & Flex Paste	General Fund	Fire Department	$20.98
	6/18/2025	Wood Shims/Plastic Shims/Shims	Water & Sewer Fund	Sewer Department	$11.77
	6/26/2025	3/8 Clear Hose (30) & Hose Clamps (4)	VCSDC	Special Rev Dept/Vcsdc	$58.46
	6/26/2025	Nut Screws Washers & Garage Door Opener	General Fund	Police Department	$48.49
	6/26/2025	Rivets (2) & Rivit Tool	General Fund	Fire Department	$45.97
	6/26/2025	Putty Knife & Anchors (10)	Water & Sewer Fund	Sewer Department	$11.19
	6/26/2025	Weld Wood & Duct Tape	Water & Sewer Fund	Sewer Department	$10.48
	6/26/2025	Stencils	Street Maintenance Fund	Public Works	$8.99
	6/26/2025	Washer Fluid	Water & Sewer Fund	Water Department	$6.49
	6/26/2025	Anchors (6)	General Fund	Fire Department	$4.50
	6/26/2025	Screws (8)	Water & Sewer Fund	Sewer Department	$1.60
				Total	**$595.47**
Venus Mobil 1					
	6/4/2025	2022 Ford F-150 Oil Change	Water & Sewer Fund	Water Department	$163.92
	6/4/2025	Wiper Blades (2) & Brake Fluid	Water & Sewer Fund	Water Department	$57.97
	6/18/2025	2022 Ford Explorer Oil Change & Inspection	General Fund	Permits & Inspections	$85.70
	6/18/2025	2021 Ford F-150 Flat Fix	General Fund	Permits & Inspections	$15.00
				Total	**$322.59**
Walmart					
	6/26/2025	Creamer/Honey/Sugar/Shred Sheets/Etc	General Fund	Streets	$45.10
	6/26/2025	Creamer/Honey/Sugar/Shred Sheets/Etc	General Fund	Parks & Recreation	$45.10
	6/26/2025	Creamer/Honey/Sugar/Shred Sheets/Etc	Water & Sewer Fund	Water Department	$45.09

Vendor Name	Check Date	Description	Fund	Department	Amount
Walmart					
	6/26/2025	Sharpies/Honey/Whipping Cream/Etc	Water & Sewer Fund	Water Department	$41.84
				Total	**$177.13**
Wex Bank					
	6/4/2025	Fuel 04.24.25 - 05.23.25	General Fund	City-Wide (Non-Department	$90.30
	6/4/2025	Fuel 04.24.25 - 05.23.25	General Fund	Fire Department	$918.17
	6/4/2025	Fuel 04.24.25 - 05.23.25	General Fund	Parks & Recreation	$553.87
	6/4/2025	Fuel 04.24.25 - 05.23.25	General Fund	Permits & Inspections	$133.01
	6/4/2025	Fuel 04.24.25 - 05.23.25	General Fund	Streets	$78.31
	6/4/2025	Fuel 04.24.25 - 05.23.25	General Fund	Code Enforce/Animal Contr	$129.02
	6/4/2025	Fuel 04.24.25 - 05.23.25	General Fund	Police Department	$3,330.44
	6/4/2025	Fuel 04.24.25 - 05.23.25	Water & Sewer Fund	Water Department	$775.01
	6/4/2025	Fuel 04.24.25 - 05.23.25	Water & Sewer Fund	Sewer Department	$775.00
	6/4/2025	Paper Statement Fee	General Fund	Non-Departmental	$10.00
	6/4/2025	Rebate	General Fund	Non-Departmental	($84.78)
	6/4/2025	Car Wash	General Fund	Permits & Inspections	$5.00
				Total	**$6,713.35**
William Kuczmarski					
	6/4/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	$100.44
				Total	**$100.44**
Xerox Financial Services					
	6/18/2025	June 2025 Copier Lease	Water & Sewer Fund	Administration	$166.05
	6/18/2025	June 2025 Copier Lease	General Fund	City Admin Office	$37.67
	6/18/2025	June 2025 Copier Lease	General Fund	City-Wide (Non-Department	$166.06
	6/18/2025	June 2025 Copier Lease	General Fund	Police Department	$166.06
				Total	**$535.84**
Zach & Vanessa Hutchison					
	6/4/2025	Refunds - 999	Water & Sewer Fund	Non-Departmental	$100.44
				Total	**$100.44**

Vendor Totals

510 SFR Tx Operations I LLC	$201.77
Achieveav	$4,550.00
Aflac	$2,561.34
Ajoke Adesegun	$21.74
Amanda Alva	$24.65
Amazon Capital Services	$2,664.03
Amburh Burton	$33.40
Ameriflex	$278.10
Ana C. Stine	$230.00
Atmos Energy Corp.	$177.33
Auc Group, LLC	$14,750.00
Bill J. Scott	$2,000.00
Biltmore Homes	$31.36
Bnsf Railway Company	$2,566.38
Bridge Homes	$65.68
Brightland Homes Ltd	$12.40
Brightland Homes Ltd	$3.91
Britton Meter Supply, Inc.	$1,861.17
Caliber Collision	$500.00
Careflite	$319.00
Carenow Corporate	$1,220.00
Casco Industries, Inc.	$148.00
Central Appraisal District Of Johnson County	$9,699.51
Chaddeus Miller	$12.98
Chioma Ubajaka	$12.98
Cintas	$927.26
Citibank	$7,252.11
City Of Midlothian	$95,134.35

Vendor Totals

City Of Venus - Petty Cash	$310.00
Cleburne Times Review	$127.60
Core & Main LP	$8,367.46
Csc	$44.00
Dearborn Life Insurance Co	$3,398.33
Dell Marketing Lp	$3,755.30
Design A Sign Inc.	$640.00
Driver Pipeline Co	$2,967.50
Eight 20 Consulting	$3,500.00
Ellis Central Appraisal District	$3,456.91
Ellis County Treasurer	$111,854.00
Environmental Monitoring Laboratory, LLC	$8,352.00
Equipmentshare	$1,790.10
Fathom Ink	$746.50
Frontier Access LLC	$59,418.80
Frontier Communications	$110.45
Galls Incorporated	$1,889.45
Gexa Energy	$7,415.35
Gregory Bishop	$47.97
Guadalajara Tires	$15.00
Home Depot	$779.92
Interface Security Systems LLC	$39.80
Iwerk	$7,531.41
Jayden Coleman	$15.90
John Carlsen	$12.98
Johnson County Winwater Co	$107.60
Kassandra Barrientos	$39.23
Kimley-Horn And Associates, Inc.	$1,200.00

Vendor Totals

Lance Boyer	$24.38
Lgi Homes	$31.36
Lgi Homes	$31.36
Lgi Homes	$13.06
Lgi Homes	$10.77
Lowes Business Acct/Syncb	$866.25
Mccully Reid	$12.98
Megan Loweth	$24.65
Mercedes Seamon	$97.53
Metlife	$3,834.76
Metro Fire Apparatus Specialists, Inc.	$9,755.21
Michael B. Halla	$6,000.00
Michael Oviedo	$12.98
Michelle Darling	$22.31
Midlo H2o	$90.00
Mike Bass	$100.44
Mountain Peak Special Utility District	$3,208.12
Nema 3 Electric, Inc.	$145.00
North Texas Pyrotechnics LLC	$7,500.00
OGD Overhead Garage Door LLC	$4,524.00
Patillo, Brown And Hill, Llp	$10,000.00
Phoenix Harris	$24.65
Pitney Bowes (Meter Rental)	$468.78
Pitney Bowes, Inc--Maintenance	$177.77
Recdesk LLC	$3,328.00
REF - Fabiola Maria Som	$300.00
REF - Family Dream Center	$150.00
REF - Gustavo Alba	$300.00

Vendor Totals

REF - Julie White	$300.00
REF - Russell Llyod	$70.00
Savanna Dean	$12.98
Shredamerica LLC	$206.17
Southern Star Tractor And Turf LLC	$222.35
State Comptroller	$3,636.65
Texas Municipal Retirement System	$54,099.66
Texas Public Health Solutions, LLC	$3,820.00
Texas Sumo Game Rental	$7,630.00
The Jukebox Heroes	$3,500.00
Tml Health	$61,803.94
Trinity River Authority	$205,209.00
TX State Child Support Disbursement Unit	$2,733.22
TXU Energy	$3,491.63
Tyler Technologies	$1,118.81
U. S. Treasury	$69,286.81
Uline	$573.28
Unique Style Engraving	$40.00
Usa Bluebook	$48.45
Usio Output Solutions Inc	$1,947.33
Venus Auto Parts LLC	$595.47
Venus Mobil 1	$322.59
Walmart	$177.13
Wex Bank	$6,713.35
William Kuczmarski	$100.44
Xerox Financial Services	$535.84
Zach & Vanessa Hutchison	$100.44

Vendor Totals

Grand Total:	**$854,542.91**

City of Venus
Credit Card Charges -Pay Request

ENTERED BB-06.09.25

Cardholder Name: Callie Green

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
5/19/2025	Flower Shop Network	Funeral flowers for GMA-Officer Smith	CG	10-95-50495	Dept. Special Projects	85.99	5.60	91.59
								-
								-
								-
								-
								-
								-
								-
								-
								-
								-
								-
								-
								-
								-
								-
								-
								-
								-
Total Monthly Charges						85.99	5.60	91.59

Total must agree with credit card statement

Cardholder Signature Callie Green Date 9/4/25

Finance Director Signature Becky Wilkins Date 6-10-25

Dept Head Signature _____ Date _____

City Administrator Signature _____ Date 6/23/25

City of Venus
Credit Card Charges -Pay Request

ENTERED
BB-06.09.25

Cardholder Name: Machelle McAnally

Payee: Citi Bank Master Card

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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
5/2/2025	On the Cutting Edge	Banquet plaques	D. Martinez	10-50-50475	Special Projects	289.99	-	289.99
5/6/2025	Keane Menefee	AC Training Class	S. Harrington	10-55-5041[illegible]	Training	200.00		200.00
5/6/2025	CQ Wholesale	Marksman awards	D. Martinez	10-50-50420	Uniforms	63.92		63.92
5/6/2025	CQ Wholesale	Officer award bars	D. Martinez	10-50-50420	Uniforms	95.92		95.92
5/22/2025	NTTA	[illegible] toll road	S. Harrington	10-55-50445	Vehicle R & M	12.68		12.68
Total Monthly Charges						662.51	-	662.51

with credit card

Cardholder Signature _____ Date 6/4/25

Department Head Signature _____ Date 06/05/25

Finance Director Signature Becky Wilkins Date 6-10-25

City Administrator's Signature _____ Date 6/23/25

City of Venus
Credit Card Charges -Pay Request

Cardholder Name: Randy Goucher

Payee: Citi Bank Master Card

ENTERED
BB-06.09.25

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Date	Vendor Name	Description/Purpose of Charge	Employee Initiating Purchase	GL Code # 20-XXXXX	GL Acct Description	Charge Amount	Sales Taxes Paid	Total Charge
5/14/2025	Vista Print	Business Cards (Randy)	Hannah Davidson	20-50421	Office Supplies	34.98	2.88	37.86
5/7/2025	International Code Council	Plumbing Inspector Training	Randy Goucher	20-50416	Employee Training	74.00		74.00
5/7/2025	International Code Council	Permit Tech. Training	Randy Goucher	20-50416	Employee Training	56.00		56.00
5/7/2025	International Code Council	NFPA 2023 Electric Code book and tabs	Randy Goucher	20-50421	Office Supplies	155.00		155.00
5/7/2025	International Code Council	2024 Full I-Code collection	Randy Goucher	20-50421	Office Supplies	1,571.00		1,571.00
05/07/2025	International Code Council	2024 I-Code Turbo Tabs	Randy Goucher	20-50421	Office Supplies	136.00		136.00
5/7/2025	International Code Council	Shipping And Handling	Randy Goucher	20-50423	Postage	109.56		109.56
								-
								-
								-
								-
								-
								-
								-
								-
								-
								-
								-
								-
Total Monthly Charges						2,136.54	2.88	2,139.42

Total must agree with credit card statement

Cardholder Signature _____ Date 6/5/2025

Finance Director Signature Becky Wilkins Date 6-10-25

City Administrator Signature _____ Date 6/23/25

Dept Head Signature _____ Date 6/5/25

City of Venus
Credit Card Charges -Pay Request

Cardholder Name: Scott Williams

Payee: Citi Bank Master Card

ENTERED BB-06.09.25

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
5/8/2025	BlueBeam INC	Construction Documents	S.Williams	60-85-50464	Engineering Services	260.00	-	260.00
6/2/2025	Babe's Chicken	Employee Appreciation Lunch	S.Williams	60-65-50416	Employee Training	343.78		343.78
				60-85-50416	Employee Training			
				10-80-50416	Employee Training			
				10-90-50416	Employee Training			
Total Monthly Charges						603.78	-	603.78

Cardholder Signature Scott Williams Date 6/5/25

Finance Director Signature Becky Wilkins Date 6-10-25

City Administrator Signature [signature] Date 6/23/25

Dept Head Signature Scott Williams Date 6/5/25

Total must agree with credit card statement

City of Venus
Credit Card Charges -Pay Request

ENTERED
BB-06.09.25

Cardholder Name: Oscar Ortiz

Payee: Citi Bank Master Card

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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
5/19/2025	Adobe	Adobe Creative Suite	OO	10-5-0045-0468	Information Technology	15.99	1.32	17.31
								-
								-
								-
								-
								-
								-
								-
								-
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								-
								-
								-
								-
								-
								-
								-
								-
								-
								-
Total Monthly Charges						15.99	1.32	17.31

Total must agree with credit card statement

Cardholder Signature Oscar Ortiz Date 06/04/2025

Finance Director's Signature Becky Wilkins Date 6-10-25

City Administrator Signature [signature] Date 6/23/25

City of Venus
Credit Card Charges -Pay Request

ENTERED
BB-06.09.25

Cardholder Name: Joshua Jones

Payee: Citi Bank Master Card

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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
5/16/2025	IDENTOGO	Finger Prints for CGIS Access	J. Jones	10-5-0010-0460	Other Contracted Services	10.21	-	10.21
5/27/2025	HP Instant Ink	Monthly Printer Ink Subscription	J. Jones	10-5-0010-0421	Office Supplies	8.65	-	8.65
								-
								-
								-
								-
								-
								-
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								-
								-
								-
								-
								-
								-
Total Monthly Charges						18.86	-	18.86

Total must agree with credit card statement

Cardholder Signature _____ Date 06/09/2025 BWilkins 6-10 25

Finance Director Signature _____ Date _____ Dept Head Signature _____ Date _____

City Administrator Signature _____ Date 06/09/2025

City of Venus
Credit Card Charges -Pay Request

ENTERED
BB-06.09.25

Cardholder Name: Richard Allen

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
5/7/2025	Star City Uniform	Uniforms	R.Allen	10-70-50420	UNIFORMS	292.79		292.79
5/8/2025	TCFP	Instructor 1 Certification for Sutton	R.Allen	10-70-50418	DUES & MEMBERSHIP	87.17		87.17
5/14/2025	TCFP	Officer 1 Certification for Brancato	R.Allen	10-70-50418	EMPLOYEE TRAINING	87.17		87.17
5/15/2025	Hill College	Paramedic Tuition for Sutton	R.Allen	10-70-50416	EMPLOYEE TRAINING	409.00		409.00
5/22/2025	Petra's Naehstuebe	Embroidery for Uniforms	R.Allen	10-70-50420	UNIFORMS	570.00		570.00
5/29/2025	Saferite	New Sensor for Gas Monitor	R.Allen	10-70-50446	EQUIPMENT R&M	332.50		332.50
								-
								-
								-
								-
								-
								-
								-
								-
								-
								-
Total Monthly Charges						1,778.63	-	1,778.63

Total must agree with credit card statement

Cardholder Signature _____ Date: 6/4/2025

Department Head Signature: _____ Date: 6/4/2025

Finance Director's Signature Becky Wilkins Date: 6-10-25

City Administrator Signature _____ Date: 6/23/25

City of Venus
Credit Card Charges -Pay Request

Cardholder Name: Melissa Westen

Payee: Citi Bank Master Card

ENTERED
BB-06.09.25

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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
5/8/2025	Panera Bread	Bagels & Spread - Leadership Conf	MW	10-10-50475	Employee Relations	43.96		43.96
5/10/2025	GoTo	City Wide Phone Systems	MW	10-95-50468	Telephone Systems	918.07		918.07
5/17/2025	Adobe	Monthly Subscription	MW	10-95-50468	Information Technology	377.87		377.87
5/20/2025	Full Identity	ID Badge Maria Rendon	MW	10-10-50468	Information Technology	14.00		14.00
5/20/2025	Full Identity	ID Badge Maria Rendon	MW	10-10-50468	Information Technology	29.00		29.00
05/21/2025	uAttend	Time Clock Software	MW	10-95-50468	Information Technology	185.00		185.00
								-
								-
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								-
								-
								-
								-
								-
								-
								-
								-
								-
								-
Total Monthly Charges						1,567.90	-	1,567.90

Total must agree with credit card statement

Cardholder Signature Melissa Westen Date 06/09/25

Finance Director Signature Becky Wilkins Date 6-10-25

Dept Head Signature _____ Date _____

City Administrator Signature _____ Date 6/23/25

City of Venus
Credit Card Charges -Pay Request

Cardholder Name: Johnny Coker

ENTERED
BB-06.09.25

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
5/8/2025	Lite & Barricade	Road Work Signs	W.Oxford	10-80-50470	Street Signs	134.46	11.09	145.55
5/14/2025	TX.GOV	Service Fee	J.Coker	10-90-50445	Vehicle R&M	2.00		2.00
5/14/2025	Johnson Vehreg	Inspection Replacement	J.Coker	10-90-50445	Vehicle R&M	7.50		7.50
5/15/2025	Tractor Supply	Items For Grill	A.pacheco	60-85-50429	Department Supplies	94.98		94.98
5/15/2025	NTTA Online	Toll Bill	J.Rodriguez	60-65-50445	Vehicle R&M	13.84		13.84
5/29/2025	Ring	Standard Plan	J.Rodriguez	60-45-50442	Building R&M	99.99	8.25	108.24
Total Monthly Charges						352.77	19.34	372.11

Cardholder Signature _____ Date 6/5/25

Finance Director Signature Becky Wilkins Date 6-10-25

Dept Head Signature _____ Date 6/5/25

City Administrator Signature _____ Date 6/23/25

Total must agree with credit card statement

City of Venus Dashboard
Fiscal Year Overview: FY25
Period Ending: June 30, 2025

75% of the fiscal year

General Fund

Revenue Summary

	Budget	YTD	% of Budget
Fees & Services	27,910	26,610	95%
Fines & Forfeitures	92,945	107,906	116%
Franchise Taxes	164,555	145,234	88%
Property Taxes	3,556,235	3,716,159	104%
Sales Taxes	961,865	847,836	88%
Contributions	160,000	9,930	6%
Interest	130,259	138,219	106%
Licenses & Permits	610,365	358,443	59%
Miscellaneous	5,000	37,102	742%
Intergovernmental	760,960	543,247	71%
Other Financing Sources (Uses)	-		0%
Total Revenue	6,470,094	5,930,686	92%

Expenditure Summary

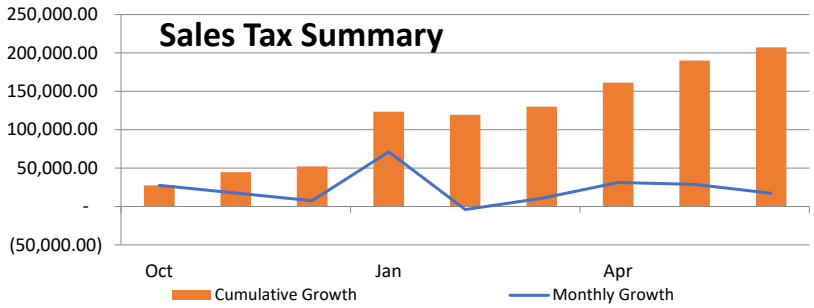
	Budget	YTD	% of Budget
Council	27,160	4,043	15%
City Administrator Office	699,844	535,294	76%
Permits & Inspections	381,245	245,908	65%
Planning	149,315	99,491	67%
Police Department	2,621,095	1,806,613	69%
Code Enforcement/Animal Control	109,505	53,668	49%
Municipal Court	123,562	99,503	81%
Fire Department	1,180,750	878,840	74%
Streets	365,615	245,874	67%
Parks & Recreation	219,603	216,076	98%
City-Wide Nondepartmental	423,730	190,193	45%
Total Expenditures	6,301,424	4,375,503	69%

Net Surplus (deficit)	**168,670**	**1,555,184**

Key Revenue Sources

	Budget	YTD	% of Budget
Sales Tax City	961,865	847,836	88%
Property Taxes	3,556,235	3,716,159	104%

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



City of Venus Dashboard
Fiscal Year Overview: FY25
Period Ending: June 30, 2025

75% of the fiscal year

Debt Service Fund

Revenue Summary

	Budget	YTD	% of Budget
Current Property Taxes	825,540	914,530	111%
Delinquent I&S Taxes	2,475	4,734	191%
Penalties & Interest	4,130	2,661	64%
Total Revenues	832,145	921,924	111%

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: June 30, 2025

75% of the fiscal year

Street Maintenance Sales Tax

Revenue Summary

	Budget	YTD	% of Budget
Street Maintenance Sales Tax	225,730	169,567	75%
Total Revenues	225,730	169,567	75%

Expenditure Summary

	Budget	YTD	% of Budget
Street Repairs	250,000	205,361	82%
Total Expenses	250,000	205,361	82%

Net Surplus (deficit)	**(24,270)**	**(35,794)**

City of Venus Dashboard
Fiscal Year Overview: FY25
Period Ending: June 30, 2025

75% of the fiscal year

Venus Community Service Development Corporation

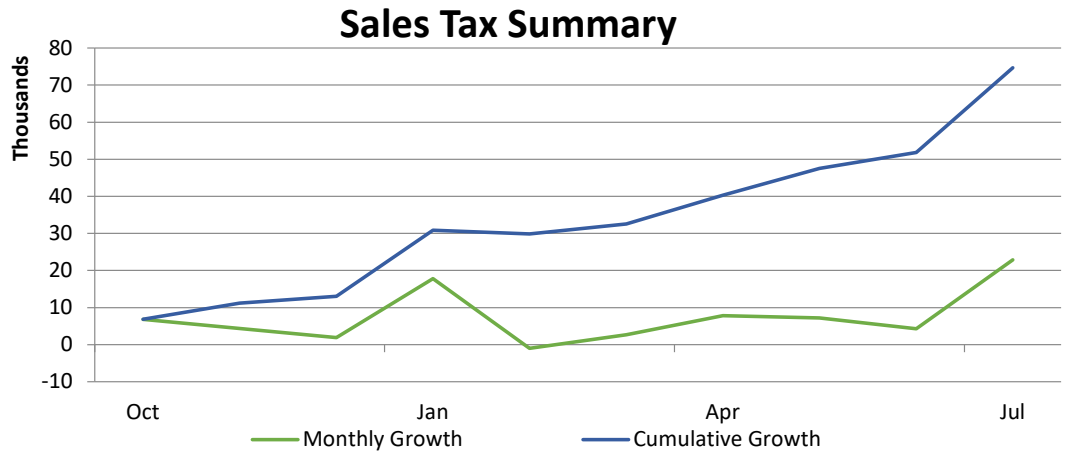
Revenue Summary

	Budget	YTD	% of Budget
Sales Tax	405,810	339,135	84%
Special events	-	-	0%
Interest Income	10,070	5,998	60%
Total Revenues	415,880	345,132	83%

Expenditure Summary

	Budget	YTD	% of Budget
Nondepartmental	464,200	137,918	30%
Total Expenses	464,200	137,918	30%

Net Surplus (deficit)	**(48,320)**	**207,214**



City of Venus Dashboard
Fiscal Year Overview: FY25
Period Ending: June 30, 2025

75% 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**

City of Venus Dashboard
Fiscal Year Overview: FY25
Period Ending: June 30, 2025

75% of the fiscal year

Utility Fund

Revenue Summary

	Budget	YTD	% of Budget
Water Revenue	1,609,522	1,275,303	79%
Sewer Revenue	2,775,515	2,199,800	79%
Sanitation Revenues	699,031	517,069	74%
Administrative Fees	290,940	349,059	120%
SIB Loan for Line Relocates on 157		1,415,000	
Total Revenues	5,375,008	5,756,230	107%

Expenditure Summary

	Budget	YTD	% of Budget
Non-Departmental	672,275	275,223	41%
Administration	629,757	448,652	71%
Water Department	304,053	1,177,732	387%
Sanitation Department	637,160	455,131	71%
Sewer Department	3,081,015	2,162,214	70%
Total Expenses	5,324,260	4,518,951	85%

Net Surplus (deficit)	**50,748**	**1,237,279**

City of Venus Dashboard
Fiscal Year Overview: FY25
Period Ending: June 30, 2025

Cash Balances

Fund/Account	Balance	% of total
General Fund		
Cash	1,629,350	23.56%
Pinnacle Bank - Savings	1,676,226	24.23%
Pinnacle Bank - MERP	5,856	0.08%
Debt Service Fund		
Cash	757,391	10.95%
VCSDC		
Cash	572,725	8.28%
Pinnacle Bank Checking	305,093	4.41%
ARPA		
Cash	190,112	2.75%
Court Technology		
Cash	9,681	0.14%
Court Security		
Cash	17,977	0.26%
Truancy Prevention Fund		
Cash	15,228	0.22%
Street Maintenance Tax Fund		
Cash	213,375	3.08%
Street Maintenance CIP Fund		
Cash	260,000	3.76%
TIRZ #1		
Cash	566,940	8.20%
Blue Stem PID		
Cash	23,352	0.34%
Brahman Ranch PID		
Cash	16,860	0.24%
Patriot Estates PID		
Cash	(235)	0.00%
Utility Fund		
Cash	464,080	6.71%
Pinnacle Bank Savings	251,378	3.63%
Pinnacle Bank Savings I&S	445,523	6.44%
Water Impact Fee Fund		
Cash	10,500	0.15%
Sewer Impact Fee Fund		
Cash	17,500	0.25%
Brahman Ranch WWTP		
Cash	(531,762)	-7.69%
Total Cash Balances	6,917,150	100%

Investments

Fund/Account	Balance	% of total
General Fund		
Texpool	3,454,177	26.31%
2020 Bond Proceeds		
Texpool	4,538,018	34.56%
VCSDC		
Texpool	88,582	0.67%
Utility Fund		
Texpool	725,972	5.53%
2022 CO Bond Fund		
Texpool	4,324,000	32.93%
Total Investment Balances	13,130,748	100.00%

ITEM REPORT

To: City Council
From: Becky Wilkins, Finance Director
Subject: Approve revised Purchasing Policy with an effective date of September 1, 2025.
Department/Office: Finance

Summary:
Senate Bill 1173 provided an increase to the competitive bidding threshold from $50,000 to $100,000 and increased the threshold at which a city must contact at least two historically underutilized businesses for an expenditure of more than $3,000 but less than $100,000.

Recommended Action:
Approve updated Purchasing Policy with effective date of September 1, 2025.

Budget:
No budget impact.

Attachments:
1. Purchasing Policy - updated for 9-1-2025

CITY OF VENUS
PURCHASING POLICY

September 2025

Adopted August 11, 2025
Effective Date: September 1, 2025

PURCHASING POLICY

The City of Venus is a General Law form of governing body. If the City moves to a Home Rule form of government, these provisions would be updated and revised at that time.

Statement of Purchasing Policy

Public employment is a public trust. Public employees must discharge their duties impartially as to assure fair competitive access to governmental procurement by responsible contractors. Moreover, they should conduct themselves in such a manner as to foster public confidence in the integrity of the City of Venus procurement policy.

To achieve the purpose of this policy, it is essential that those doing business with the City of Venus also observe the ethical standards prescribed here.

The purpose of purchasing procedures is to provide City staff with a guideline for the procurement of material, services, and equipment. The City of Venus is committed to ensuring that purchases are in compliance with State and Federal law and City ordinances and polices when procuring the highest quality material and services at the best value for the citizens of Venus.

Ethical Standards

All City staff engaged in procurement for the City of Venus shall comply with the following ethical standards:

1. It shall be a breach of ethics to attempt to realize personal gain through public employment with the City of Venus by any conduct inconsistent with the proper discharge of the employee's duties.

2. It shall be a breach of ethics to attempt to influence any public employee of the City of Venus to breach the standards of ethical conduct set forth by the City of Venus.

3. It shall be a breach of ethics for any employee of the City of Venus to participate directly or indirectly in procurement when the employee knows that:
    a. The employee or any member of the employee's immediate family has a financial interest pertaining to the procurement;
    b. A business or organization in which the employee, or any members of the employee's immediate family, has a financial interest pertaining to the procurement; or
    c. Any other person, business, or organization with which the employee or any member of the employee's immediate family is negotiating or has an arrangement concerning prospective employment is involved in the procurement.
    d. City employees shall spend City funds in an ethical way that avoids any appearance of impropriety. If an employee has a family relationship with a vendor, the employee should not make the choice to use the vendor without contacting the Finance Director and City Administrator.

4. It shall be a violation of City employment to offer, give, or agree to give any employee or former employee of the City of Venus, or for any employee or former employee of the City of Venus to solicit, demand, accept or agree to accept from another person, a gratuity or an offer of employment in connection with any decisions regarding a procurement or influencing the content of any specification or procurement standard.

5. It is a breach of ethics for any payment, gratuity or offer of employment to be made by, or on behalf of, a subcontractor under a contract to the prime contractor or higher tier subcontractor for any contract for the City of Venus, or any person associated therewith as an inducement for the award of a subcontract or order.

6. The prohibition against gratuities and kickbacks prescribed above shall be conspicuously set forth in every contract and solicitation going forward.

7. It shall be a breach of ethics for any employee or former employee of the City of Venus knowingly to use confidential information for actual or anticipated personal gain, or for the actual or anticipated gain of any person.

Basic Goals

- To conduct all purchasing in accordance with the Texas Local Government Code, Section 252, Article 236(a) of Vernon's Civil Statutes, and the City of Venus Home Rule Charter and Code of Ordinances.
- To ensure that public funds are safeguarded.
- To ensure that public spending is not used to enrich elected officials or government employees, or to confer favors on favored constituents.
- To seek, develop and maintain reliable sources of supply that will create and encourage a competitive buying atmosphere.
- To ensure that responsible bidders are given fair opportunity to compete for the City's business.
- To obtain materials, equipment, services and supplies in accordance with the quality, quantity and delivery requirements of the requisitioning department.
- To obtain the lowest possible cost, and the best quality, quantity, delivery and safety on all items requested.
- To organize and use our buying power in a manner that will yield maximum benefits to the City.
- To maintain good supplier relations to promote the City's reputation for fair dealing.
- To recommend standardization or substitution of materials, equipment or supplies whenever practical and in the best interest of the City.
- To establish standardized specifications for commonly used items resulting in efficiencies in maintenance and parts inventory and ensuring that purchases are made on the basis of actual requirements rather than brand preference.
- To provide proper and thorough inventory controls when purchasing in quantity.
- To eliminate emergency purchases for non-emergency situations to the extent possible.
- To include the Finance Department in planning, ordering, and acquisition in order to take full advantage of the staff knowledge and expertise of purchasing techniques and products, state contracts, and pre-bid governmental contracts.

Delegation of Purchasing Authority

Department Directors are the authorized purchaser for their department. The Director may also designate one or more employees to be the department purchasing representative. Once designations are made, notifications and purchasing updates will be sent to Directors and their designated purchasing representative(s).

All purchasing requests should be sent through the authorized department representative who will work with the Finance Department on certain purchases. Typically, those with purchase order authority are Directors, department heads, supervisors, and the designated purchasing representative.

Purchasing Process

Steps to the purchasing process:

1. Determine dollar amount of desired purchase

$ 0.01 to $3,000	make purchase, no quotes, bids or purchase order required
$3,001 to $25,000	obtain no less than 3 phone or written quotes, prepare purchase requisition form in finance software, include quote information in request, send to Finance, approval required by Department Head
$25,001 to $99,999	obtain no less than 3 written quotes, prepare purchase requisition form in finance software, attach quotes, send to Finance, approval required by City Administrator
Over $100,000	requires formal bid and City Council approval prior to advertising the bid If using a pre-bid contract such as Buy Board, you will still need Council approval for any purchase exceeding $100,000.

2. Finance approves purchase requisition form, creates a purchase order, and sends to requesting department for final review and authorization to order.
3. Purchase is made and department notifies Finance when goods/services are received, or project is completed so that payment can be made in a timely manner.

$3,001 up to $25,000 Requires written approval from Department Head

For expenditures over $3,000, a minimum of three (3) phone or written quotes are required, unless the purchase is from a pre-bid government contract, or a purchasing cooperative such as Buy Board, TCPN, Choice Partners, or HGAC. The department representative shall submit a purchase requisition form and provide 3 quotes/or the purchasing cooperative information. The Finance Department will approve the purchase requisition and send you a formal purchase order to use when ordering the required items. Requires Department Head approval.

- The contract, a bid project, or sole source provider
- If over $3,000 but less than $100,000, the City must show that they have attempted to contact at least two (2) Historically Underutilized Business (HUB) vendors, located on the vendor list at: www.window.state.tx.us/precurement/prog/hub/searching

OVER $25,001 AND UP TO $99,9999 Requires written approval from City Administrator

Department representative must submit a purchase requisition and provide 3 written quotes, unless the purchase is from a pre-bid government contract, or a purchasing cooperative such as Buy Board, TCPN, Choice Partners, or HGAC. The department representative shall submit an electronic purchase order requisition and attach 3 quotes/or the purchasing cooperative information. The Finance Department will approve the purchase requisition, and send you a formal purchase order for you to use when ordering the required items.

- Of the three (3) quotes, two (2) must be Historically Underutilized Business (HUB) vendors if applicable. http://www.cpa.state.tx.us/cmbl/cmblhub/html
- Purchase order must be electronically approved by Finance Director and City Administrator.

PURCHASE OF $100,000 AND UP Requires City Council approval prior to any purchase order creation

Purchases must be accomplished through the formal request for bid or the request for proposal process with detailed written specifications. The development of the written specifications will be prepared by the requesting Department and/or with assistance from the Finance Department.

All purchases in excess of $100,000 must be submitted to City Council for approval. This includes any purchases exempt from the bidding procedure. The Finance Department will prepare a recommendation memo to Council and the requesting Department will be responsible for answering questions/addressing concerns at the Council meeting. See appendix B for detailed information regarding the competitive sealed bid process.

TECHNOLOGY RELATED PURCHASES

All computer equipment, software, printers, wireless cards, monitors, cell phones, GIS related products or any items that will be used on the City network, or items related to the telephone system or require access to the City network must be coordinated through the Information Technology Provider.

The department requesting IT items will submit a purchase order requisition or detailed email to the Information Technology Provider. Once received, technology purchases will be tagged and recorded, configured, and then delivered to the department for use.

COOPERATIVE PURCHASING

Cooperative Purchasing is one of the ways that local governments can save time and money in their purchasing programs. It occurs when two or more entities (Local, State or Federal governments) coordinate some or all of their purchasing needs so that they can join in purchases to the mutual benefit of all the entities concerned. Any cooperative purchasing agreements must be approved by City Council. The benefits are:

- Lower costs through increased volume
- Lower administrative costs
- Improved response from vendors
- Share experience leading to better product specifications
- Better compliance with state statutes on purchasing

STATE PURCHASING DEBARRED AND VENDOR LIST

Vendors who have failed to comply with their state contracts and have been debarred from doing business with the State of Texas for a specific period may be found at:https://www.epls.gov. The City of Venus prohibits conducting City business with vendors who are placed on this list for the time specified.

Purchasing Card

The Purchasing Card program is designed to better manage low-dollar purchases. It is a fast, flexible, purchasing tool, which offers an alternative to the existing purchasing process, and provides an extremely efficient and effective method for purchasing and paying for small dollar items. Each Director, for their respective department (s), will set spending parameters. The Director may adjust these limits as determined by demonstrated need through the Finance Director.

The purchase card is a tool meant to be used to expedite the purchasing process for most daily requirements. It enables purchases for non-restricted commodities by telephone or in person directly from the vendors. The City of Venus purchase card is accepted by all vendors that honor the Visa/Master Card on a personal basis.

When the purchase is made, it is vital that all detailed receipts are collected by the purchaser. Monthly credit card receipts reconciliation forms are to be completed and returned to Finance in a timely manner.

Misuse of the card will result in de-activation and possible disciplinary action. It may also result in your personal liability for improper charges made by or for you.

The following are cardholder responsibilities:

The cardholder must use the Purchasing Card for legitimate business purposes only. Misuse of the card will subject the cardholder to disciplinary action in accordance with City of Venus policies and procedures relating to disciplinary action and termination for cause. The cardholder must:

- Ensure Purchasing Card is used for legitimate business purposes only.
- Maintain the Purchasing Card in a secure location at all times.
- Not allow other individuals to use the Purchasing Card
- Adhere to purchases limits and restrictions of Purchasing Card and ensure the total transaction amount of any single transaction does not exceed established limits.
- Obtain and reconcile all detailed sales slips, detailed register receipts, and/or Purchasing Card receipts and submit to Finance within 24 hours of purchase
- Not accept cash in lieu of a credit to the Purchasing Card account.
- Immediately report a lost or stolen card to Classic Bank at 1-800-367-7576

- Immediately notify your Director of a lost or stolen card at the first opportunity during normal business hours
- Return Purchasing Card to your Director upon terminating employment with the City.
- Report erroneous and emergency transaction needs to your Director during normal business hours.

Before receiving a Purchasing Card, you are required to sign the City of Venus Purchasing Cardholder Agreement. By signing this agreement, you indicate that you understand the intent of the program, and will comply with all guidelines of the agreement, as well as City Policies and Procedures relating to the expenditure of City funds. Emergency transactions may be handled with the Purchasing Card as long as they do not exceed the spending controls assigned to the individual's card.

Emergency Purchases

Texas statutes generally allow the local government to make "emergency or exempted purchases" without competitive bidding as per Texas Local Government Code 252.022 "General Exemptions". A political subdivision is generally exempted from competitive bidding if:

- In case of a public calamity, the prompt purchase of items is required to provide for the needs of the public or to preserve the property of the political subdivision;
- The item is necessary to preserve or protect the health or safety of residents of the political subdivision; or
- The item is made necessary by unforeseen damage to public property.

Purchases made in emergency situations are more expensive than routine purchases; therefore, they must be kept to a minimum. Poor planning, overlooked requirements or negligence may cause the need for expedited purchases, but are not true emergencies.

Receiving and Inspections

When materials, equipment or supplies are received, the department that placed the order is responsible for inspecting the shipment and initiating the payment process. All items must be inspected upon receipt. Inspection should include:

- Verification of correct quantities
- Verification of correct purchase order number on the packing slip
- Check for damaged or defective goods.

When the goods are received, an employee must code the receiving slip/packing slip/or invoice with the appropriate billing code, sign, and submit the item to Finance for payment.

Payment for Good and Services

Government Code Section 660-40-0, Chapter 2251 applies to all state agencies and political subdivisions, including counties and cities. It requires that they pay all payments owed not later than thirty (30) days after the goods or services are received, or the date that the invoice is received, whichever is later.

Invoices

An invoice is an itemized statement of merchandise or a service provided by the vendor. It contains the same information as the purchase order and is the means for settlement of financial obligations incurred when the purchase order is used. All invoices should be sent directly to Finance upon receipt. Invoices should be coded with appropriate accounting codes, and include appropriate approval signature (s) from Director or their designated representative.

Tax Exempt Certificates

The City is exempt from payment of all local sales tax, state sales tax, and federal excise tax. When it is necessary to provide a vendor with a copy of an exemption certificate, contact the Finance Department to have a Tax Exemption Certificate completed for your needs.

Assets

Fixed Assets

"Capital or Fixed Assets" are required to be inventoried and accounting for by the Government Accounting Standards Board. Capital Assets are those whose value is $5,000 or more and have a service life of more than one year. The City is required by GASB Statement 223 to ensure that "Capital Assets" are accounted for as part of a depreciation process for all City assets. The Capital Asset Information Sheet (ATTACHED_) is the form utilized to monitor the purchase, transfer, and disposition of Capital/Fixed Assets. A Capital Assets Information Sheet should be completed by Finance upon the receipt, transfer, or sale/disposition of an asset.

Monitored Assets

"Monitored assets" are those that are of a pilferable nature and are not required to be monitored by the GASB-23 standards. Monitored assets are those with a value of more than $500 but less than $5000 and a service life of more than one year. The items are monitored in the same way as the assets required by the GASB-23 standards but are monitored locally by City officials. Depreciation values and standards are not a part of the Monitored Asset program.

Surplus/Salvage Property

The City of Venus utilizes various auction brokers as vendors for unwanted vehicles, excess materials, and outdated or broken equipment. The Department Head of each department should conduct an inventory assessment at least once per year, and then determine if any items should be sent to auction. A complete list of the items for each department must be submitted to City Council for approval. Once the list is approved by City Council, it is the responsibility of each department head to contact the Auction vendor to arrange for pictures, descriptions, and pick-up of the approved items.

If items are not purchased during the auction, it is the responsibility of each department to submit a request to City Council to declare the items as Salvage Property, allowing the department to dispose of the items.

Property Re-Utilization/Transfers

City property may be transferred between departments, utilizing an Asset Transfer Form from the department who currently has possession of the asset. Assets should not be transferred until the asset is fully depreciated. The minimum depreciation time frame is five (5) years.

Requisitions

A requisition is a formal request for a purchase to be made. It is used to inform Finance of the needs of a department and to identify the material requested. Additionally, it provides a record of the request and an approval to encumber funds. Used properly, it can save the City duplication and money through proper planning. Another purpose of the requisition process is to put in place a system of authorization and safeguards so that improper or illegal purchasing is both difficult to initiate and to conceal.

A requisition is required on all purchases in excess of $3,000, including those items obtained from vendors through an annual contract. No purchases are to be made without a purchase order number. At least one of the required quotes should be obtained from a local vendor when obtaining written quotes for supplies/services that are less than $50,000, if available.

Preparing the Requisition

The requisition originates in the user department via a Requisition. Again, anticipating goods/services is the only way to ensure timely service. Preparations must be made far enough ahead of the date that the goods/services are required to allow purchasing and the vendor to do their jobs properly, including:

- Advertising for bids, if necessary
- Obtaining bids or price quotations
- Processing bids, placing purchase orders or concluding contracts
- Allowing delivery of goods and services

Again, the awarding of a purchase should go to the lowest most responsible bidder.

Processing the Requisition

When the requisition is received by Finance, it must be verified for accuracy, authorization and budget authority. Finance must do the following:

1. Ensure requisition is complete
2. Verify contract provisions, if there is an existing contract
3. Verify budget authority. Check budget authority and budget balance for sufficient unencumbered funds to cover the purchase and that the purchase is from the correct expense account.
4. Prepare purchase order and forward to Finance Director and City administrator for final approval.
5. Forward copy of purchase order to originating department verifying to requestor that a purchase has been initiated.

Purchase Orders

The purchase order is the end result of the requisition. Once a purchase order is issued, the item(s) may be ordered. This is the final step, not the first step! The purchase order is the vendors authorization to ship material as specified. The purchase order is a legal, binding contract and must be considered as such. It is designed to expedite and control buying for the City. The Finance Department processes purchase orders after the requisition is filled our completely and accurately. All quotes and associated paperwork MUST be scanned in/or delivered to the Finance Department prior to the purchase order being processed. Purchase

order numbers must be used when placing orders. The department is responsible for ensuring that there is budget authorization and sufficient budget balance to cover the purchase. Purchases from $5,000 to $50,000 require three (3) written quotes, with at least two quotes requested from Historically Under-Utilized Businesses (HUBs), if available. All quotes should be scanned in/or delivered when the requisition is electronically submitted.

Historically Under-Utilized Businesses (HUB'S)

A municipality, in making an expenditure of more than $3,000.00 but less than $50,000 shall contact at least two (2) disadvantaged businesses on a rotating basis, in accordance with Texas Government Code, Title 10, Subtitle D, Section 2161 and the General Services Commission Rule I TAC 111.11----111.24. If the list fails to identify a disadvantaged business in the County in which the city is situated, the City is exempt from this section.

Sole Source Purchases

If the requisitioning department determines that the item is a sole source purchase, they must attach a statement to the requisition that they have contacted a sufficient number of vendors to determine that only one practical source of supply exists, or state the reasons why only one source exists. Some of these reasons may include:

1. The good/service is one of a kind or patented, copyrighted, secret process or unique item;
2. The product is only available from a regulated or natural monopoly;
3. The product is a component of an existing system which is only available from one supplier;
4. The item is produced by non-profit corporations using handicapped workers; or
5. Prison workers produce the item.

Written justification should include one or more of the following:

- Statement on company letterhead from vendor attesting to the fact that the item (s) being requested is only available from that vendor.
- Information concerning previous attempts to obtain competitive bids on the item (s) requested.
- Names of persons and their employers whom you contacted in an effort to find other sources.

Appendix A
Appendix B
Verbal/Written Quote Form
Requisition Form
Asset Transfer Form

APPENDIX A

CITY OF VENUS, TEXAS
HISTORICALLY UNDERUTILIZED BUSINESS (HUB) PROCEDURES

Excerpts from the Texas Local Government Code, Chapter 252, Subchapter B:

A. Section 252.0215, "A municipality, in making an expenditure of more than $3,000.00 but less than $50,000.00, shall contact at least two historically underutilized businesses on a rotating basis, based on information provided by the comptroller pursuant to Chapter 2161, Government Code. If the list fails to identify a historically underutilized business in the county in which the municipality is situated, the municipality is exempt from this section."

B. Centralized Master Bidders List & Historically Underutilized Business (HUB) Search

1) Go to http://www.window.state.tx.us/procurement/cmbl/cmblhub.html
2) Click "HUBS on CMBL."
3) Enter "Class Code, Item Code, District" if available. Description of each is provided by clicking on link directly below.
4) Select "Johnson" on Texas County dropdown list.
5) Click "Submit Search."
6) Select appropriate Output Fields on "Select Fields For Detail List" page.
7) Click "Go."
8) Results will appear.

Appendix B

Competitive Bidding Process

The competitive bidding process has two purposes:

1. To ensure public monies are spent properly, legally, for public projects only, and to ensure the best possible value is received for the money.
2. To give those qualified and responsible vendors who desire to do business with the government a fair and equitable opportunity to do so.

The use of a standard bidding procedure gives the public assurance that their monies are properly safeguarded. Formal sealed bids are required for purchases exceeding $50,000. Exemptions under the Texas Local Government Code are:

- Items purchased in case of public calamity to relieve the needs of the citizens or to preserve city property;
- Items to preserve or protect the public health or safety of the residents of the City;
- Items necessary because of unforeseen damage to public property;
- Personal or professional services, such as those performed by a certified public accountant, licensed architect, physician, optometrist, surgeon, registered surveyor, engineer or any group or association thereof;
- Work paid for on a daily basis (day labor)
- Land or right-of-way acquisitions;
- Items available from only one source such as patented, copyrighted, natural monopoly or secret process items, films, manuscripts or books, electric power, gas or other utilities, books, papers, and other library materials subject to exclusive distribution rights, and management services provided by a non-profit organization to the municipal museum, park, zoo or other facility which the organization has financially or otherwise supported;
- Rare books, papers and other library materials for a public library;
- Paving, street widening and other public improvements where at least one-third of the costs are paid by special assessments;
- A public improvement project which has been authorized but has run short of money to complete in accordance with the plans as authorized;
- A payment under a contract by which a developer participates in the construction of a public improvement under Subchapter C, Chapter 212; and
- Personal property sold:
    - At an auction by a state licensed auctioneer
    - At a going out of business sale held in compliance with Subchapter F, Chapter 17, Business and Commerce Code.
    - By a political subdivision of this state, a state agency of this state, or an entity of the Federal government

- Under an inter-local contract for cooperative purchasing administered by a regional planning commission established under Chapter 391.

- Service performed by blind or severely disabled persons
- Goods purchased by a municipality for subsequent retail sale by the municipality
- Electricity

It is the responsibility of the Finance department to adhere to all State laws pertaining to competitive bidding. Some of the general requirements are:

1. Advertise for bids, usually for two (2) consecutive weeks, in a newspaper of general circulation in the City.
2. Receive bids until a certain future date and hour set out in the specifications.
3. Oversee the opening of bids on the specified date and time.
4. Review bids for compliance with bid specifications.
5. Verify references.
6. Prepare a bid tabulation for submittal to City Council.

The bid will be awarded to the lowest most responsible bidder. The lowest responsible bidder is one that meets all the criteria of the specifications and one who has proven capable of performing a contract and/or appears financially and technically capable of adequately performing the contract. The bidding process can take up to 4-6 weeks to complete.

Request for Proposal

Chapter 252.021 of the Local Government Code authorizes the use of competitive, sealed proposal procedures only for high technology procurements.

A high technology procurement is the procurement of equipment, goods or services of a highly technical nature, including:

- Data processing equipment and its attendant software and hardware
- Telecommunications equipment, radio and microwave systems;
- Electronic distributed control systems, including building energy management systems;
- Technical services related to those items.

The RFP may also be used for situations where the procurement is exempted from the competitive bid processes, but where competition is desired.

The RFP specification is written using performance standards, which describes a need and invites potential bidders to devise unique and creative solutions to the problem.

The RFP must specify relative importance or price and evaluation factors. These can be listed in descending order of importance. Percentages are often used in an effort to quantify a qualitative process.

Common evaluation of criteria is:

- Cost
- Past performance on similar contracts
- Qualifications of relevant personnel
- Facilities and equipment owned by the contractor
- Contractors understanding of scope of work as evidenced by proposal quality or technical merit
- Timetable contractor proposes for project
- Proximity to project location or willingness to establish local office
- Portfolio, photographs, drawings or other samples of contractor's past work
- Contractor responsibility
- Bidders should submit 3 verifiable references for past projects/work completed, or services provided

Safety record of the contractor should also be considered. If safety record is to be considered, a written definition and criteria for accurately determining the safety record of a bidder should be adopted by the governing body and included in the RFP evaluation criteria.

An RFP can also be evaluated using alternative methods of evaluation, if applicable, such as;

- Life cycle or total cost
- Modified life cycle costing
- Energy efficiency/economy performance
- Warranties
- Price versus performance factors
- Evaluation of discounts
- Quietness of operation
- Cleanliness of operation—freedom from emissions of different pollutants, either exhausted or manufactured as a by-product

The RFP is advertised in a local paper according to statutory and/or charter requirements.

RFP's may be modified after being issued. When modifications are required, the same requirements for notification and advertisement are required. The modification notification should state whether the bid opening date is or is not extended. The bid opening date must be extended if the period from the date of modification or amendment is issued in less than the required notification period.

Proposals shall be opened in a manner that avoids disclosure of the contents to competing bidders and keeps the proposals secret during negotiations. All proposals are open for public inspection after the contract is awarded, but trade secrets are confidential information in the proposal and are not open for public inspection (see Local Government Code, Chapter 252.049)

Discussions in accordance with the terms of a request for proposal and with regulations adopted by the governing body of the municipality may be conducted with bidders who submit proposals and who are

determined to be reasonably qualified for the award of the contract. Bidders shall be treated fairly and equally with respect to any opportunity for discussion and revision of proposals. To obtain the best final offers, revisions may be permitted after submissions and before the award of the contract (see Local Government Code 252. 042)

The contract must be awarded to the responsible bidder whose proposal is determined to be the most advantageous to the municipality considering the relative importance of price and the other evaluation factors included in the request for proposals (see Local Government Code, Chapter 252.043).

The contract does not have to be awarded to the lowest price proposal, but is permitted to take price into account and may negotiate price and other terms prior to award.

When the City Secretary's office tabulates the bid/proposal, the following should be considered:

- Double-check all calculations and sums;
- Extend unit prices to a total price for the requested quantity;
- Verify that the proposal is signed by an authorized signer for the vendor;
- Verify that the proposal meets all requirements listed in the specifications;
- List all areas where it fails to meet any conditions(s) included in the specifications and whether any failure disqualifies the proposal;
- Verify that all required samples are included;
- Include results of testing of samples, if required.
- Verify 3 references of prior projects completed, or services provided.

The evaluation and recommendation of the proposal should include:

- Merits of each proposal with recommendations about which one should be selected;
- Whether the vendor has submitted a responsive proposal, meeting all of the criteria of the RFP;
- Give information about whether the vendor has a record of being a responsible bidder, capable of performing a contract and/or appears financially and technically capable of adequately performing this contract;
- Details of areas to be negotiated, including desired changes in the proposal.

<u>Bidding Specifications</u>

A specification is a concise description of a good or service an entity seeks to buy, and the requirement the vendor must meet in order to be considered for the award. A specification may include requirements for testing, inspection or preparing an item for delivery, preparing or installing an item for use. The specification is the total description of the purchase.

The purpose of the specification is to provide Finance with clear guidelines for the purchase and to provide the vendor firm criteria of minimum product or service acceptability. A good specification has three (3) characteristics:

Sets minimum acceptability of the good or service
Should promote competitive bidding
Should contain provisions for reasonable tests and inspections for acceptability of the good or service

Preparation of the specifications will be up to the operating department. The operating department shall prepare initial specifications and define its requirement by function, stating how the material or equipment is to be used. In the absence of City, State or Federal specifications, the operating department will obtain any outside technical assistance required. Optimum specifications are performance-oriented, stating the end result of what you want the equipment, good or services to do.

Formal Bid Procedure for City Departments

In order to assist City departments in complying with all purchasing laws, policies and procedures, Finance request that each department soliciting formal bids abide by the following procedures:

1. Every formal bid, Request for Qualifications or Request for Proposal should be assigned a bid number. Bid numbers can be obtained from the City Secretary's office. The requesting department will need to complete the Bid Request form and submit to the City Secretary's office so that they may easily identify each bid and also will provide them the necessary information to advertise the bid on the City's website and/or local newspaper.

2. A staff member from the City Secretary's office, Finance Department, and requesting department shall attend all bid openings. This is to protect the using departments against any claims of impropriety.

Advertising and Advertising Time Requirements

Section 252.041 of Chapter 252 of the Local Government Code requires that the sealed bid be advertised publicly with notice of the time and place at which the bids will be publicly opened and read aloud. The public notice must be published at least once a week for two (2) consecutive weeks in a newspaper published in the municipality. The date of the first publication must be before the 14th day after the date set to publicly open the bids. All bid notices will be posted through the City Secretary, to ensure they are posted with the correct newspaper, for the correct period of time, and in accordance with all applicable laws.

Obtaining Materials, Supplies and Services

Quotes

Quotes for materials and supplies in excess of $4,000 are required by state law. The request for price quotation should be on a standard quote form and contain at least the following information:

- Name and address of vendor
- Description of item
- Quantity required
- Last date quotations accepted
- Approximate date delivery is required
- Terms and conditions of purchase (Form) should be forwarded to supplier

- Total or unit price
- The date through which quoted price will be effective

Bid Award

The award of a purchase should go to the lowest and most responsible bidder.

City of Venus
P.O. Box 380
Venus, TX 76084
Tel: 972-366-3348
Fax: 972-366-3824
www.cityofvenus.org

Verbal/Written Quotation Form

Vendor Name: _____
Address: _____
City / State / Zip Code: _____
Phone: _____ **Fax:** _____

Point of Contact: _____

Item/s required	Qty	Notes	Total Price

GRAND TOTAL $ _____

Date required by: _____ **Quote valid until:** _____

Please fax / email quotes to: _____

To the attention of: _____

For questions concerning the purchasing process for the City of Venus, please contact:
Purchasing Department
Phone: 972-366-3348
Fax: 972-366-3824

I hereby quote to the City of Venus in good faith, the prices above for items listed.

Authorized Signature: _____

Title: _____

Date: _____

Terms: Net 30 days, unless otherwise noted

City of Venus
P.O. Box 380
Venus, TX 76084
Tel: 972-366-3348
Fax: 972-366-3824
www.cityofvenus.org

PURCHASE REQUISITION

P.O. Number: _____

Department: _____ **Date:** _____

To: _____

Subject: _____

Vendor: _____

Address: _____

City / State / Zip Code _____

Phone: _____

Contact Person: _____

Qty	Description	Unit Price	Total Price

FREIGHT CHARGES: _____

TOTAL PRICE:

Vendor Name	Contact Person / Phone Number	Total Price

Department Head Signature: _____

Charge to Line Item: _____

Comments: _____

_____

City of Venus
P.O. Box 380
Venus, TX 76084
Tel: 972-366-3348
Fax: 972-366-3824
www.cityofvenus.org

ASSET TRANSFER

Transferring from Department:			
Transferring to Department:		**Date:**	

Description of item being transferred:			
Original Purchase Date:		**Purchase Price:**	
Qty	**Description**		

Transferred from Department Head Signature:	
Transferred to Department Head Signature:	
Comments:	

ITEM REPORT

To:	City Council
From:	Joshua Jones, City Administrator
Subject:	Approval of a resolution to amend the "Building Improvement Grant" Policy to increase the maximum grant award from $5,000 to $25,000.
Department/Office:	Administration

Summary:
The City Council approved the Building Improvement Grant ("BIG") Policy on November 11, 2024, to help support [brief purpose, e.g., local small businesses, community projects, etc.]. Since the program began, no one has applied for a grant. People who have asked about the program said the grant amount of $5,000.00 is too small to cover enough of their costs and justify going through the application process. To help more people take part, staff recommend raising the maximum grant amount to $25,000. This change should make the program more helpful and encourage more applications.

Recommended Action:
Approve item as presented.

Budget:
The Venus Community Service Development Corp. budgeted $50,000 for both fiscal years 2024-2025 and 2025-2026. Budget amendments to increase the annual amount will be submitted based on need.

Attachments:
1. Resolution to Amend Building Improvement Grant Policy

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS, AMENDING THE BUILDING IMPROVEMENT GRANT POLICY TO INCREASE THE MAXIMUM GRANT AWARD FROM $5,000 TO $25,000.

WHEREAS, the City Council of the City of Venus, Texas ("Council") previously adopted the Building Improvement Grant ("BIG") Policy to provide financial assistance to encourage the development, retention, or expansion of business enterprises in the City; and

WHEREAS, the current maximum allowable grant award under this policy is $5,000.00; and

WHEREAS, the Council recognizes that increased project costs and community needs warrant an adjustment to the maximum award limit; and

WHEREAS, the Council desires to amend the "BIG" Policy to increase the maximum allowable grant award to $25,000.00;

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

SECTION 1.

The "BIG" Policy is hereby amended to increase the maximum allowable grant award from $5,000.00 to $25,000.00

SECTION 2.

All other provisions of the "BIG" Policy shall remain in full force and effect.

SECTION 9.

This Resolution shall become effective immediately upon its passage.

PASSED AND APPROVED this ___ day of _____, 2025.

APPROVED AND ADOPTED at a regular meeting of the Venus City Council on August 11, 2025, by a vote of _____ayes, _____nays, and _____abstentions.

APPROVED:

_____
ALEJANDRO GALAVIZ
MAYOR

ATTEST:

_____
CALLIE GREEN
CITY SECRETARY

ITEM REPORT

To: City Council
From: Joshua Jones, City Administrator
Subject: Approval of Amendments to the City Administrator's Employment Agreement
Department/Office: Administration

Summary:
At its meeting on June 9, 2025, the City Council and City Administrator mutually agreed to make the following amendments to the City's Administrator's employment agreement:

1. Add wording that formally provides any benefit to the city administrator as officially provided to all city employees by the city council.
2. Removes the "cap" or maximum percentage the city administrator may earn following a favorable annual 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 August 11, 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: (l) 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, v1s1on, 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:

(l) 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 11th day of August 2025 and being effective and commencing at 12:01 a.m. on the 12th 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, of 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:	Brad Hargrove, Fire Chief
Subject:	Approval of Annual Service Agreement with Johnson County Emergency Services District #1 for Fire Suppression and Emergency Response Services
Department/Office:	Fire Department

Summary:

This contract represents the annual renewal agreement with Johnson County Emergency Services District (ESD) #1. Following a review by the City Attorney, it was confirmed that the terms and language remain consistent with those of previous years.

Recommended Action:

Recommend approval of contract.

Budget:

This agreement incurs no cost to the City. Johnson County ESD #1 provides funding to the City of Venus in support of fire suppression and emergency response services.

Attachments:

1. FY 2025-2026 Municipality Contract Draft

CONTRACT FOR PROVIDING FIRE EXTINGUISHMENT AND EMERGENCY SERVICES WITH A MUNICIPALITY

THE STATE OF TEXAS §
§
COUNTY OF JOHNSON §

This **CONTRACT FOR PROVIDING FIRE EXTINGUISHMENT AND OTHER EMERGENCY SERVICES** hereinafter called Contract, effective as of the 1st day of October, 2025 by and between **JOHNSON COUNTY EMERGENCY SERVICES DISTRICT NO. 1**, hereinafter referred to as "DISTRICT", a political subdivision of the State of Texas organized and operating pursuant to the provisions of Section 48-e, Article III of the Texas Constitution and Chapter 775, Texas Health and Safety Code, hereinafter called the "Act", and the **XXX OF XXXXXX**, hereinafter called "Department", duly organized and operating under the laws of the State of Texas;

Witnesseth:

WHEREAS, the DISTRICT is a duly organized emergency services district and a political subdivision of the State of Texas created for the protection of life and property and to provide emergency services, with the full authority to carry out the objects of its creation, and to that end is authorized to enter into and perform any and all necessary contracts;

WHEREAS, pursuant to Section 775.031 of the Act, the DISTRICT has the authority to enter into contracts with others, whereby fire fighting facilities and fire extinguishment and emergency services may be available to the DISTRICT, upon such terms as the governing body of the DISTRICT shall determine;

WHEREAS, the DISTRICT desires to secure fire extinguishment and emergency services for a specified area of Johnson County, Texas, hereinafter referred to as Service Area, to preserve the property located within the DISTRICT, and to preserve and to protect the public health, safety and welfare of the citizens within the DISTRICT;

WHEREAS, the DISTRICT has determined that it is in the best interests of the residents and property owners of the DISTRICT to enter into a contract for fire extinguishment and other emergency services with the DEPARTMENT which is capable of providing same at levels acceptable to the DISTRICT;

WHEREAS, the DEPARTMENT currently provides for extinguishment and emergency services and is willing to furnish such facilities and provide such services to the Service Area for the consideration hereinafter provided; and

WHEREAS, the DEPARTMENT represents and warrants that it is in full compliance with any and all DISTRICT policies, and local, federal, and state law applicable to its operations and existence as a political subdivision and an emergency service organization in the State of Texas and any other applicable law related to it:

NOW THEREFORE, for and in consideration of the premises and mutual covenants hereinafter contained, the parties hereto agree with the others as follows:

ARTICLE I
DEFINITIONS

Section 1.01 Findings of Fact – The DISTRICT and DEPARTMENT find that the facts and statements set forth in the preamble to this Contract are true and correct for all purposes.

Section 1.02 Definitions – The following terms shall have the respective meaning assigned to them in this **Article I** wherever they are used in this Contract.

ACT – Chapter 775, Texas Health and Safety Code, Section, as amended.

AUTOMATIC AID - Refers to pre-arranged outside assistance that responds on the first alarm to certain incidents that require minimum resources such as building fires. There is no special request for aid as it is automatic.

BREACH OF CONTRACT – Shall mean an act or circumstance by either party to this contract, which violates or results in the non-compliance with this Contract or any provision herein.

CONTRACT – This Contract and any and all amendments or supplements hereto.

CURRENT DISTRICT POLICIES – District policies in effect on the date the contract is signed by both parties, or current policies recommended by the Policy Development Committee of the DISTRICT.

DEPARTMENT –**THE FIRE DEPARTMENT** of the **CITY OF XXXX** is duly organized and existing under the laws of the United States and the State of Texas, and in full compliance at all times with same.

DISTRICT – JOHNSON COUNTY EMERGENCY SERVICES DISTRICT NO. 1, A political subdivision of the State of Texas created and operating pursuant to Section 48-e of Article III of the Texas Constitution and the Act.

EMERGENCY – A circumstance of urgent necessity requiring the immediate action of a party in order to protect health, safety and welfare or property of the general public and commercial interests within the Service Area and outside or subject to mutual aid upon call of another municipality, fire department, emergency medical service or 911 network.

EMERGENCY SERVICES – As a minimum, those activities which are required for and related to the control and extinguishment of fires; and to those activities required for and related to providing service as a "First Responder Organization" as defined by Chapter 773, Texas Health and Safety Code or other applicable law, rule or regulation; other requests for assistance as dispatched by the DISTRICT from time-to-time, or standing by at a designated location, or on apparatus, or nearby in a state of readiness to perform these activities. This shall **not** be construed to in any way limit the ability of the DEPARTMENT to provide specialized services in addition to those required above.

FACILITIES – The fire fighting facilities and emergency equipment reasonably required to provide the fire extinguishment and emergency services to be rendered by the DEPARTMENT pursuant to this Contract.

MUTUAL AID - Generally referred to as an agreement between two or more departments to respond to formal requests for assistance under specific conditions. An on scene or responding primary department calls for assistance that has not been pre- arranged to be automatically dispatched on the initial assignment.

SERVICE AREA - The geographic boundaries of the DEPARTMENT as assigned by the DISTRICT and as such boundaries exist at present or may hereafter be amended. Compensation may be adjusted accordingly for any amended boundaries with negotiations between the DEPARTMENT and the DISTRICT to be based on the current formula. For purpose of reference, the current boundaries of the DEPARTMENT are described in Appendix "A," attached hereto and incorporated herein for all purposes. The DISTRICT shall provide an up-to-date map of the DISTRICT and the DEPARTMENT'S Service Area with individual boxes to allow expedited response to emergencies.

Section 1.03 Construction of Terms. If appropriate, in this Contract, words of the singular number shall be considered to include plural, words of the plural shall be considered to include the singular, and words of the masculine, feminine, and neutral gender shall be considered to include other genders.

ARTICLE II
REPRESENTATIONS AND WARRANTIES

Section 2.01 District's Representations – The DISTRICT represents that:

1. The DISTRICT is a duly constituted political subdivision of the State of Texas created and operating pursuant to Section 48-e of Article III of the Texas Constitution and the Act and has the authority to enter into this Contract and the transactions contemplated hereby and to carry out its obligations hereunder.

2. The DISTRICT is not in default under or in violation of the Constitution and/or laws of the State of Texas relevant to the consummation of the transactions contemplated by this contract and has authorized the execution and delivery of this Contract.

Section 2.02 Department's Representation and Warranties – The DEPARTMENT hereby makes the following representations and warranties as the basis for the undertakings on the part of the DEPARTMENT herein contained:

1. The DEPARTMENT, through the City, is validly existing and in good standing, and shall at all times remain so during the term of this Contract.

2. The DEPARTMENT, through the City, has full power and authority to execute and deliver this Contract and has, by proper action, duly authorized the execution and delivery of this Contract.

3. Neither the execution nor delivery of this Contract, the consummation of the transactions contemplated hereby nor the fulfillment of or compliance with the terms or conditions of this Contract conflicts with or results in a breach of terms, conditions or provisions of any restriction or any agreement or instrument to which the DEPARTMENT is now a party or by which it is bound, or results in the creation or imposition of any prohibited lien, charge or encumbrance whatsoever on any property or assets of the DEPARTMENT.

4. The DEPARTMENT shall provide the EMERGENCY SERVICES called for by this Contract, including, but not limited to, the fighting and extinguishment of fire and the provision of other emergency services to the Service Area, including, but not limited to, First Responder Emergency Medical Services. The Contract also recognizes the DEPARTMENT'S ability to provide and receive Mutual Aid, Automatic Aid, or other aid to/or from other emergency service organizations as deemed necessary by the DEPARTMENT or DISTRICT. The DISTRICT reserves the right to be informed of any mutual, automatic, or other aid agreements between the DEPARTMENT and agencies outside the DISTRICT contractors. EMERGENCY SERVICES shall be provided by the DEPARTMENT. The DEPARTMENT shall be required to respond to a minimum of 80% of the calls for assistance that it is dispatched to. A response shall be defined as notification made to dispatch by the department via radio, that personnel are enroute to the emergency with the appropriate equipment and apparatus within twelve minutes of "tone–out". If during any one-month time period, the DEPARTMENT is unable to respond to more than 20% of the calls for assistance in their jurisdiction, the DISTRICT shall review the response information; meet with the DEPARTMENT Fire Chief or representative and make recommendations to improve response capabilities. Beginning with the second month and for each additional month that the DEPARTMENT fails to respond to more than 20% of the calls for assistance in their jurisdiction, the DEPARTMENT's monthly payment amount shall be divided by the total number of calls dispatched for that month and

payment made to the department(s) that were the primary responder on each call. Failure to meet the minimum response requirements for three (3) months of the contract period may result in termination of the Contract.

5. The DEPARTMENT warrants and represents that it shall comply faithfully with all provisions of the Act and all other local, state, or federal laws, rules, or regulations applicable to the DEPARTMENT and its duties under this Contract, and further shall, throughout the term of this Contract, be in compliance with all properly adopted DEPARTMENT and DISTRICT policies currently in effect.

6. The DEPARTMENT shall participate in a recognized Training Program that is substantially equal to the Texas Commission on Fire Protection and or State Fireman's and Fire Marshal's Association testing and skills verifications.

7. The DEPARTMENT shall ensure that personnel have the following minimum training.

   All personnel entering into IDLH atmosphere must have Live Fire Prerequisites (or equivalent) Certification or greater, SCBA Part B and Live Burn Class taught by ESD personnel, personnel certified by the ESD, or other certified TCFP training facility; Personnel that already have NFPA FF 1 certifications or greater are not required to attend the SCBA Part B and Live Burn class taught by the ESD but it is recommended.

8. The DEPARTMENT shall ensure that personnel responding to Emergency Medical calls have the following Certifications/License

   Shall have current State and or National registry certifications for ECA/EMR or EMT or EMT-Advanced or EMT-Paramedic or EMT-Licensed EMT-Paramedic
   Shall have current CPR certification.
   Shall have completed and passed current Medical Protocol Test and Skills Proficiency Test.

   Proctors for testing shall be authorized by Medical Director.

   All members shall adhere to the current DISTRICT Medical Director's emergency medical protocols.

   *All personnel at the scene of an incident who are not qualified under part 7 above (ride-outs, observers, cadets, etc.) and Probationary Firefighters shall be clearly identified with distinctive, vests, helmets, or other methods

9. The DEPARTMENT warrants that the Fire Chief and Assistant Chief have the following certifications:

   Head of Department (TCFP) or

10. The DEPARTMENT shall insure that at least 90% of all personnel participating in emergency operations have completed a minimum of 20 hours of training approved by the ESD, SFFMA, or a State, or Federal agency, for the previous 12-month period beginning August 1 of the previous contract year and ending July 31st of the contract year.

Section 2.03 Joint Representations – No member of the DISTRICT or DEPARTMENT has any significant or conflicting interests, financial, employment or otherwise in the transactions contemplated hereby, other than as a resident or property owner of the DISTRICT, which has not been brought to the attention of all parties concerned. No member of the DEPARTMENT shall be an interested party or a party which benefits from any conduct of business by the DEPARTMENT or the DISTRICT which would present a conflict under the Texas nepotism laws or other state laws regarding competitive bidding or conflicts of interests. Should any member of the DEPARTMENT or any other responsible person believe a party or person governed by the Contract is violating this provision; the person with such belief shall have a right to require that the matter be discussed with the opposing party at an open meeting of the DISTRICT.

ARTICLE III
SERVICES TO BE PROVIDED

Section 3.01 General – During the term of this Contract, the DEPARTMENT agrees to provide Emergency Services to the Service Area on a 24 hour per day basis seven days a week.

Section 3.02 Non-Exclusive Agreement – The DEPARTMENT hereby acknowledges and agrees that its primary responsibilities are to its assigned Service Area. However, in order to ensure to the greatest extent practical that there will be sufficient facilities and emergency resources available to the DISTRICT, the parties acknowledge that the DEPARTMENT may enter into Mutual Aid Agreements or other agreements with other non-DISTRICT emergency services organizations, fire departments, or municipalities in the area for provision of Emergency Services. The DISTRICT may also make agreements for service with other agencies or directly provide DISTRICT resources for the provision of emergency services in the Service Area.

Section 3.03 Approvals and Permits – The DEPARTMENT agrees to obtain all necessary licenses, permits, certifications and approvals, as the case may be, that are necessary from any governmental bodies or agencies having jurisdiction in connection therewith for the provision of Emergency Services to the Service Area as called for by this Contract or otherwise required by law. It is the DEPARTMENT'S sole responsibility to renew and maintain its status as a "First Responder Organization" as defined by Chapter 773, Texas Health and Safety Code. The DEPARTMENT'S failure to obtain and/or maintain said licenses will result in withholding of all payments by the DISTRICT to the DEPARTMENT until the problem is corrected as certified by the DISTRICT, or the

DISTRICT may, at its sole discretion, terminate this Contract.

Section 3.04 Maintenance and Operation – The parties hereto agree that during the term of this Contract, the DISTRICT shall have **no** responsibility or liabilities whatsoever for operating, maintaining, repairing and ensuring any facilities by which Emergency Services are provided by the DEPARTMENT. Such responsibilities belong **solely** to the DEPARTMENT.

Section 3.05 Compliance with Governmental Requirements – The DEPARTMENT shall at all times conduct its activities in accordance with all current applicable statutes, laws, rules, and regulations and shall further obtain and maintain all permits, consents and certificates that are required by any governmental body or other entity with jurisdiction over the DEPARTMENT.

Section 3.06 Liaison – The City Manager or his/her duly authorized Fire representative, shall be the liaison with the DISTRICT.

Section 3.07 Independent Contractors: Personnel of Department – Notwithstanding anything in this Contract which may be construed to the contrary, the DEPARTMENT and all of its personnel, employees, members, volunteers, or agents shall at all times be independent contractors and not employees, volunteers, members, agents, or representatives of the DISTRICT. The DEPARTMENT and its personnel shall at all times have the right to control the details of their work. By entering into this Contract, the DISTRICT and DEPARTMENT do not waive, nor shall it be deemed to waive, any rights, defenses, or immunities either may have under any applicable federal or state statute, law, rule or regulation. Specifically citing Texas Government Code Section 791.006 (a-1), the parties agree that, for purposes of determining civil liability for non-party claims, the act of any person or persons while fighting fires, providing rescue services, providing first response EMS services, traveling to or from any type of emergency call or emergency scene, or in any manner furnishing services in accordance with this Contract, shall be the act of the party performing such act. The payment of any and all civil or other liability, including negligence, resulting from the furnishing of services under this Contract is the responsibility of the individual party performing such acts. This shall specifically include, but not be limited to, the payment of court costs, expenses, and attorneys' fees resulting from any such claim or lawsuit. The parties agree that the assignment of liability described in this Contract is intended to be different than liability otherwise assigned under Section 791.006 (a) of the Texas Government Code.

Section 3.08 Automatic Aid – The DEPARTMENT agrees to respond to emergency incidents in other jurisdictions as dispatched to ensure that essential personnel and/or equipment shall be available. The DEPARTMENT further agrees to receive aid from other jurisdictions to ensure that adequate personnel and resources respond quickly to emergencies.

Section 3.09 ISO Rating – In order to accomplish a County-wide ISO rating improvement, the DEPARTMENT agrees that all of its apparatus are equipped in accordance with the latest adopted version of NFPA 1901 and shall have in place a program to annually:

- Test its full complement of hoses in accordance with NFPA 1961

- Test its full complement of ground ladders in accordance with NFPA 1932
- Test the pumps of its Class A Engines in accordance with NFPA 1911

ARTICLE IV
INSURANCE AND INDEMNIFICATION

Section 4.01 Insurance – The DEPARTMENT or City thereof agrees to insure all its facilities and properties reasonably required to provide Emergency Services hereunder, against loss or damage of kinds usually insured against by entities similarly situated. The insurance will be provided through the Texas Municipal League Risk Pool or with one or more reputable insurance companies in the minimum amount required by Texas Law for death, and bodily injury or property damage.

1. The DEPARTMENT agrees to carry public liability insurance with respect to the facilities through the Texas Municipal League Insurance Risk Pool or with one or more insurance companies licensed in the State of Texas in the minimum amount required by Texas Law for death, bodily injury or property damage.

2. The DEPARTMENT agrees to carry errors and omissions, general liability and other insurance necessary for its operations and for any and all risks that may be necessary in its operations as a Texas Non-Profit Corporation or an emergency services organization.

3. Each insurance policy provided for in this Contract shall be in the name of the DEPARTMENT or City as the named insured and the DISTRICT as an additional insured.

4. If said insurance is not provided the DEPARTMENT will be considered in breach of contract. All payments made by the DISTRICT to the DEPARTMENT shall cease until proof of insurance is provided as certified by the DISTRICT, or the DISTRICT may, at its discretion, terminate the Contract.

Section 4.02 Workers' Compensation Coverage – The DEPARTMENT shall maintain workers' compensation coverage for its employees, officers and volunteers related to or arising from the DEPARTMENT'S performance under this contract. The DEPARTMENT recognizes that the DISTRICT has no responsibility to furnish this coverage and DEPARTMENT waives any right to pursue the DISTRICT for liability regarding payments for this coverage or for liability regarding payments for claims filed against this coverage. If said insurance is not provided, the DEPARTMENT will be considered in breach of contract. All payments made by the DISTRICT to the DEPARTMENT shall cease until proof of insurance is provided as certified by the DISTRICT, or the DISTRICT may, at its discretion, terminate the Contract without recourse.

Section 4.03 Indemnification – To the fullest extent allowed by law, The DEPARTMENT shall indemnify and hold the DISTRICT, as well as its commissioners, officials, agents, volunteers, representatives, and employees, harmless from any and all claims of any type, including negligence, and all attorney's fees and related costs, made on account of any loss through personal injuries, deaths, or property damages, arising directly or

indirectly out of the sole or concurrent negligence, or the sole or concurrent intentional acts or omissions of the DEPARTMENT or its contractors, officials, agents, employees, volunteers, subcontractors, or representatives, in performing the services required under this Contract, except where the DISTRICT is concurrently negligent or has committed concurrent intentional acts or omissions. The DISTRICT shall indemnify and hold the DEPARTMENT, as well as its governing body, officials, agents, volunteers, and employees, harmless from any and all claims of any type, including negligence, and all attorney's fees and related costs, made on account of any loss through personal injuries, deaths, or property damages, arising directly or indirectly out of the sole or concurrent negligence, or the sole or concurrent intentional acts or omissions of the DISTRICT or its commissioners, officials, agents, employees, volunteers, contractors, subcontractors, or representatives in performing under this Agreement, except where the DEPARTMENT is concurrently negligent or has committed concurrent intentional acts or omissions. It is expressly understood and agreed that, in the execution of this Contract, neither DISTRICT or DEPARTMENT waives, nor shall be deemed hereby to waive, any immunity or defense that would otherwise be available to it against any claims by third parties arising in the exercise of its governmental powers or other powers or functions or pursuant to the Texas Tort Claims Act or other applicable statute, law, rule, or regulation, including, but not limited to sovereign or official immunity. In accordance with Texas Government Code, Section 791.006 regarding assignment of civil liability, and except as otherwise provided by applicable law, including, but not limited to, regulations regarding workers compensation insurance, each party hereto shall be responsible for injuries or death to its employees and volunteers while performing services under this Agreement. The DEPARTMENT or DISTRICT shall not be liable for benefits or any other compensation for injuries or death of the other party's employees or volunteers while performing services under this Agreement. An employee or volunteer shall be deemed to be performing services when en route to, en route from, or at the scene of a call or emergency. Specifically citing Texas Government Code Section 791.006 (a-1), the DISTRICT and DEPARTMENT agree that, for purposes of determining civil liability for non-party claims, the act of any person or persons while fighting fires, providing rescue services, providing EMS services, traveling to or from any type of emergency call or emergency scene, or in any manner furnishing services in accordance with this Agreement, shall be the act of the party performing such act. The payment of any and all civil or other liability, including negligence, resulting from the furnishing of services under this Agreement is the responsibility of the individual DEPARTMENT or DISTRICT performing such acts. This shall specifically include, but not be limited to, the payment of court costs, expenses, and attorneys' fees resulting from any such claim or lawsuit. The DEPARTMENT and DISTRICT agree that the assignment of liability described in this Section is intended to be different than liability otherwise assigned under Section 791.006 (a) of the Texas Government Code.

ARTICLE V
PAYMENTS BY DISTRICT

Section 5.01 Methods of obtaining Funds from the District –

1. Payment for Services – The length of this Contract will be from October 1, 2025 through September 30, 2026. After meeting its obligations for operating expense, debt service and establishment of a reserve fund, and other costs and expenses as determined by the DISTRICT, the DISTRICT shall annually compensate the DEPARTMENT for the services provided by the DEPARTMENT in the amount of $ XXX,XXX.XX will be payable in twelve (12) monthly installments of $ XX,XXX.XX on or before the 25th of each month. All funds to be provided hereunder shall be from current funds only, and the DISTRICT reserves the right to withhold any payment or appropriation of the above amount if the DEPARTMENT is in breach of this Contract and reserves its right of non- appropriation.

2. The DEPARTMENT may be eligible to receive additional funding through the District's Incentive Program (Appendix B). Any additional funding shall be paid in addition to the payment provided pursuant to subsection (1) above. The payments required in subsection (1) shall not be affected if the DEPARTMENT receives additional funding pursuant to this subsection (2).

3. Advance Funding – As unbudgeted or emergency needs arise; the DEPARTMENT may submit a proposal in writing to the DISTRICT for advance funding. The proposal shall itemize the proposed expenses, but final approval of the proposal shall be decided by the DISTRICT on the basis of need and available funds.

4. Pursuant to Section 775.073, Texas Health & Safety Code, and other applicable law, it is understood and agreed by the parties that any funds allocated by the DISTRICT to the DEPARTMENT are for maintenance and operation expenses only in the provision of the Fire and EMS Services set forth herein, and the DEPARTMENT, unless otherwise agreed to by the parties hereto in writing, shall not use any DISTRICT Funds for the purchase, lease, or acquisition of any real or personal property, and any real or personal property of the DEPARTMENT shall remain the sole property of the DEPARTMENT unless District funds are used to purchase, lease or otherwise acquire real or personal property. The parties further agree that the DISTRICT does not have any ownership interest in the real and personal property of the DEPARTMENT, except for that real or personal property purchased with DISTRICT Funds. The DISTRICT payments under this Agreement do not create an ownership interest in the real and personal property of the DEPARTMENT, unless such DISTRICT Funds are used in contravention of this provision and applicable law, and DISTRICT Funds are used to purchase such real or personal property.

5.02 **Radio User Fees** the DISTRICT will pay radio user fees for up to twenty-four ((24)) radios for the DEPARTMENT. Any user fees above twenty-four ((24)) for the DEPARTMENT shall be solely the responsibility of the DEPARTMENT. Payment of radio use fees in excess of twenty-four ((24)) per DEPARTMENT will be in reduction of the DISTRICT'S contractual payments hereunder for Emergency Services provided by the DEPARTMENT, unless otherwise paid for by the DEPARTMENT with proof of payment submitted by the DEPARTMENT to the DISTRICT. The 2025-26 radio user fee is set at $45.88 per radio per month, or $550.56 annually, and any other fees or amounts will be borne by the DEPARTMENT as set follows: for twenty-four (24) radios or less, the DISTRICT pays the radio user fees, and for each additional radio, DEPARTMENT shall pay $550.56 per radio per year as set forth herein.

ARTICLE VI
ASSIGNMENT AND MODIFICATION

This Contract shall not be assignable by the parties, in whole or in part without obtaining the prior **written** consent of the other party. Further, this Contract may be modified only upon the prior **written** consent of the parties. Notwithstanding the foregoing, in the event that any city that has any area within its corporate or extra territorial jurisdiction included within the DISTRICT'S territory, notifies the DISTRICT of the exclusion of an area from the DISTRICT'S territory, pursuant to the Act, and if such event causes a change in the Service Area, or scope of Emergency Services to be rendered hereunder, the parties agree that the Contract shall be amended so that the payments may be adjusted accordingly. The DISTRICT reserves the right to terminate this Contract as provided herein. With written approval of the DEPARTMENT, The DISTRICT may reduce, expand, modify, or otherwise change the Service Area of the DEPARTMENT as may be necessary for the protection of its citizens.

ARTICLE VII
MISCELLANEOUS

Section 7.01 Compliance with Applicable Regulations – The DEPARTMENT shall observe and comply, where applicable, with all Federal, State, County, DISTRICT, and City laws, rules, ordinances, regulations, and policies in any manner affecting the conduct and provision of the Emergency Services herein provided and the performance of all obligations undertaken by the DEPARTMENT under this Contract.

Section 7.02 Inspection of Equipment - The District or its agent has the right to inspect the equipment and/or pertinent records of the DEPARTMENT. The parties acknowledge that the nature of the DEPARTMENT'S equipment and/or record keeping determines the consideration paid under this Agreement. In the event that the proper records are not available, the procedures or penalties stated in the corresponding portions of this contract will be followed. In the event that the inspection reveals that the equipment is not in operating condition the DEPARTMENT will authorize a re-inspection by the DISTRICT within fifteen (15) days. In the event the equipment is not in operating condition during the re-inspection, all payments by the DISTRICT to the DEPARTMENT may cease until the issue is corrected as certified by the DISTRICT, or the DISTRICT may, at its sole discretion, terminate this Contract.

Section 7.02 A. <u>Out of Service Apparatus and Equipment</u> – The DEPARTMENT shall notify Fire Dispatch when an apparatus or special equipment is out of service for more than twenty-four (24) hours. Fire Dispatch will then notify the Executive Director for the ESD. When the apparatus or special equipment is put back in service the DEPARTMENT will notify Fire Dispatch.

Section 7.03 <u>Reports and Other Information</u> –

1. The DISTRICT shall purchase one license for the current electronic Record Management System (RMS) software for each DEPARTMENT.
2. The DEPARTMENT shall maintain accurate, up to date records in RMS for personnel, apparatus, training, and incidents.
3. The DEPARTMENT shall complete a basic incident report in RMS within 3 days of the completion of each of the DEPARTMENT's emergency responses. Reports shall be a complete, thorough, accurate description of actions taken by the Department's personnel and shall include an appropriate narrative(s) section.
4. By the tenth of each month, the DEPARTMENT shall submit to TxFIRS via the RMS, the previous month's incident reports.
5. All Training activities of the DEPARTMENT must be entered into RMS by the end of the month the activity occurred.
6. The DEPARTMENT must provide the DISTRICT access to its Incident Report, personnel rosters, and Training modules for the purpose of running statistical reports, quality control checks and qualification for any incentives and/or other such functions as determined by the DISTRICT. If access by the DISTRICT is denied or the proper records are not entered on time all payments made by the DISTRICT to the DEPARTMENT shall cease until proper reports are entered, or the DISTRICT may, at its discretion, terminate the Contract under the terms of section 7.07.
7. The DEPARTMENT shall submit to the DISTRICT, upon request, the contracting cities most recently completed audit for fiscal year. The DISTRICT agrees to send an email verifying the receipt of the report.

Section 7.04 Badge Identification – Each DEPARTMENT shall insure that each of its members has a current identification card approved by the DISTRICT. Each member of the DEPARTMENT is required to have in their possession the DEPARTMENT identification card anytime they are performing their duties for their DEPARTMENT. The card is to be used for identification and verification of training levels for each individual. Upon request from a citizen, Incident Commander (or his/her designee), or Medical Director (or his/her designee), or DISTRICT representative, the individual shall produce the ID card for verification. Each DEPARMENT is responsible to make arrangements to have new member's cards made, lost cards replaced, and return cards of members that are no longer with the DEPARTMENT.

Section 7.05 <u>Term of Contract</u> – This Contract shall be for a period of twelve (12) months commencing on the 1st day of October of 2025 and ending at 12:00 midnight on September 30, 2026. It is understood by the DEPARTMENT and DISTRICT that the DISTRICT shall prepare a new contract so that it may be signed on or before September 30, 2026.

Section 7.06 Termination of Contract by Mutual Agreement – This Contract may be terminated before the end of its term by mutual written agreement, by non-appropriation or non-payment of funds by the DISTRICT, or as otherwise allowed hereunder. Either party may elect to terminate this Contract for any reason or no reason. If either party elects to terminate this agreement, a 30-day written notice must be submitted to the other party for the notification of the intent to terminate said agreement. A 30-day written notice of non-renewal is also required prior to September 30 of contract year if either party seeks non-renewal of the Contract. If the Contract is terminated for any reason by either party, the DEPARTMENT understands that it will no longer receive compensation for services that are no longer provided under contractual obligation. Notwithstanding anything to the contrary herein, the DEPARTMENT shall receive compensation for all services provided. By way of example only, if the Contract is terminated six months into the term by either party, the DEPARTMENT shall be paid for each of the six months that the DEPARTMENT provided services for in accordance with the monthly installments as provided in Section 5.01 of this Contract.

Section 7.07 Termination of Contract for Breach – This Contract may be terminated by either party due to the other party committing a "Breach of Contract" as the same is defined in Section 1.02 herein which remains uncured for 30 days following written notice as provided herein. Termination under this section will require formal notice from the non-breaching party in the manner provided in Section 7.08 hereof. The notice shall state clearly the reason for the party claiming Breach of Contract, the ground therefore with specific reference to the section and language in the Contract allegedly breached, and the method or circumstance which will, in the reasonable opinion of the non- breaching party, (a) provide cure of the breach, or (b) show to the satisfaction of the non-breaching party that no breach has occurred.

In the event that the Party alleged to have breached the Contract fails to reasonably satisfy the non-breaching Party that no "Breach of Contract" has occurred or that a cure of such Breach of Contract has been reasonable accomplished, the Party claiming the breach shall provide to the other Party written notice of termination of the Contract in the manner provided in Section 7.08 hereof.

If the Parties shall remain in dispute as to the reasonableness of the grounds asserted as an alleged Breach of Contract or the reasonableness of the cure thereof, the issue of whether the Contract was breached may be determined by mediation, with the selection of a mediator being mutually agreed upon by the DISTRICT and the DEPARTMENT.

Section 7.08 Rights on Termination – To the extent permitted by law, upon termination of the Contract, all rights and obligations of the Parties accruing prior to the date of termination shall remain in full force and effect, including without limitation the distribution of Payments by the DISTRICT, as provided by Article V hereof, pro rata to the date of termination, subject to appropriation by the DISTRICT.

Section 7.09 Notices – All notices, certificates, or other communications hereunder shall be sufficiently given or shall be deemed given when delivered by regular mail, or sent by proven facsimile or by e-mail or in the case of notice of breach of contract, by certified mail, return receipt requested, addressed as follows:

If to the **DISTRICT**:

JOHNSON COUNTY EMERGENCY SERVICES DISTRICT NO.1
2451 Service Dr.
Cleburne, TX 76033

If to the **DEPARTMENT**:

CITY OF XXXXX FIRE DEPARTMENT
XXX XXXX
XXXXXX, TX XXXXX

The DISTRICT or the DEPARTMENT may by notice hereunder designate any further or different address to which subsequent notices, certificates or other communications shall be sent.

Section 7.10 Binding Effect – This Contract shall insure to the benefit of and shall be binding upon the DISTRICT and the DEPARTMENT, and their respective successors and assigns.

Section 7.11 Severability – In the event any provision of this Contract shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision thereof, unless the provision invalidated should invalidate a material obligation of either party.

Section 7.12 Execution and Counterpart – This Contract may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one in the same instrument.

Section 7.13 Captions – The captions or heading in this Contract are for convenience only and in no way define, limit or otherwise describe the scope or intent of any provision or section of the Contract.

Section 7.14 Status of Parties Relationship – Nothing in this Contract shall be construed to make either party the partner or joint venture of or with the other party. It is further agreed that in the performance of all obligations undertaken by this Contract, the DEPARTMENT is an independent contractor with the right to supervise, manage, control and direct the performance of Emergency Services in accordance with DISTRICT, state and federal statutes, laws, rules, policies and regulations. By entering into this Contract, the DISTRICT and the DEPARTMENT do not waive, nor shall either be deemed to waive any rights, defenses, or immunities it may have under any applicable federal or state statue, law, rule, or regulation. Any rights that the DEPARTMENT or DISTRICT may have under this Contract may not be assigned without the express written permission of the other party.

Section 7.15 Governing Law – The validity, interpretation of the provisions of this Contract shall be governed by the laws of the State of Texas. Pursuant to Chapter 791,

Texas Government Code, and other applicable law, any funds required hereunder to be expended by either party shall be from current revenues.

Section 7.16 Enforcement – In enforcing the performance of the provisions of this Contract all parties shall have the right to the exercise of all procedures available under applicable law or equity. No waiver of any breach or default of any provision of this Contract shall be deemed a waiver of any subsequent waiver or default. This Contract is executed in Johnson County, Texas, and venue over any action relating to any provision of this Contract shall be exclusively in Johnson County, Texas. This Agreement shall by governed by the laws of the State of Texas. If the DISTRICT or DEPARTMENT is a prevailing party in any litigation or other action brought under this Contract or otherwise, the prevailing party shall be entitled to recover all costs of court and expenses, including reasonable attorney's fees, incurred therein. In addition to any remedies the DISTRICT may have at law or in equity or its right of non-appropriation, if the DEPARTMENT is in breach or violation of any provision of this Contract or any federal, state, local, or DISTRICT statute, law, rule, regulation, policy, or procedure, the DISTRICT may, without limiting the its remedies, terminate this agreement, withhold funds from the DEPARTMENT, or take any other reasonable action the DISTRICT deems appropriate under the circumstances then existing.

Section 7.17 Force Majeure – To the extent that any party to this Contract shall be wholly or partially prevented from the performance within the period specified of any obligation or duty placed on such party by any reason of or through strikes, stoppage of labor, riot, flood, failure of utilities, public water supply, invasions, insurrections, the order of any court, judge, or civil authority, or of act of God, then, in such event, the time for the performance of such obligation or duty shall be suspended until such inability to perform is removed.

Section 7.18 Defined Terms – The defined terms in this Contract shall have the meanings as defined herein whether or not the term appears in all capitalized letters or in upper and lower-case letters.

Section 7.19 Communications – The main form of daily communications between the DISTRICT and the DEPARTMENT shall be via e-mail. It is the responsibility of both parties to immediately inform the other of any changes to agency contact information.

Contract Affidavit

In witness thereof, the DISTRICT and the DEPARTMENT or CITY thereof have caused this Contract to be executed in their respective names and attested by the duly authorized officers, all effective as of the date first move written.

Signed this _____day of _____, 2025.

JOHNSON COUNTY EMERGENCY SERVICES DISTRICT #1
2451 Service Drive
Cleburne, TX 76033

By: _____
Gerald Miller, President

Sworn and subscribed to me this _____Day of _____, 2025.

SEAL

_____
Notary Public, State of Texas

ATTEST:

BY: _____
Phil Williams, Secretary

Sworn and subscribed to me this _____Day of _____, 2025.

_____
Notary Public, State of Texas

SEAL

Contract Affidavit

In witness thereof, the DISTRICT and the DEPARTMENT or CITY thereof have caused this Contract to be executed in their respective names and attested by the duly authorized officers, all effective as of the date first move written.

Signed this _____Day of _____, 2025.

CITY OF XXXXX FIRE DEPARTMENT
XXX XXXX
XXXXX, TX XXXXX

BY: _____
Mayor or other Authorized Representative

_____
Printed Name

Sworn and subscribed to me this _____Day of _____, 2025.

_____
Notary Public, State of Texas

SEAL

ATTEST:

BY: _____
City Secretary

_____
Printed Name

Sworn and subscribed to me this _____Day of _____, 2025.

_____
Notary Public, State of Texas

SEAL

ITEM REPORT

To: City Council
From:
Subject: Approval of an Ordinance repealing and amending Chapter 2 "Administration", Article II "Officials", Division 2, "City Administrator", Sec. 2-55, "Powers and duties of city administrator" and replacing with a new Chapter 2 "Administration", Article II "Officials", Division 2, "City Administrator", Sec. 2-55, "Powers and duties of city administrator".
Department/Office: City Secretary

Summary:
For a comprehensive comparison of the existing and replacement ordinances, please see the "***City Administrator Ordinance Comparison***" attachment.

Recommended Action:
Approve or deny.

Budget:
N/A

Attachments:
1. VENUS ordinance city administrator 2025
2. City_Admin_Ordinance_Comparison

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS, AMENDING THE CODE OF ORDINANCES, BY REPEALING IN ITS ENTIRETY CHAPTER 2 "ADMINISTRATION", ARTICLE II "OFFICIALS", DIVISION 2, "CITY ADMINISTRATOR", SECTION 2-55, "POWERS AND DUTIES OF CITY ADMINISTRATOR" AND REPLACING IT WITH A NEW CHAPTER 2 "ADMINISTRATION", ARTICLE II "OFFICIALS", DIVISION 2, "CITY ADMINISTRATOR", SECTION 2-55, "POWERS AND DUTIES OF CITY ADMINISTRATOR"; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 22 of the Texas Local Government Code governs the powers, organization, and authority of Type A general-law municipalities; and

WHEREAS, pursuant to Texas Local Government Code Chapter 51 the City Council has the general authority to adopt and publish an ordinance or police regulation that is for the good government, peace or order of the municipality and is necessary or proper for the carrying out a power granted by law to the municipality; and

WHEREAS, the City Council previously created the position of City Administrator as authorized by Chapter 22 of the Texas Local Government Code and desires to amend the duties and authority of the City Administrator, and;

WHEREAS, the City Council wishes to set forth by ordinance the revised duties and authority of the position of City Administrator consistent with State law and the benefits to the City.

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

SECTION 1. Chapter 2, "Administration", Article II. "Officials", Division 2, "City Administrator", Section 2-55, "Powers and Duties of City Administrator", is hereby repealed in its entirety and replaced with a new Chapter 2, "Administration", Article II. "Officials", Division 2, "City Administrator", Section 2-55, "Powers and Duties of City Administrator" and which shall read as follows:

"…

Chapter 2. Administration

…

ARTICLE II. Officials

…

Division 2. City Administrator

…

Sec. 2-55. – Powers and Duties of City Administrator.

…

The City Administrator shall serve as the chief administrative officer of the City, responsible for managing the day-to-day operations and administration of all departments, offices, and programs. The City Administrator is appointed by and accountable to the City Council and shall operate in coordination with the Mayor, who serves as the chief executive officer of the City under Texas Local Government Code § 22.042(a).

The City Administrator shall:

1. Manage daily operations of the City, including oversight of all departments, except where otherwise directed by state law or ordinance;
2. Supervise department heads and ensure proper staffing, hiring, training, and disciplinary procedures are followed in accordance with law and personnel policy;
3. Ensure department heads carry out City policy and service delivery goals, while recognizing the Mayor's authority to communicate with, direct, or intervene with department heads when necessary to fulfill executive responsibilities;
4. Collaborate with the Mayor to prepare and administer the City's annual budget and capital improvement plans;

5. Keep the Mayor and Council regularly informed of all significant administrative activities, issues, and performance metrics;

6. Enforce all applicable ordinances and ensure contractual and legal compliance throughout the organization;

7. Implement strategic plans, personnel systems, financial policies, purchasing procedures, and other operational frameworks as adopted by Council;

8. Abide by all codes of conduct, personnel policies or any employee handbook as may exist and be amended from time to time by the City Council;

9. Perform any additional duties assigned by the City Council or as necessary to carry out the mission of the City, provided such duties do not conflict with federal or state law or the Mayor's statutory responsibilities.

…"

SECTION 2. That all ordinances of the City of Venus, Texas in conflict with the provisions of this ordinance be and the same are hereby repealed and all other ordinances of the City of Venus, Texas not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 4. That this ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provide.

SECTION 5. The Recitals of this Ordinance are fully incorporated herein as if fully written.

PASSED AND APPROVED this __day of ____ 2025.

APPROVED:

By: _____
Alejandro Galaviz, Mayor

ATTEST:

By: _____
Callie Green, City Secretary

City Administrator Ordinance Comparison – Before & After

Color Code: Removed (Red), New (Green), Modified (Yellow)

Original Duty	Revised Duty	Change Type
Intro: Administrator responsible to governing body, proper administration	Intro: Administrator is chief administrative officer, appointed by Council, works with Mayor (chief executive officer under Texas LGC §22.042(a))	Modified
Manage day-to-day operations; responsible for all departments except Mayor/others by law	Manage daily operations, oversight of all departments except where directed by law/ordinance	Modified
Appoint, supervise, remove department heads (except Council-appointed); oversee hiring/removal of all employees per law/policy	Supervise department heads; ensure proper staffing, hiring, training, and disciplinary procedures follow law/policy	Modified
—	Ensure department heads carry out City policy/service goals; Mayor may direct/intervene	New
Assist Mayor in preparing budget & capital budget; submit with message; administer budget	Collaborate with Mayor to prepare/administer annual budget & capital plans	Modified
After fiscal year, submit administrative/financial report; ensure audits completed	—	Removed
Keep Council/Mayor informed on significant activities, especially expansion projects	Keep Mayor/Council informed on significant activities, issues, and performance metrics	Modified
Recommend standard pay schedule with salary ranges	—	Removed
Recommend ordinances, resolutions for welfare or admin improvement	—	Removed
Attend governing body meetings unless excused; answer questions	—	Removed
Supervise purchasing per budget and policy	— (implied in purchasing procedures)	Modified
Enforce all laws/ordinances; ensure franchises, permits, privileges observed	Enforce ordinances; ensure contractual and legal compliance	Modified
Ensure service quality; investigate complaints; supervise discipline	— (discipline oversight implied in supervision)	Removed
Perform other duties required by governing body, consistent with law	Perform additional duties assigned by Council, no conflict with law/Mayor's duties	Modified

Develop/maintain relationships with citizens, agencies, other cities	—	Removed
Execute approved policies/plans (strategic plans, comp plan, CIP, personnel manual, etc.)	Implement strategic plans, personnel systems, financial policies, purchasing procedures, other frameworks	Modified
Generate job descriptions, maintain evaluations, training, retention	— (training mentioned in supervision)	Removed
Prepare plan of administration; consider succession planning	—	Removed
—	Abide by codes of conduct, personnel policies, handbooks as amended by Council	New

ITEM REPORT

To: City Council
From:
Subject: Approval of an Ordinance repealing and amending Chapter 18 "Public Safety", Article III "Emergency Services", Sec. 18-39, "Fire Marshal" and replacing with a new Chapter 18 "Public Safety", Article III "Emergency Services", Sec. 18-39, "Fire Marshal".
Department/Office: Fire Department

Summary:

Recommended Action:
Approve item as presented.

Budget:
N/A

Attachments:
1. VENUS ordinance fire marshal 2025

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS, AMENDING THE CODE OF ORDINANCES, BY REPEALING IN ITS ENTIRETY CHAPTER 18 "PUBLIC SAFETY", ARTICLE III "EMERGENCY SERVICES", SECTION 18-39, "FIRE MARSHAL" SUBSECTION (a) AND REPLACING IT WITH A NEW CHAPTER 18 "PUBLIC SAFETY", ARTICLE III "EMERGENCY SERVICES", SECTION 18-39, "FIRE MARSHAL" SUBSECTION (a); PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 22 of the Texas Local Government Code governs the powers, organization, and authority of Type A general-law municipalities; and

WHEREAS, further, in accordance with said power, is the power to create and have the position of Fire Marshal for the City; and

WHEREAS, the City Council previously created the position of Fire Marshal as authorized by law and desires to amend the duties and authority of the Fire Marshal, and;

WHEREAS, the City Council wishes to set forth by ordinance the revised duties and authority of the position of City Administrator consistent with State law and the benefits to the City.

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

SECTION 1.

Chapter 18, "Public Safety", Article III. "Emergency Services", Section 18-39, "Fire Marshal", Subsection (a), is hereby repealed in its entirety and replaced with a new Chapter 18, "Public Safety", Article III. "Emergency Services", Section 18-39, "Fire Marshal", Subsection (a)and which shall read as follows:

Chapter 18. Public Safety

ARTICLE III. Emergency Services

Sec. 18-39. – Fire Marshal.

(a) The office of Fire Marshal is hereby created. The Position shall be part of the Fire Department and shall Fire Marshal answer and report to the Fire Chief. The Fire Marshal can be removed from his or her position by the Fire Chief in accordance with

the City's existing personnel policies, and the personnel handbook, which may be from time to time amended by the City Council.

SECTION 2.

That all ordinances of the City of Venus, Texas in conflict with the provisions of this ordinance be and the same are hereby repealed and all other ordinances of the City of Venus, Texas not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3.

If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 4.

That this ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provide.

SECTION 5.

The Recitals of this Ordinance are fully incorporated herein as if fully written.

PASSED AND APPROVED this __day of ____ 2025.

APPROVED:

By: _____
Alejandro Galaviz, Mayor

ATTEST:

By: _____
Callie Green, City Secretary

ITEM REPORT

To:	City Council
From:	Melissa Westen, Human Resource Director
Subject:	Approve changes to Medical, Dental and Vision for fiscal year 2025-2026.
Department/Office:	Human Resource

Summary:
Staff is recommending a change in the City's medical insurance provider for the upcoming year. After a comprehensive review of proposals, UnitedHealthcare has presented a more cost-effective plan with comparable coverage to our current plan with Blue Cross Blue Shield.
Switching to UnitedHealthcare would result in annual savings of approximately **$38,256** for the City of Venus, while continuing to provide quality health coverage for employees, and a lesser out-of-pocket expense from premiums to co-pays.

Recommended Action:
Recommend approval.

Budget:
Saving the city $38,256.

Attachments:
1. 2025-2026 Benefits

Benefit Cost and Comparison
City of Venus
Quote Effective 10-1-2025

Website	www.myuhc.com	
Carrier	United Healthcare	
Plan	EIXE RX Z9	
Network	Choice Plus	
Prescription Card 30 day supply	$15 Generic/$45 Brand/$85 Non Formulary/Specialty $15/$100/$300	
Mail Order Copay	$37.50 Generic/$112.50 Brand/$212.50 Non Formulary	
Annual Deductible In Network	$1,000 Individual/$2,000 Family	
Annual Deductible Out Network	$5,000 Individual/$10,000 Family	
Coinsurance	80% In Network/50% Out of Network	
Lifetime Max	Unlimited	
Out of Pocket Max includes Deductible	$4,000 Individual/$8,000 Family	
Inpatient Hospital Service	Deductible-pays 80% In Network /50% Out of Network	
Inpatient Copays	None	
Doctor's Office Visit	$25 Primary Care Physician/$50 Specialist/ $0 Virtual Visit	
Preventive	100% No Copay	
Surgery Doctor's Office	Deductible-pays 80% In Network /50% Out of Network	
Outpatient Surgery	Deductible-pays 80% In Network /50% Out of Network	
Outpatient Copays	None	
Hospital Emergency	$500 Copay + Deductible -pays 80% In or Out of Network	
Urgent Care Facility	$50 Copay No Deductible	
Substance Abuse Outpatient	$25 Copay No Deductible	
Substance Abuse Inpatient	Deductible-pays 80% In Network /50% Out of Network	
Mental Nervous Outpatient	$25 Copay No Deductible	
Mental Nervous Inpatient	Deductible-pays 80% In Network /50% Out of Network	
Maternity	Yes	
Rate Guarantee	12 Months	
Employee	$ 768.41	
Employee/Spouse	$ 1,523.60	
Employee/Children	$ 1,325.62	
Employee/Family	$ 2,198.15	

Dean Casey and Associates
16610 Dallas Parkway, Suite 1100
Dallas, TX 75248
214-651-7600 Office
214-651-8600 Fax

City of Venus
TX Health Benefits Pool
Current 10-1-2024 Renewal 10-1-2025

Website	www.bcbstx.com	
Carrier	Texas Health Benefits Pool	
Plan	Copay-1500-3K ER	
Network	BLUE CHOICE PPO	
Prescription Card 30 day supply	Tier 1-Generic-$10 Copay/Tier 2-Brand -$45 Copay/Tier 3-Non Preferred-$90 Copay/Tier 4- Specialty-$150 Copay/Tier 5- Cost Share $175 Copay	
Mail Order Copay	Tier 1-Generic-$30 Copay/Tier 2-Brand -$135 Copay/Tier 3-Non Preferred-$270 Copay/Tier 4- Specialty-N/A/Tier 5- Cost Share $525 Copay	
Annual Deductible In Network	$1,500 Individual/$3,000 Family	
Annual Deductible Out Network	$3,000 Individual/$6,000 Family	
Coinsurance	80% In Network/50% Out of Network	
Lifetime Max	Unlimited	
Out of Pocket Max + Deductible	$3,000 Individual/$6,000 Family	
Inpatient Hospital Service	Deductible-plan pays 80% In Network /Deductible-plan pays 50% Out of Network	
Inpatient Copays	None	
Doctor's Office Visit	$30 Primary Care Physician/$60 Specialist/$0 Teledoc	
Preventive	100% No Copay	
Surgery Doctor's Office	Deductible-plan pays 80% In Network /Deductible-plan pays 50% Out of Network	
Outpatient Surgery	Deductible-plan pays 80% In Network /Deductible-plan pays 50% Out of Network	
Outpatient Copays	None	
Hospital Emergency	$500 Copay/Visit - plan pays 80% In/$500 Copay-plan pays 50% Out of Network	
Urgent Care Facility	$75 Copay No Deductible	
Substance Abuse Outpatient	Deductible-plan pays 80% In Network /Deductible-plan pays 50% Out of Network	
Substance Abuse Inpatient	Deductible-plan pays 80% In Network /Deductible-plan pays 50% Out of Network	
Mental Nervous Outpatient	Deductible-plan pays 80% In Network /Deductible-plan pays 50% Out of Network	
Mental Nervous Inpatient	Deductible-plan pays 80% In Network /Deductible-plan pays 50% Out of Network	
Maternity	Yes	
Rate Guarantee 12 Months	Current Monthly Rates	Renewal Monthly Rates
Employee	$873.14	$873.14
Employee and Spouse	$1,731.26	$1,731.26
Employee and Child(ren)	$1,506.30	$1,506.30
Employee and Family	$2,497.74	$2,497.74

Dean Casey and Associates
16610 Dallas Parkway, Suite 1100
Dallas, TX 75248
214-651-7600
214-651-8600 fax

CITY OF VENUS
MetLife
Current 10-1-2024 Renewal 10-1-2025

METLIFE - DENTAL		CURRENT	RENEWAL
Freedom of Choice/Preferred Network			
100% Preventive/80% Basic	EMPLOYEE	$ 31.49	$ 34.01
50% Majors / 50% Orthodontics	EMPLOYEE/SPOUSE	$ 62.03	$ 66.99
$50 Individual Deductible / $150 Family	EMPLOYEE/CHILD	$ 84.37	$ 91.12
Calendar Year Max $5,000	FAMILY	$ 124.69	$ 134.67
Endodontics, Periodontics, Oral Surgery paid 80% Basic			
Composite Fillings, Implants covered			
$2000 Child Ortho Lifetime Benefit			

METLIFE - VISION		CURRENT	RENEWAL
$10 Exam/$ 10 Material copay	EMPLOYEE	$ 5.98	$ 6.22
$150 Frame/Contact Allowance	EMPLOYEE/SPOUSE	$ 11.93	$ 12.41
12 Month Exam / 12 Month Lens	EMPLOYEE/CHILD	$ 13.09	$ 13.61
12 Month Frames / 12 Month Contact	FAMILY	$ 20.52	$ 21.34

BCBSTX DEARBORN - BASIC LIFE AD&D		CURRENT	RENEWAL
25,000	EMPLOYEE	$0.178/$4.45	$0.178/$4.45

BCBSTX DEARBORN - SHORT TERM DISABILITY		CURRENT	RENEWAL
1st day accident/8th day illness	EMPLOYEE	$0.274	$0.274
13 weeks 60% or $1,000 weekly benefit		Per $10 of Payroll	Per $10 of Payroll

BCBSTX DEARBORN- LONG TERM DISABILITY		CURRENT	RENEWAL
90 Day Elimination	EMPLOYEE	$0.370	$0.370
60% or $6,000 Benefit to age 65		Per $100 of Payroll	Per $100 of Payroll

BCBSTX DEARBORN - VOLUNTARY LIFE AD&D		CURRENT	RENEWAL
	Employee	Employee	Employee
Under- 30	per $1,000	$0.12	$0.12
30 to 34	per $1,000	$0.13	$0.13
35 to 39	per $1,000	$0.16	$0.16
40 to 44	per $1,000	$0.23	$0.23
45 to 49	per $1,000	$0.34	$0.34
50 to 54	per $1,000	$0.52	$0.52
55 to 59	per $1,000	$0.81	$0.81
60 to 64	per $1,000	$1.12	$1.12
65 to 69	per $1,000	$1.83	$1.83
70 plus	per $1,000	$3.54	$3.54
Children	per $1,000	$0.23	$0.23

DEAN CASEY AND ASSOCIATES
16610 DALLAS PARKWAY, SUITE 1100
DALLAS, TEXAS 75248
214-651-7600 OFFICE
214-651-8600 FAX

ITEM REPORT

To: City Council
From:
Subject: Approval of a Resolution for continued participation with the Steering Committee of Cities served by Oncor.
Department/Office: Administration

Summary:

Recommended Action:
Approve item a presented.

Budget:
N/A

Attachments:
1. Item report- ONCOR
2. Memo to Steering Committee Re 2025 OCSC Membership Assessment - ONCOR
3. Model Resolution 2025 OCSC Assessment-ONCOR

STAFF REPORT ON ASSESSMENT RESOLUTION
FOR STEERING COMMITTEE OF CITIES SERVED BY ONCOR

Purpose of the Resolution

The City of _____ is a member of a 169-member city coalition known as the Steering Committee of Cities Served by Oncor (Steering Committee). The resolution approves the assessment of a eleven cent ($0.11) per capita fee to fund the activities of the Steering Committee.

Why this Resolution is Necessary

The Steering Committee undertakes activities on behalf of municipalities for which it needs funding support from its members. Municipalities have original jurisdiction over the electric distribution rates and services within the city. The Steering Committee has been in existence since the late 1980s. It took on a formal structure in the early 1990s. Empowered by city resolutions and funded by per capita assessments, the Steering Committee has been the primary public interest advocate before the Public Utility Commission, ERCOT, the courts, and the Legislature on electric utility regulation matters for over three decades.

The Steering Committee is actively involved in rate cases, appeals, rulemakings, and legislative efforts impacting the rates charged by Oncor Electric Delivery Company, LLC within the City. Steering Committee representation is also strong at ERCOT. It is possible that additional efforts will be necessary on new issues that arise during the year, and it is important that the Steering Committee be able to fund its participation on behalf of its member cities. A per capita assessment has historically been used and is a fair method for the members to bear the burdens associated with the benefits received from that membership.

Explanation of "Be It Resolved" Paragraphs

I. The City is currently a member of the Steering Committee; this paragraph authorizes the continuation of the City's membership.

II. This paragraph authorizes payment of the City's assessment to the Steering Committee in the amount of eleven cents ($0.11) per capita, based on the population figure for the City as shown in the latest TML Directory of City Officials.

III. This paragraph requires payment of the 2025 assessment be made and a copy of the resolution be sent to the Steering Committee.

Payment of Assessment

A copy of the resolution should be mailed with payment of the fee to Brandi Stigler, Steering Committee of Cities Served by Oncor, Mail Stop 63-0300, PO Box 90231, Arlington, Texas 76004. Checks should be made payable to: ***Steering Committee of Cities Served by Oncor, c/o City of Arlington***

MEMORANDUM

TO: Steering Committee of Cities Served by Oncor
FROM: Molly Shortall, Chair
DATE: January 13, 2025
RE: **Action Needed – 2025 Membership Assessment Invoice**

Enclosed please find the 2025 Steering Committee of Cities Served by Oncor ("Steering Committee") membership assessment invoice and draft resolution. These items are discussed below. We ask that your city please take action on the membership assessment as soon as possible.

Although the Steering Committee does not require that your city take action by resolution to approve the assessment, some members have requested a resolution authorizing payment of the 2025 membership assessment. Payment of the membership assessment fee shall be deemed to be in agreement with the terms of the Steering Committee participation agreement.

Please forward the membership assessment fee and, if applicable, the signed resolution to Brandi Stigler, Steering Committee of Cities Served by Oncor, Mail Stop 63-0300, PO Box 90231, Arlington, Texas 76004. Checks should be made payable to: *Steering Committee of Cities Served by Oncor, c/o City of Arlington*. If you have any questions, please feel free to contact me at (817-459-6878) or Thomas Brocato (tbrocato@lglawfirm.com, (512/914-5061).

Membership Assessment Invoice and Resolution

The Steering Committee is the most active consumer group advocating the interests of cities and residential and small commercial customers within the cities to keep electric transmission and distribution (*i.e.,* wires) rates reasonable. Steering Committee activities protect the authority of municipalities over the regulated wires service and rates charged by Oncor Electric Delivery Company, LLC ("Oncor").

The work undertaken by the Steering Committee has saved cities and ratepayers millions of dollars in unreasonable charges. In order to continue to be an effective voice before the Public Utility Commission of Texas ("Commission" or "PUC"), ERCOT, the Legislature, and in the courts, the Steering Committee must have your support. The membership assessment is deposited in an account which funds Steering Committee activities.

On December 12, 2024, the Steering Committee approved the 2025 assessment for Steering Committee membership. Based upon the population-based assessment protocol previously adopted by the Steering Committee, the assessment for 2025 is a per capita fee of $0.11 based upon the population figures for each city shown in the latest TML Directory of City Officials. The enclosed invoice represents your city's assessment amount.

To assist you in the assessment process, we have attached several documents to this memorandum for your use:

- OCSC 2024 Year in Review

- Model resolution approving the 2025 assessment (optional, provided for those cities that have requested a resolution to authorize payment)
- Model staff report supporting the resolution
- List of Steering Committee members
- 2025 Assessment invoice
- 2024 Assessment invoice and statement (only if not yet paid)
- Blank member contact form to update distribution lists

1669/16/7990684

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING CONTINUED PARTICIPATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR; AND AUTHORIZING THE PAYMENT OF ELEVEN CENTS PER CAPITA TO THE STEERING COMMITTEE TO FUND REGULATORY AND LEGAL PROCEEDINGS AND ACTIVITIES RELATED TO ONCOR ELECTRIC DELIVERY COMPANY, LLC.

WHEREAS, the City of Venus is a regulatory authority under the Public Utility Regulatory Act (PURA) and has exclusive original jurisdiction over the rates and services of Oncor Electric Delivery Company, LLC (Oncor) within the municipal boundaries of the city; and

WHEREAS, the Steering Committee of Cities Served By Oncor (Steering Committee) has historically intervened in Oncor rate proceedings and electric utility related rulemakings to protect the interests of municipalities and electric customers residing within municipal boundaries; and

WHEREAS, the Steering Committee is participating in Public Utility Commission dockets and projects, as well as court proceedings, and legislative activity, affecting transmission and distribution utility rates; and

WHEREAS, the City is a member of the Steering Committee; and

WHEREAS, the Steering Committee functions under the direction of an Executive Committee which sets an annual budget and directs interventions before state and federal agencies, courts and legislatures, subject to the right of any member to request and cause its party status to be withdrawn from such activities; and

WHEREAS, the Steering Committee at its December 2024 meeting set a budget for 2025 that compels an assessment of eleven cents ($0.11) per capita; and

WHEREAS, in order for the Steering Committee to continue its participation in these activities which affects the provision of electric utility service and the rates to be charged, it must assess its members for such costs.

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

I.

That the City is authorized to continue its membership with the Steering Committee of Cities Served by Oncor to protect the interests of the City of Venus and protect the interests of the customers of Oncor Electric Delivery Company, LLC residing and conducting business within the City limits.

II.

The City is further authorized to pay its assessment to the Steering Committee of eleven cents ($0.11) per capita based on the population figures for the City shown in the latest TML Directory of City Officials.

III.

A copy of this Resolution and the assessment payment check made payable to *"Steering Committee of Cities Served by Oncor, c/o City of Arlington"* shall be sent to Brandi Stigler, Steering Committee of Cities Served by Oncor, Mail Stop 63-0300, PO Box 90231, Arlington, Texas 76004.

PRESENTED AND PASSED on this the 11th day of August, 2025, by a vote of _____ ayes and _____ nays at a regular meeting of the City Council of the City of Venus, Texas.

_____
Signature
Mayor

ATTEST:

_____
Signature
City Secretary

ITEM REPORT

To: City Council
From:
Subject: Approval of a Resolution for continued participation with the Steering Committee of Cities served by Atmos.
Department/Office: Administration

Summary:

Recommended Action:
Approve item as presented.

Budget:
N/A

Attachments:
1. ACSC 2025 Assessment Model Resolution- ATMOS
2. Action Needed Memo-2025 ACSC Renewal Assessment- ATMOS
3. Item report- ATMOS

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING MEMBERSHIP IN THE ATMOS CITIES STEERING COMMITTEE; AND AUTHORIZING THE PAYMENT OF FIVE CENTS PER CAPITA TO THE ATMOS CITIES STEERING COMMITTEE TO FUND REGULATORY AND RELATED ACTIVITIES RELATED TO ATMOS ENERGY CORPORATION

WHEREAS, the City of Venus is a regulatory authority under the Gas Utility Regulatory Act (GURA) and has exclusive original jurisdiction over the rates and services of Atmos Energy Corporation, Mid-Tex Division (Atmos) within the municipal boundaries of the city; and

WHEREAS, the Atmos Cities Steering Committee (ACSC) has historically intervened in Atmos rate proceedings and gas utility related rulemakings to protect the interests of municipalities and gas customers residing within municipal boundaries; and

WHEREAS, ACSC is participating in Railroad Commission dockets and projects, as well as court proceedings and legislative activities, affecting gas utility rates; and

WHEREAS, the City would like to become a member of ACSC; and

WHEREAS, in order for ACSC to continue its participation in these activities which affects the provision of gas utility service and the rates to be charged, it must assess its members for such costs; NOW THEREFORE,

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

I.

That the City is authorized to become a member in the Atmos Cities Steering Committee to protect the interests of the City of Venus and protect the interests of the customers of Atmos Energy Corporation, Mid-Tex Division residing and conducting business within the City limits.

II.

The City is further authorized to pay its 2025 assessment to the ACSC in the amount of five cents ($0.05) per capita.

III.

A copy of this Resolution and approved assessment fee payable to "City of Arlington, c/o *Atmos Cities Steering Committee,*" shall be sent to:

City of Arlington
Brandi Stigler
PO Box 90231
Arlington, Texas 76004

PRESENTED AND PASSED on this the 11th day of August, 2025, by a vote of _____ ayes and _____ nays at a regular meeting of the City Council of the City of Venus, Texas.

_____
Signature
Mayor

ATTEST:

_____
Signature
City Secretary

MEMORANDUM

TO: Atmos Cities Steering Committee
FROM: Meg Jakubik, Chair, Atmos Cities Steering Committee
DATE: January 13, 2025
RE: **Action Needed - 2025 Atmos Cities Steering Committee Membership Assessment Invoice**

On December 12, 2025, the Atmos Cities Steering Committee ("ACSC") held a quarterly meeting with representatives from Atmos Energy. During the meeting, the group held a discussion of upcoming natural gas issues and approved the assessment for ACSC membership. Using the population-based assessment protocol previously adopted by ACSC, the assessment for 2025 is a per capita fee of $0.05. This is the same amount as was adopted for 2019-2024.

ACSC protects the authority of municipalities over the monopoly natural gas provider and defends the interests of the residential and small commercial customers within the cities. Cities are the only consumer advocates that work to keep natural gas rates reasonable. The work undertaken by ACSC has saved ratepayers millions of dollars in unreasonable charges. In order to continue to be an effective voice at the Railroad Commission, at the Legislature, and in the courts, ACSC must have your support. Please take action to pay the membership assessment as soon as possible. Payment of the membership assessment fee shall be deemed to be in agreement with the terms of the ACSC participation agreement.

Although ACSC does not require that your city take action by resolution to approve the assessment, some members have requested a model resolution authorizing payment of the 2025 membership assessment. To assist you in the assessment process, we have provided the following documents for your use:

- ACSC 2024 Year in Review
- Model resolution approving the 2025 assessment (optional, provided for those cities that have requested a resolution to authorize payment)
- Model staff report supporting the resolution
- List of Atmos Cities Steering Committee members
- 2025 Assessment invoice
- 2024 Assessment invoice and statement (only included if not yet paid)
- Blank member contact form to update the distribution lists

Please forward the membership assessment fee and, if applicable, the signed resolution to City of Arlington, Brandi Stigler, PO Box 90231, Arlington, Texas 76004. Checks should be made payable to*: "City of Arlington, c/o Atmos Cities Steering Committee."*

If you have any questions, please contact ACSC Chairperson, Meg Jakubik ((972) 874-6082). ACSC's counsel, Thomas Brocato (tbrocato@lglawfirm.com) at 512/322-5857 is also available to assist you.

STAFF REPORT ON ASSESSMENT RESOLUTION FOR ATMOS CITIES STEERING COMMITTEE

Purpose of the Resolution:

Most municipalities have retained original jurisdiction over gas utility rates and services within municipal limits. The Atmos Cities Steering Committee ("ACSC") is composed of 186 municipalities in the service area of Atmos Energy Corporation, Mid-Tex Division that have retained original jurisdiction. Atmos is a monopoly provider of natural gas. Because Atmos has no competitors, regulation of the rates that it charges its customers is the only way that cities can ensure that natural gas rates are fair. Working as a coalition to review the rates charged by Atmos allows cities to accomplish more collectively than each city could do acting alone. Cities have more than 100 years experience in regulating natural gas rates in Texas.

ACSC is the largest coalition of cities served by Atmos Mid-Tex. There are 186 ACSC member cities, which represent more than 60 percent of the total load served by Atmos-Mid Tex. ACSC protects the authority of municipalities over the monopoly natural gas provider and defends the interests of residential and small commercial customers within the cities. Although many of the activities undertaken by ACSC are connected to rate cases (and therefore expenses are reimbursed by the utility), ACSC also undertakes additional activities on behalf of municipalities for which it needs funding support from its members.

The ACSC Membership Assessment Supports Important Activities:

ACSC is actively involved in rate cases, appeals, rulemakings, and legislative efforts impacting the rates charged by Atmos within the City. These activities will continue throughout the calendar year. It is possible that additional efforts will be necessary on new issues that arise during the year, and it is important that ACSC be able to fund its participation on behalf of its member cities. A per capita assessment has historically been used, and is a fair method for the members to bear the burdens associated with the benefits received from that membership.

Explanation of Resolution Paragraphs:

I. This paragraph authorizes the continuation of the City's membership in ACSC.

II. This paragraph authorizes payment of the City's assessment to the ACSC in the amount of five cents ($0.05) per capita.

III. This paragraph requires notification that the City has adopted the Resolution.

Payment of Assessment

The assessment payment check should be made out to "City of Arlington, c/o *Atmos Cities Steering Committee,"* and mailed to City of Arlington, Brandi Stigler, PO Box 90231, Arlington, Texas 76004.

ITEM REPORT

To: City Council
From: Melissa Westen, Human Resource Director
Subject: Introduction of the new Fire Chief
Department/Office: Human Resource

Summary:

Recommended Action:
N/A

Budget:
N/A

Attachments:
None

ITEM REPORT

To:	City Council
From:	Oscar Ortiz, City Planner
Subject:	Conduct Public Hearing on an Ordinance providing for the Annexation of 4.040 Acres out of the William Hickman Survey, Abstract 327, Tract 41 (Johnson County), Texas; 9733 E US Highway 67, Alvarado, Texas 76009 (ANX2025-0001)
	Open Public Hearing:
	Close Public Hearing:
Department/Office:	Planning

Summary:

LOCATION: The tract is located on the northwest side corner at the intersection of E US Highway 67 and FM 2738. The tract has approximately 440 ft. of frontage along E US Highway 67 with a depth of approximately 400 ft. for a tract size of 4.040 acres.

PROPOSAL: The applicant is requesting C-2 (General Commercial) District to build a convenience store with gas station. A recorded subdivision plat is required prior to building permit issuance. A masonry screen of not less than six feet and not more than eight feet shall be required where a commercial, industrial or multi-family use has a side of rear property line in common with a single-family use or zone.

ADJACENT ZONING: Adjacent zoning is unincorporated Johnson County on all sides: Quality RV Solutions to the north, Venus Food Mart to the east, E US Highway 67 to the south, and Service Line Transport to the west.

LAND USE: The property was used for feed, tack and storage, and it is currently vacant.

HISTORY: The subject property is located in the City of Venus' Extra Territorial Jurisdiction (ETJ). The request for the annexation and initial zoning of the subject property was submitted on June 17, 2025. An application for zoning was submitted on the same date. At the Planning and Zoning Commission meeting of July 24, 2025, the Commission unanimously recommended approval of the initial zoning request to C-2 (General Commercial) District. This zoning request will be heard during today's meeting. Staff has not received any phone calls, emails, or letters in opposition to the annexation request.

RECOMMENDATION: Staff recommends adoption of the ordinance for the annexation of the property.

Recommended Action:

Staff recommends adoption of the ordinance for the annexation of the property.

Budget:

Will bring in revenue.

Attachments:

1. 1.- A - 9733 E US Highway 67_Staff Report Annexation
2. 1.- B - 9733 E US Highway 67_Aerial
3. 1.- C - 9733 E US Highway 67_Affidavit of Posting
4. 1.- D - 9733 Neighbor Notification
5. 1.- E - 9733 E US Highway 67 _Survey
6. 1.- F - 9733 E US Highway 67_Annexation_ Ordinance

Planning Department

STAFF REPORT

TO: City Council

FROM: Planning Staff

DATE: August 5, 2025

SUBJECT: **PUBLIC HEARING AND ORDINANCE PROVIDING FOR THE ANNEXATION OF 4.040 ACRES OUT OF THE WILLIAM HICKMAN SURVEY, ABSTRACT 327, TRACT 41 (JOHNSON COUNTY), TEXAS; 9733 E US HIGHWAY 67, ALVARADO, TEXAS 76009. (ANX2025-0001)**

LOCATION: The tract is located on the northwest side corner at the intersection of E US Highway 67 and FM 2738. The tract has approximately 440 ft. of frontage along E US Highway 67 with a depth of approximately 400 ft. for a tract size of 4.040 acres.

PROPOSAL: The applicant is requesting C-2 (General Commercial) District to build a convenience store with gas station. A recorded subdivision plat is required prior to building permit issuance. A masonry screen of not less than six feet and not more than eight feet shall be required where a commercial, industrial or multi-family use has a side of rear property line in common with a single-family use or zone.

ADJACENT ZONING: Adjacent zoning is unincorporated Johnson County on all sides: Quality RV Solutions to the north, Venus Food Mart to the east, E US Highway 67 to the south, and Service Line Transport to the west.

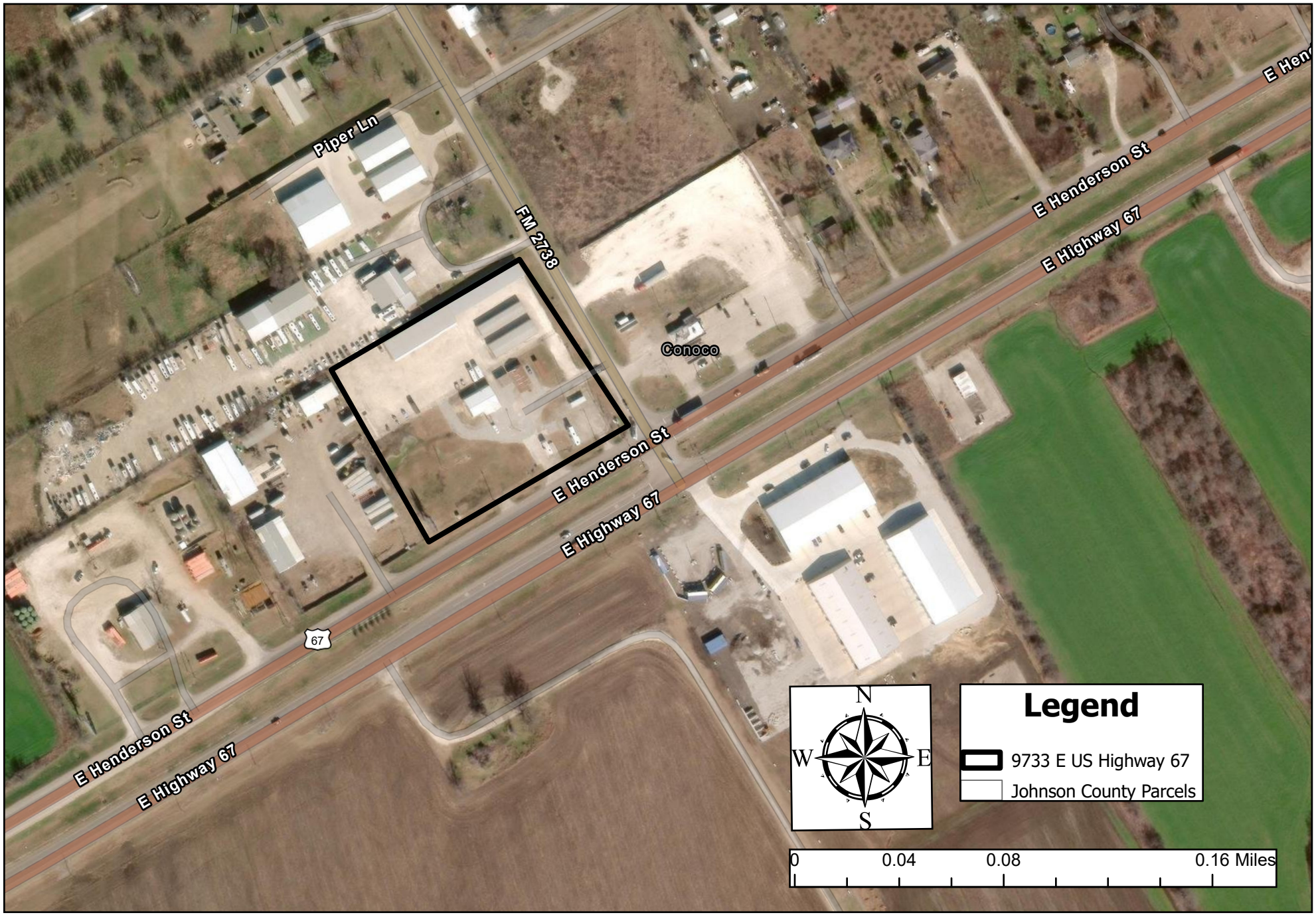
LAND USE: The property was used for feed, tack and storage, and it is currently vacant.

HISTORY: The subject property is located in the City of Venus' Extra Territorial Jurisdiction (ETJ). The request for the annexation and initial zoning of the subject property was submitted on June 17, 2025. An application for zoning was submitted on the same date.

At the Planning and Zoning Commission meeting of July 24, 2025, the Commission unanimously recommended approval of the initial zoning request to C-2 (General Commercial) District. This zoning request will be heard during today's meeting.

Staff has not received any phone calls, emails, or letters in opposition to the annexation request.

RECOMMENDATION: Staff recommends adoption of the ordinance for the annexation of the property.



9733 E US Highway 67

AFFIDAVIT OF POSTING

I, Oscar Ortiz, City Planner with the City of Venus, certify that on July 15, 2025, I posted signage on the front of the property known as 9733 E US Highway 67 at the intersection of FM 2738 for the Planning and Zoning Commission Public Hearing on July 24th, 2025 and City Council meeting on August 11th, 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:

WILLIAM HICKMAN SURVEY, ABSTRACT 327, TRACT 41

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

Oscar Ortiz

07/15/2025

Date: July 15, 2025

STATE OF TEXAS)
)**SS.**

JOHNSON COUNTY)

The foregoing instrument was acknowledged before me this 15th day of July, 2025, by _____(name), _____(title)

Witness my hand and official seal.

My commission expires: 07-27-2028.

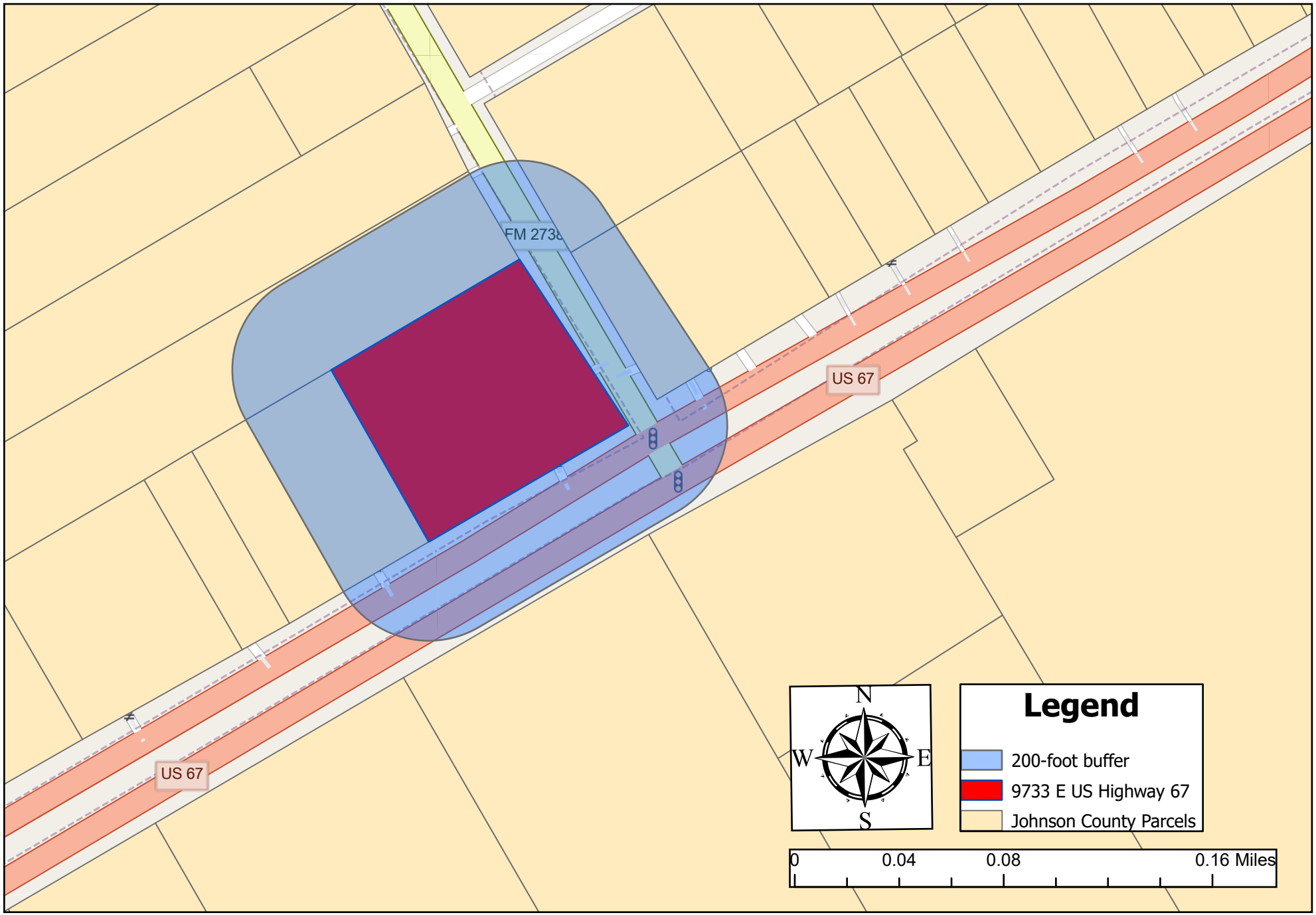
(SEAL)

DANIELLA MARTINEZ
Notary Public, State of Texas
Comm. Expires 07-27-2028
Notary ID 132589518

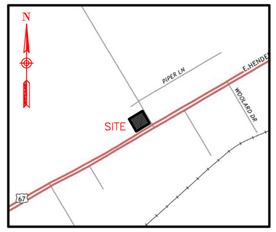
Notary Public

Exhibit A

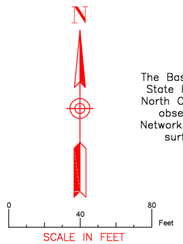
DANIELLA MARTINEZ
Notary Public, State of Texas
Comm. Expires 07-27-2029
Notary ID 132589518



9733 E US Highway 67



VICINITY MAP
SCALE: 1"=2000'



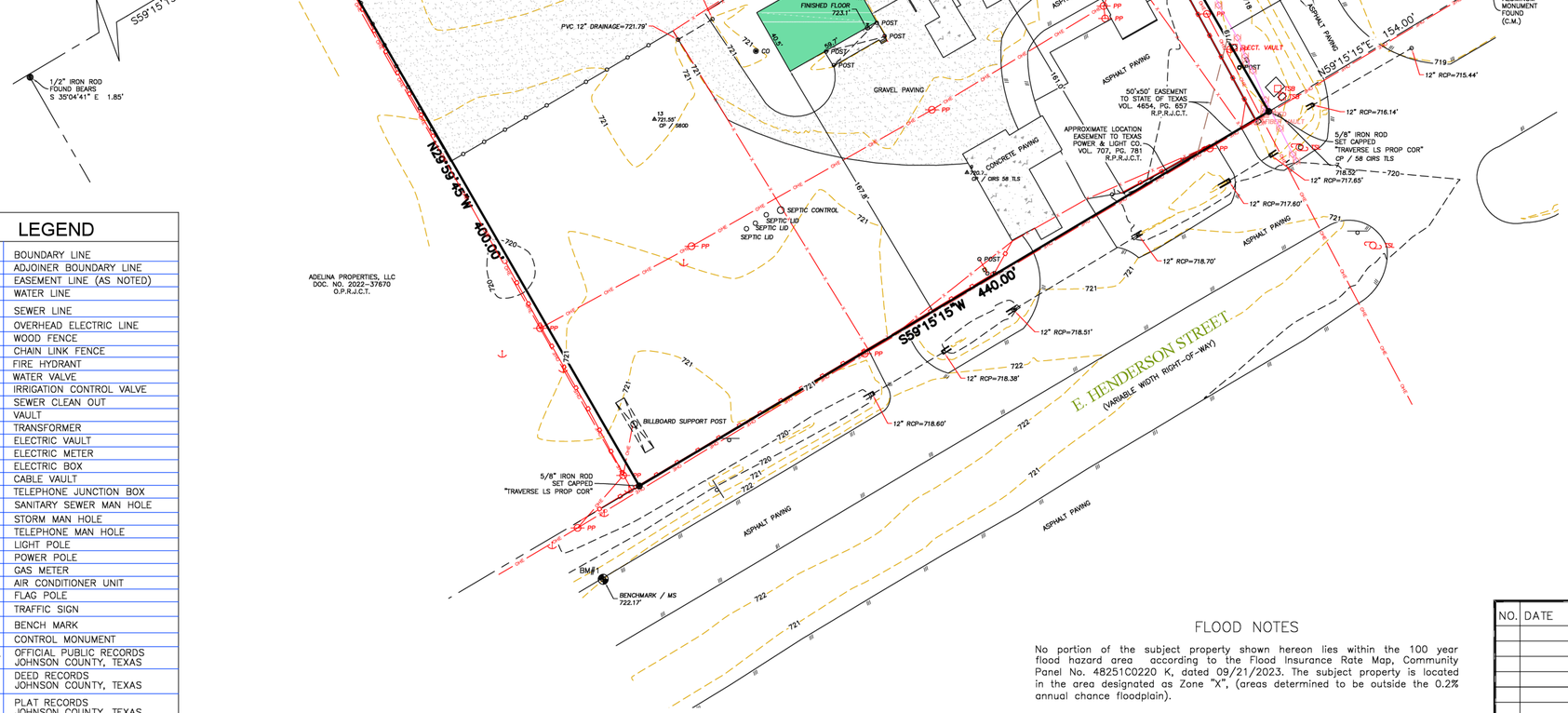
The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Allterra RTK Network and adjusted to surface using a surface scale factor of 1.00012.

BENCHMARK NOTES

The Benchmarks and elevations shown are based on the North American Vertical Datum 1988 (NAVD88) by using GPS observations in conjunction with the AllTerra RTK Network.

Benchmark No. 1
A mag nail set on the north edge of asphalt paving along the northwest side of E. Henderson Street near the southernmost corner of the subject property and located approximately 89 southwest from a sign post near said southwest property corner. Elevation: 722.17'

Benchmark No. 2
A 5/8 inch iron rod set in natural ground with a cap stamped "Control Point" near the northernmost corner of the subject property and along the southwest side of F.M. 2738 and located approximately 19 feet northeast from a water meter near said north property corner. Elevation: 721.99'



LEGEND

	BOUNDARY LINE
	ADJOINER BOUNDARY LINE
	EASEMENT LINE (AS NOTED)
W	WATER LINE
	SEWER LINE
OHE	OVERHEAD ELECTRIC LINE
	WOOD FENCE
	CHAIN LINK FENCE
FH	FIRE HYDRANT
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
CO	SEWER CLEAN OUT
	VAULT
TF	TRANSFORMER
E	ELECTRIC VAULT
EM	ELECTRIC METER
EB	ELECTRIC BOX
CV	CABLE VAULT
TJB	TELEPHONE JUNCTION BOX
SS	SANITARY SEWER MAN HOLE
SD	STORM MAN HOLE
T	TELEPHONE MAN HOLE
	LIGHT POLE
	POWER POLE
G	GAS METER
AC	AIR CONDITIONER UNIT
	FLAG POLE
TS	TRAFFIC SIGN
	BENCH MARK
(CM)	CONTROL MONUMENT
O.P.R.J.C.T.	OFFICIAL PUBLIC RECORDS JOHNSON COUNTY, TEXAS
D.R.J.C.T.	DEED RECORDS JOHNSON COUNTY, TEXAS
P.R.J.C.T.	PLAT RECORDS JOHNSON COUNTY, TEXAS

TITLE NOTES

This survey relies on the Commitment for Title Insurance prepared by Fidelity National Title Insurance Company, File No. FT-24411-9001182500266-LW with an effective date of April 22, 2025 and issued on April 29, 2025. The surveyor has performed no additional research for easements, restrictions or other matters of record which may affect the land.

10. The following matters and all terms of the documents creating or offering evidence of the matters:

e. Easement(s) and rights incidental thereto, as granted in a document to Sinclair Refining Company, recorded October 16, 1947 under Volume 360, Page 191, Real Property Records, Johnson County, Texas. (Unable to locate due to vague description and is blanket in nature)

f. Easement(s) and rights incidental thereto, as granted in a document to State of Texas, recorded January 15, 1964 under Volume 4654, Page 657, Real Property Records, Johnson County, Texas. (Does affect the subject property and is shown hereon)

g. Easement(s) and rights incidental thereto, as granted in a document to Mountain Peak Water Supply Corporation, recorded November 30, 1970 under Volume 544, Page 731, Real Property Records, Johnson County, Texas. (Unable to locate due to vague description and is dependent upon the location of the pipe in the field)

h. Easement(s) and rights incidental thereto, as granted in a document to Texas Power & Light Company, recorded December 9, 1976 under Volume 707, Page 781, Real Property Records, Johnson County, Texas. (Does not affect the subject property, however does affect a power line that lies adjacent to the subject property as shown hereon)

i. Matters contained in that certain document entitled Affidavit to the Public dated August 12, 2000, executed by Charley E. Hackman, recorded August 14, 2000 under Volume 2513, Page 138, Real Property Records, Johnson County, Texas. (Not survey related)

LAND DESCRIPTION

Being a 4.040 acre tract of land situated in the William Hickman Survey, Abstract No. 327, being that same tract of land conveyed to Triple B Feed & Tack, Inc., by deed recorded in Volume 3398, Page 121 of the Deed Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the Easternmost corner of Lot 1, Block A of Kovacs Sears, an addition to the City of Venus, Johnson County, Texas, according to the plat thereof recorded in Volume 11, Page 569 of the Plat Records of Johnson County, Texas, same being the North corner of said Triple B Feed & Tack, Inc. tract and lying on the Southwest right-of-way line of F.M. 2738 (called 100 foot right-of-way);

THENCE South 29 Degrees 59 Minutes 45 Seconds East, with the Southwest right-of-way line of said F.M. 2738, a distance of 400.00 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the Easternmost corner of said Triple B Feed & Tack, Inc. tract and lying at the intersection of the Southwest right-of-way line of said F.M. 2738 with the Northwest right-of-way line of E. Henderson Street (called 120 foot right-of-way);

THENCE South 59 Degrees 15 Minutes 15 Seconds West, with the Northwest right-of-way line of said E. Henderson Street, a distance of 440.00 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor", said point being the south corner of said Triple B Feed & Tack, Inc., same being the east corner of a tract of land conveyed to Adelina Properties, LLC by deed recorded in Document No. 2022-37670 of the Official Public Records of Johnson County, Texas;

THENCE North 29 Degrees 59 Minutes 45 Seconds West, departing the Northwest right-of-way line of said E. Henderson Street, with the Northeast line of said Adelina Properties, LLC tract, a distance of 400.00 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the North corner of said Adelina Properties, LLC tract, same being the West corner of said Triple B Feed & Tack, Inc. and lying on the Southeast line of said Lot 1, Block A;

THENCE North 59 Degrees 15 Minutes 15 Seconds East, with the Southeast line of said Lot 1, a distance of 440.00 feet to the POINT OF BEGINNING and containing 175,985 square feet or 4.040 acres of land, more or less.

GENERAL NOTES

1. Underground utilities shown hereon are a representation of the lines shown on the ground at the time of survey marked by Texas811 and from utility plans as provided by the client. Traverse Land Surveying, LLC hereby waives all liability to the location and/or existence of underground utilities shown hereon. None of the underground utilities shown hereon have been field verified by Traverse Land Surveying, LLC.
2. This survey was prepared without the benefit of a title commitment and with information provided by the client only. The survey did not perform any additional encumbrance research and there may be encumbrances that affect the subject property that are not shown hereon.
3. There was no observed evidence of any marked parking spaces on the subject property at the time of survey.
4. There was no observed evidence of any earth moving work on the subject property at the time of survey.

SURVEYOR'S CERTIFICATION

Certify to: Verdad Real Estate, Inc.; Triple B Feed & Tack, Inc.; Fidelity National Title Insurance Company; and Fidelity National Title Agency, Inc.:

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 1-5, 8, 11 (a), and 13 in conjunction with the laws of the State of Texas.
The fieldwork was completed on 05/07/25.

Date of Plat or Map: 05/12/25

PRELIMINARY, THIS SURVEY SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Cole Carpenter
Registered Public Land Surveyor
Texas Registration No. 6892

DIGTESS NOTE

Texas 811 Ticket Number: 2562149673

FLOOD NOTES

No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48251C0220 K, dated 09/21/2023. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).

FOR SITE PICTURES CLICK HERE OR SCAN THE QR CODE BELOW:

NO.	DATE	DESCRIPTION	BY

ALTA/NSPS LAND TITLE SURVEY

4.040 ACRES SITUATED IN THE
WILLIAM HICKMAN SURVEY, ABSTRACT NO. 327
CITY OF VENUS, JOHNSON COUNTY, TEXAS

TRAVERSE
LAND SURVEYING LLC
14200 Midway Road, Suite 130, Dallas, TX 75224 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting

DRAWN	CHECK	DATE	SCALE	PROJECT NO.	SHEET NO.
ER	CC	05/12/25	1" = 40'	TR-254-25	1

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF VENUS, TEXAS, JOHNSON AND ELLIS COUNTIES ANNEXING THE HEREINAFTER DESCRIBED TERRITORY LEGALLY DESCRIBED AS BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING A PART THE WILLIAM HICKMAN SURVEY, ABSTRACT NUMBER 327, (JOHNSON COUNTY), TEXAS; A 4.063 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CHARLES E. HACKWORTH AS RECORDED IN COUNTY CLERK'S BOOK 2381, PAGE 379 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 4.063 ACRE TRACT OF LAND INTO THE CITY OF VENUS. JOHNSON AND ELLIS COUNTIES, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE THE DESCRIBED PROPERTY WITHIN THE CITY LIMITS, AND GRANTING TO ALL THE INHABITANTS OF THE PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING THE INHABITANTS BY ALL OF THE ORDINANCES, RESOLUTIONS, ACTS AND REGULATIONS OF THE CITY; ADOPTING A SERVICE PLAN; FINDING AND DETERMINING THAT ALL REQUIREMENTS FOR ANNEXATION INCLUDING PUBLIC HEARINGS, NOTICES, AND OPEN MEETINGS HAVE BEEN MET ACCORDING TO LAW; PROVIDING INSTRUCTIONS FOR FILING THIS ORDINANCE AND FOR CORRECTING THE OFFICIAL MAP AND BOUNDARIES OF SAID CITY; PROVIDING SEVERABILITY AND CUMULATIVE CLAUSES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Venus, Texas ("City") is authorized, pursuant to Chapter 43.0671 of the Texas Local Government Code to annex territory and extend the corporate limits of the City, subject to state law (the "Property"); and

WHEREAS, on or about June 17, 2025, the property owner ("Applicant") submitted a Petition for Voluntary Annexation to the City of Venus; and

WHEREAS, the City desires to approve said petition and annex certain territory described herein (the "Property"); and

WHEREAS, all of the Property described herein is contiguous to and within the exclusive extra territorial jurisdiction of the City; and

WHEREAS, all required notices, all public hearings, and all requirements for such annexation have been provided, held, and met in accordance with applicable law; and

WHEREAS, in accordance with Sections 43.0672 and 212.172 of the Texas Local Government Code, a Service Plan Agreement between the City and the Applicant was entered into for the area to be annexed, made available to the public and entered into previously with the owner of said Property, and is attached hereto and incorporated herein; and

WHEREAS, the City Council of the City of Venus, Texas finds and determines that annexation of the Property hereinafter described is in the best interests of the citizens of the City of Venus and the owners and residents of the area.

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

SECTION 1. **Findings.** It is hereby officially determined that the findings and recitations contained above in the preamble of this ordinance are true and correct and are legislative findings and are incorporated herein by reference.

SECTION 2. **Annexation.** That the following described territory, to wit:

All that certain tract of land being all that certain lot, tract or parcel of land, being 4.063 total acres, more or less, and situated in the William Hickman Survey, Abstract Number 327, Johnson County, Texas and recorded in County Clerk's Book 2381, Page 379 of the Deed Records of Johnson County, Texas and more particularly described by metes and bounds in Exhibit A, and depicted in Exhibit B, which are incorporated herein by reference in this Ordinance as if fully recited.

Be and the same is hereby annexed into the City of Venus, Johnson and Ellis Counties Texas, and that the boundary limits of the City of Venus, Texas, be and the same are hereby extended to include the above-described territory within the city limits of Venus, and that the same shall hereafter be included within the territorial limits of said City and said land and the inhabitants thereof shall be hereafter entitled to all rights and privileges of all other citizens of the City of Venus, Texas, and shall be bound by the ordinances, resolutions, acts and regulations of the City.

SECTION 3. **Service Plan.** A written Service Plan is prepared in accordance with applicable provisions of State law pertaining to annexation is attached hereto as Exhibit C and is hereby incorporated herein by reference and adopted as part of this ordinance and the same shall govern the delivery of municipal services to the annexed territory.

SECTION 4. **Official Map.** The official map and boundaries of the City, previously adopted, are hereby amended to include the Property as part of the City of Venus. The City Secretary is directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the annexed Property as required by applicable law.

SECTION 5. **Severability Clause**. It is hereby declared by the City Council of the City of Venus that if any of the sections, paragraphs, sentences, clauses, phrases, words or provisions of this ordinance should be declared unconstitutional or otherwise invalid for any reason, such event shall not affect any remaining sections, paragraphs, sentences, clauses, phrases, words or provisions of this ordinance.

SECTION 6. **Cumulative Clause**. This ordinance shall be cumulative if all provisions of ordinances of the City of Venus 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. **Public Meeting**. It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required by law.

SECTION 8. **Filing Instructions.** The City Secretary is hereby directed to file a certified copy of this ordinance with the County Clerk of Johnson County, Texas and with other appropriate officials and agencies as required by state and federal law.

SECTION 9. **Effective Date.** This ordinance shall be in full force and effect immediately upon its passage and approval by the City Council of the City of Venus, Texas.

DULY PASSED by the City Council of the City of Venus, Texas, on the ___day of August 2025.

APPROVED:

_____
Alejandro Galaviz, Mayor

ATTEST:

_____
Callie Green, City Secretary

EXHIBIT A
METES AND BOUNDS
4.040 ACRES

LEGAL DESCRIPTION:

BEING a 4.040 acre (175,985 square foot) tract of land situated in the William Hickman Survey, Abstract 327, being the same tract of land conveyed to Triple B Feed & Tack, Inc. by deed recorded in Volume 3398, Page 121 of the Deed Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8–inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the Easternmost corner of Lot 1, Block A of Kovacs Sears, an addition to the City of Venus, Johnson County, Texas, according to the plat thereof recorded in Volume 11, Page 569 of the Plat Records of Johnson County, Texas, same being the North corner of said Triple B Feed & Tack, Inc. tract and lying on the Southwest right-of-way line of F. M. 2738 (called 100 foot right-of-way);

THENCE South 29 Degrees, 59 Minutes, 45 Seconds East, with the Southwest right-of-way line of said F. M. 2738, a distance of 400.00 feet to a 5/8-inch iron rod with a cap stamped "Traverse LS Prop Cor" for corner, said point being the Easternmost corner of said Triple B Feed & Tack, Inc. tract and lying at the intersection of the Southwest right-of-way line of said F. M. 2738 with the Northwest right-of-way line of E. Henderson Street (called 120 foot right-of-way);

THENCE South 59 Degrees, 15 Minutes, 15 Seconds West, with the Northwest right-of-way line of said E. Henderson Street, a distance of 440.00 feet to a 5/8-inch iron set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the North corner of said Adelina Properties, LLC tract, same being the West corner of said Triple B Feed & Tack, Inc. and lying on the Southeast line of said Lot 1, Block A;

THENCE North 59 Degrees, 59 Minutes, 45 Seconds West, departing the Northwest right-of-way line of said E, Henderson Street, with the Northeast line of said Adelina Properties, LLC tract, a distance of 400.00 feet to a 5/8-inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the North corner of said Adelina Properties, LLC tract, same being the West corner of said Triple B Feed & Tack, Inc. and lying on the Southeast line of said Lot 1, Block A;

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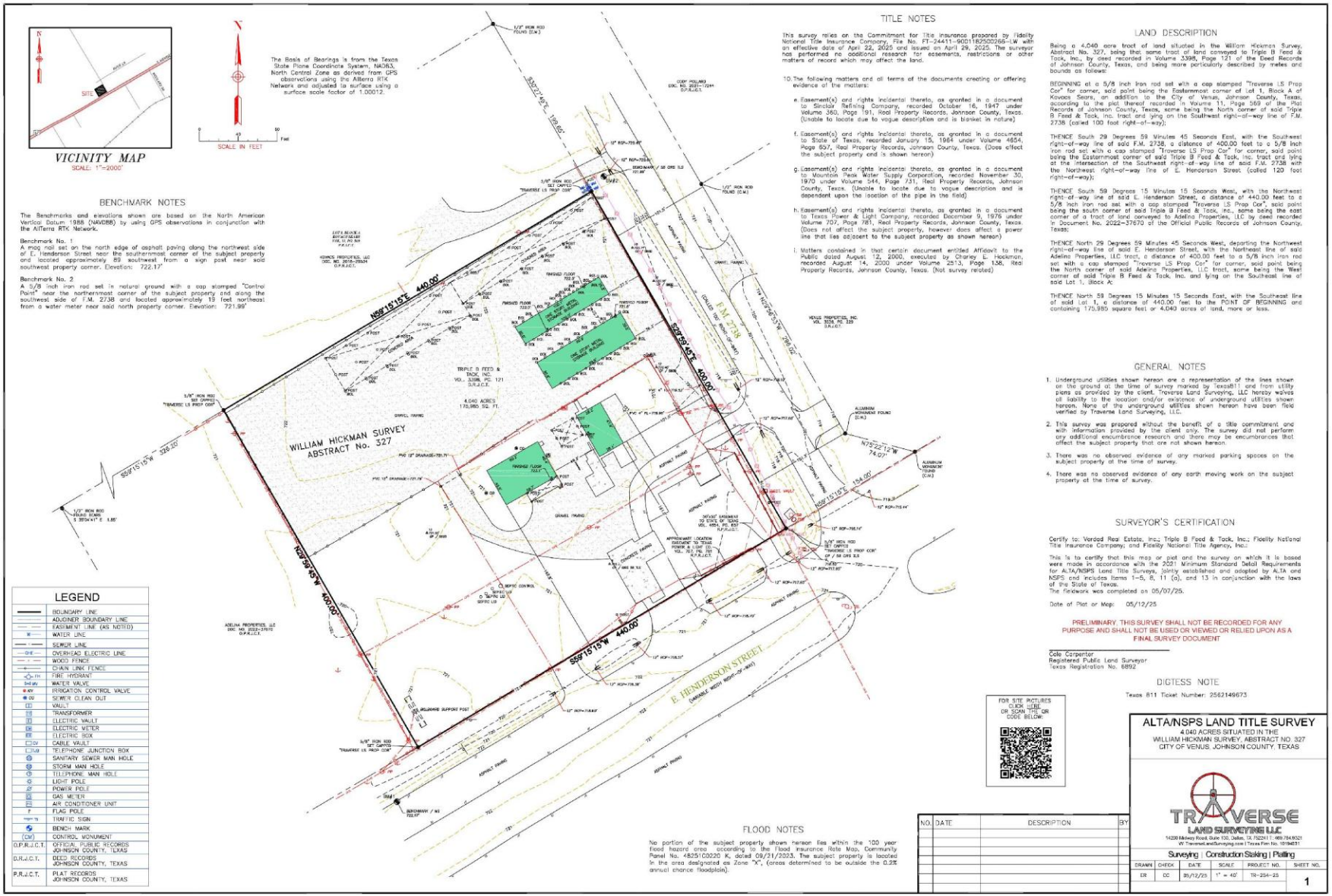
VICINITY MAP
SCALE: 1"=2000'
SITE
The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Allterra RTK Network and adjusted to surface using a surface scale factor of 1.00012.
SCALE IN FEET
BENCHMARK NOTES
The Benchmarks and elevations shown are based on the North American Vertical Datum 1988 (NAVD88) by using GPS observations in conjunction with the Allterra RTK Network.
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LEGEND
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OVERHEAD ELECTRIC LINE
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CHAIN LINK FENCE
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WATER VALVE
IRRIGATION CONTROL VALVE
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ELECTRIC BOX
CABLE VAULT
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SANITARY SEWER MAN HOLE
STORM MAN HOLE
TELEPHONE MAN HOLE
LIGHT POLE
POWER POLE
GAS METER
AIR CONDITIONER UNIT
FLAG POLE
TRAFFIC SIGN
BENCH MARK
CONTROL MONUMENT
O.P.R.J.C.T. OFFICIAL PUBLIC RECORDS JOHNSON COUNTY, TEXAS
D.R.J.C.T. DEED RECORDS JOHNSON COUNTY, TEXAS
P.R.J.C.T. PLAT RECORDS JOHNSON COUNTY, TEXAS
WILLIAM HICKMAN SURVEY ABSTRACT No. 327
TRIPLE B FEED & TACK, INC. VOL. 3398, PG. 121 O.R.J.C.T.
4.040 ACRES 175,985 SQ. FT.
N59°15'15"E 440.00'
S59°39'45"E 400.00'
S59°15'15"W 440.00'
N59°39'45"W 400.00'
S59°15'15"W 326.20'
E. HENDERSON STREET
(VARIABLE WIDTH RIGHT-OF-WAY)
F.M. 2738
(CALLED 80' R.O.W.)
N25°22'12"W 74.07'
N64°37'48"E 154.00'
S25°22'12"E 74.07'
S64°37'48"W 154.00'
S30°27'45"E 199.85'
N30°27'45"W 199.85'
ADELINA PROPERTIES, LLC DOC. NO. 2022-37670 O.P.R.J.C.T.
VENUS PROPERTIES, INC. VOL. 3036, PG. 329 O.R.J.C.T.
COBY HOLLAND DOC. NO. 2021-17244 O.P.R.J.C.T.
LOT 1, BLOCK A KOVACS SEARS, AN ADDITION TO THE CITY OF VENUS VOL. 11, PG. 369 P.R.J.C.T.
KOVACS PROPERTIES, LLC DOC. NO. 2016-23504 O.P.R.J.C.T.
1/2" IRON ROD FOUND (C.M.)
5/8" IRON ROD SET CAPPED "TRAVERSE LS PROP COR"
ALUMINUM MONUMENT FOUND (C.M.)
BENCHMARK / NO 722.17'
BM #1
BM #2
SIGN
POST
POST BOX
MAIL BOX
WATER METER
GAS METER
AIR CONDITIONER
ELECTRIC METER
ELECTRIC BOX
TRANSFORMER
POWER POLE
GUY WIRE
LIGHT POLE
FLAG POLE
TRAFFIC SIGN
FIRE HYDRANT
WATER VALVE
IRRIGATION CONTROL VALVE
SEWER CLEAN OUT
VAULT
TELEPHONE JUNCTION BOX
SANITARY SEWER MAN HOLE
STORM MAN HOLE
TELEPHONE MAN HOLE
CABLE VAULT
GRAVEL PAVING
ASPHALT PAVING
CONCRETE PAVING
FINISHED FLOOR
ONE STORY BRICK STRUCTURE
ONE STORY METAL STRUCTURE
ONE STORY WOOD STRUCTURE
GAZEBO
SEPTIC CONTROL
SEPTIC LID
OVERHEAD ELECTRIC LINE
WOOD FENCE
CHAIN LINK FENCE
BARBED WIRE FENCE
BILLBOARD SUPPORT POST
PVC 4" FL=718.82'
PVC 6" FL=718.53'
PVC 18" DRAINAGE=721.71'
PVC 10" DRAINAGE=721.79'
12" RCP=719.01'
12" RCP=719.10'
12" RCP=719.07'
12" RCP=719.05'
12" RCP=718.97'
12" RCP=718.92'
12" RCP=718.38'
12" RCP=718.83'
12" RCP=717.65'
12" RCP=717.60'
12" RCP=715.44'
12" RCP=715.67'
12" RCP=716.10'
12" RCP=716.15'
12" RCP=716.19'
12" RCP=716.23'
12" RCP=716.27'
12" RCP=716.31'
12" RCP=716.35'
12" RCP=716.39'
12" RCP=716.43'
12" RCP=716.47'
12" RCP=716.51'
12" RCP=716.55'
12" RCP=716.59'
12" RCP=716.63'
12" RCP=716.67'
12" RCP=716.71'
12" RCP=716.75'
12" RCP=716.79'
12" RCP=716.83'
12" RCP=716.87'
12" RCP=716.91'
12"

EXHIBIT B
DEPICTION

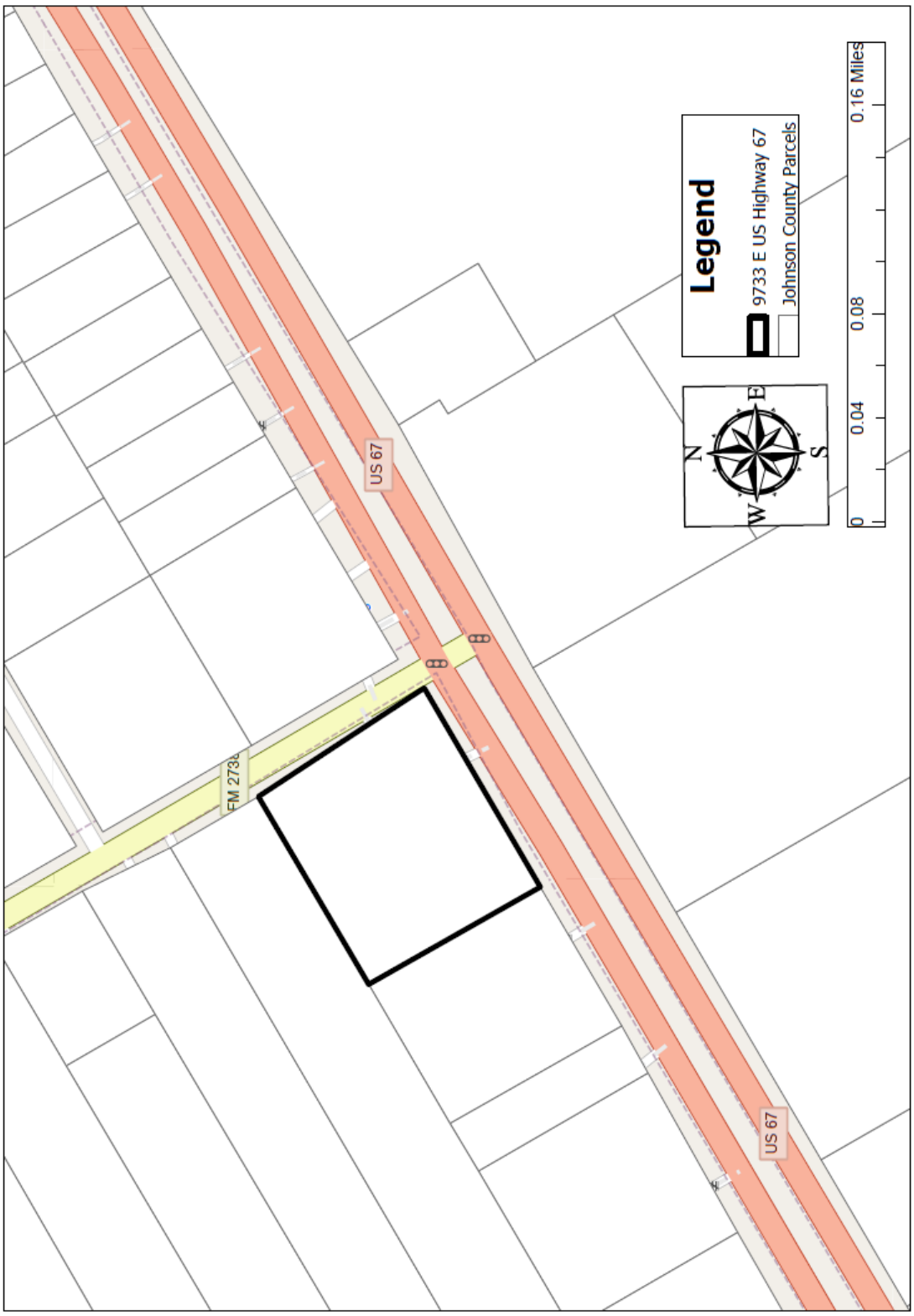
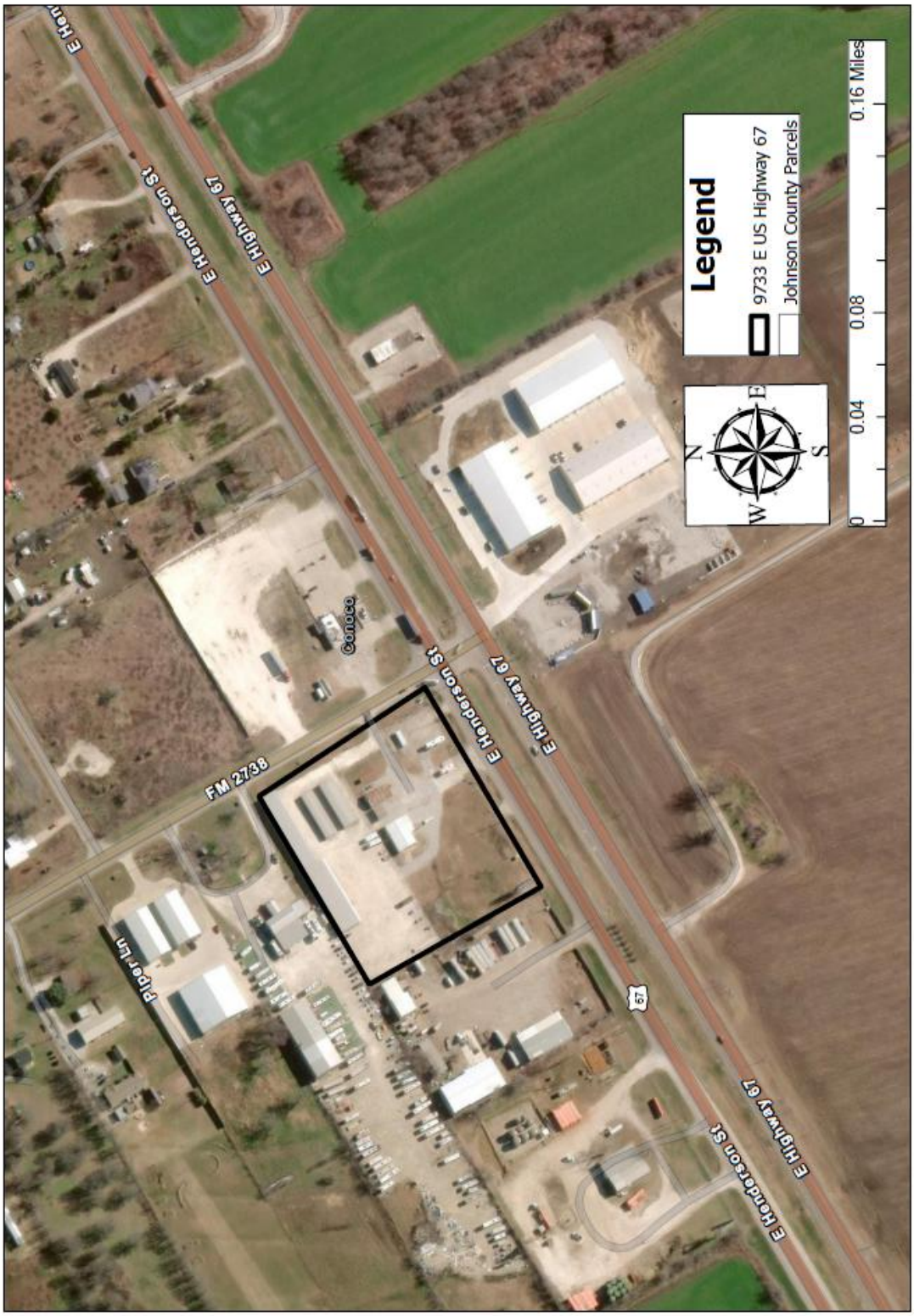


EXHIBIT C
AERIAL



9733 E US Highway 67

EXHIBIT D
DISCLAIMER

The tract of land conveyed by deed to Charles E Hackworth as recorded in the Official Records of Johnson County as recorded in Book 2381, Page 379 states 4.063 acres.

However, the tract of land conveyed by deed to Triple B Feed & Tack, Inc. as recorded in the Official Volume 3398, Page 121 states 4.040 acres. This is the most accurate survey provided by the applicant.

EXHIBIT E
CITY OF VENUS, TEXAS
SERVICE PLAN AGREEMENT

Property Owner(s): _____

All that certain tract of land being all that certain lot, tract or parcel of land, being 4.040 total acres (175,985 square feet), more or less, and situated in the William Hickman Survey, Abstract Number 327, Johnson County, Texas, being the same tract of land conveyed to Triple B Feed & Tack, Inc. by deed recorded in Volume 3398, Page 121 of the Deed Records of Johnson County, Texas.

CODE COMPLIANCE

Existing City Services: Yes.

City Services to be provided: The City will also provide Code Compliance services upon annexation to the area, at a level consistent with current methods and procedures presently provided to similar areas, on the effective date of this ordinance.

POLICE

Existing City Services: Yes.

City Services to be provided: The City's Police Department will patrol the area, at a level consistent with current methods and procedures presently provided to similar areas, on the effective date of this ordinance.

FIRE

Existing City Services: Yes.

City Services to be provided: The City's Fire Department will provide services upon annexation to the area, at a level consistent with current methods and procedures presently provided to similar areas, on the effective date of this ordinance.

EMERGENCY MEDICAL SERVICES

Existing City Services: The area is in the current service area of the City under an Inter Local Agreement with Johnson County ESD #1.

City Services to be provided: Emergency medical services shall continue to be provided to the area of annexation at a level consistent with current methods and procedures presently provided to similar areas, on the effective date of this ordinance.

SOLID WASTE SERVICES

Existing City Services: Yes.

City Services to be provided: The City will also provide solid waste services through a franchise with Frontier Waste Solutions upon annexation to the area, at a level consistent with current methods and procedures presently provided to similar areas, on the effective date of this ordinance.

WATER SERVICE AND MAINTENANCE

Existing City Services: No.

City Services to be provided: Property will be allowed to use Mountain Peak Special Utility District as a water retailer. When City of Venus water infrastructure is available, the property shall connect into water main to be served according with the standard extension ordinances, regulations, and rules, subject to and consistent with TCEQ.

SANITARY SEWER SERVICE AND MAINTENANCE

Existing City Services: No.

City Services to be provided: Sanitary sewer service to the area will be provided by On-Site Sewage Facilities (OSSF). When City of Venus installation a lift station or sewer lines, the property shall connect to the sanitary sewer main for service according with the standard extension ordinances, regulations, and rules, subject to and consistent with TCEQ.

MAINTENANCE OF ROADS AND STREETS

Existing City Services: Yes.

City Services to be provided: The City will maintain streets in accordance with the City's ordinances, regulations and rules. FM 2738 and E US Highway 67 are under the TxDOT maintenance.

STREET LIGHTING

Existing City Services: No.

City Services to be provided: The City will coordinate any request for improved street lighting with the local electric provider in accordance with the standard ordinances, regulations, and rules, subject to and consistent with the City's participation policies.

BUILDING INSPECTION

Existing City Services: Yes.

City Services to be provided: The City of Venus and its designees will provide Building Inspection services upon annexation. This includes issuing building, mechanical, electrical

and plumbing permits for any new construction and remodeling and enforcing all other applicable codes which regulate building construction within the City of Venus.

PLANNING AND ZONING

Existing City Services: Yes.

City Services to be provided: The City is responsible for regulating development and land use through the administration of the City's Zoning Ordinance and this service will extend to this area on the effective date of the annexation. The area will also continue to be regulated under the requirements of the City's Subdivision Ordinance.

PARKS AND RECREATION FACILITIES

Existing City Services: Yes.

City Services to be provided: Upon the effective date of annexation, residents within the annexes area may utilize all park and recreation facilities of the City.

PUBLICLY OWNED FACILITIES

Existing City Services: Yes.

City Services to be provided: Upon the effective date of annexation, any publicly owned facility, building or service located within the annexed area, and not otherwise owned or maintained by another governmental entity, shall maintained by the City of Venus.

MISCELLANEOUS

All other applicable municipal services will be provided to the area in accordance with the City's established policies governing extension of municipal services to newly annexed areas.

Nothing in this agreement shall require the City to provide a uniform level of full municipal services to each area of the City, including annexed area, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of service.

Executed by each party herein below:

Passed and approved by the City of Venus, Texas, and executed by the Parties on this the ___ day of August 2025.

_____
Alejandro Galaviz, Mayor
City of Venus

STATE OF TEXAS)

COUNTY OF JOHNSON AND ELLIS)

This instrument was acknowledged before me on August __, 2025, by Alejandro Galaviz as Mayor for the City of Venus, Texas.

_____

City Secretary, City of Venus

My commission expires: _____

Applicant: _____

STATE OF TEXAS)

COUNTY OF JOHNSON)

This instrument was acknowledged before me on August __, 2025, by _____ for _____.

_____

Notary Public, State of Texas

My commission expires: _____

ITEM REPORT

To:	City Council
From:	Oscar Ortiz, City Planner
Subject:	Discuss and consider an Ordinance for the Annexation of 4.040 Acres out of the William Hickman Survey, Abstract 327, Tract 41 (Johnson County), Texas; 9733 E US Highway 67, Alvarado, Texas 76009. (ANX2025-0001)
Department/Office:	Planning

Summary:

Recommended Action:
Staff recommends approval of Annexation Ordinance.

Budget:
Will bring in revenue.

Attachments:
1. 1.- F - 9733 E US Highway 67_Annexation_ Ordinance

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF VENUS, TEXAS, JOHNSON AND ELLIS COUNTIES ANNEXING THE HEREINAFTER DESCRIBED TERRITORY LEGALLY DESCRIBED AS BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING A PART THE WILLIAM HICKMAN SURVEY, ABSTRACT NUMBER 327, (JOHNSON COUNTY), TEXAS; A 4.063 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CHARLES E. HACKWORTH AS RECORDED IN COUNTY CLERK'S BOOK 2381, PAGE 379 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 4.063 ACRE TRACT OF LAND INTO THE CITY OF VENUS. JOHNSON AND ELLIS COUNTIES, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE THE DESCRIBED PROPERTY WITHIN THE CITY LIMITS, AND GRANTING TO ALL THE INHABITANTS OF THE PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING THE INHABITANTS BY ALL OF THE ORDINANCES, RESOLUTIONS, ACTS AND REGULATIONS OF THE CITY; ADOPTING A SERVICE PLAN; FINDING AND DETERMINING THAT ALL REQUIREMENTS FOR ANNEXATION INCLUDING PUBLIC HEARINGS, NOTICES, AND OPEN MEETINGS HAVE BEEN MET ACCORDING TO LAW; PROVIDING INSTRUCTIONS FOR FILING THIS ORDINANCE AND FOR CORRECTING THE OFFICIAL MAP AND BOUNDARIES OF SAID CITY; PROVIDING SEVERABILITY AND CUMULATIVE CLAUSES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Venus, Texas ("City") is authorized, pursuant to Chapter 43.0671 of the Texas Local Government Code to annex territory and extend the corporate limits of the City, subject to state law (the "Property"); and

WHEREAS, on or about June 17, 2025, the property owner ("Applicant") submitted a Petition for Voluntary Annexation to the City of Venus; and

WHEREAS, the City desires to approve said petition and annex certain territory described herein (the "Property"); and

WHEREAS, all of the Property described herein is contiguous to and within the exclusive extra territorial jurisdiction of the City; and

WHEREAS, all required notices, all public hearings, and all requirements for such annexation have been provided, held, and met in accordance with applicable law; and

WHEREAS, in accordance with Sections 43.0672 and 212.172 of the Texas Local Government Code, a Service Plan Agreement between the City and the Applicant was entered into for the area to be annexed, made available to the public and entered into previously with the owner of said Property, and is attached hereto and incorporated herein; and

WHEREAS, the City Council of the City of Venus, Texas finds and determines that annexation of the Property hereinafter described is in the best interests of the citizens of the City of Venus and the owners and residents of the area.

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

SECTION 1. **Findings.** It is hereby officially determined that the findings and recitations contained above in the preamble of this ordinance are true and correct and are legislative findings and are incorporated herein by reference.

SECTION 2. **Annexation.** That the following described territory, to wit:

All that certain tract of land being all that certain lot, tract or parcel of land, being 4.063 total acres, more or less, and situated in the William Hickman Survey, Abstract Number 327, Johnson County, Texas and recorded in County Clerk's Book 2381, Page 379 of the Deed Records of Johnson County, Texas and more particularly described by metes and bounds in Exhibit A, and depicted in Exhibit B, which are incorporated herein by reference in this Ordinance as if fully recited.

Be and the same is hereby annexed into the City of Venus, Johnson and Ellis Counties Texas, and that the boundary limits of the City of Venus, Texas, be and the same are hereby extended to include the above-described territory within the city limits of Venus, and that the same shall hereafter be included within the territorial limits of said City and said land and the inhabitants thereof shall be hereafter entitled to all rights and privileges of all other citizens of the City of Venus, Texas, and shall be bound by the ordinances, resolutions, acts and regulations of the City.

SECTION 3. **Service Plan.** A written Service Plan is prepared in accordance with applicable provisions of State law pertaining to annexation is attached hereto as Exhibit C and is hereby incorporated herein by reference and adopted as part of this ordinance and the same shall govern the delivery of municipal services to the annexed territory.

SECTION 4. **Official Map.** The official map and boundaries of the City, previously adopted, are hereby amended to include the Property as part of the City of Venus. The City Secretary is directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the annexed Property as required by applicable law.

SECTION 5. **Severability Clause**. It is hereby declared by the City Council of the City of Venus that if any of the sections, paragraphs, sentences, clauses, phrases, words or provisions of this ordinance should be declared unconstitutional or otherwise invalid for any reason, such event shall not affect any remaining sections, paragraphs, sentences, clauses, phrases, words or provisions of this ordinance.

SECTION 6. **Cumulative Clause**. This ordinance shall be cumulative if all provisions of ordinances of the City of Venus 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. **Public Meeting**. It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required by law.

SECTION 8. **Filing Instructions.** The City Secretary is hereby directed to file a certified copy of this ordinance with the County Clerk of Johnson County, Texas and with other appropriate officials and agencies as required by state and federal law.

SECTION 9. **Effective Date.** This ordinance shall be in full force and effect immediately upon its passage and approval by the City Council of the City of Venus, Texas.

DULY PASSED by the City Council of the City of Venus, Texas, on the ___day of August 2025.

APPROVED:

_____
Alejandro Galaviz, Mayor

ATTEST:

_____
Callie Green, City Secretary

EXHIBIT A
METES AND BOUNDS
4.040 ACRES

LEGAL DESCRIPTION:

BEING a 4.040 acre (175,985 square foot) tract of land situated in the William Hickman Survey, Abstract 327, being the same tract of land conveyed to Triple B Feed & Tack, Inc. by deed recorded in Volume 3398, Page 121 of the Deed Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8–inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the Easternmost corner of Lot 1, Block A of Kovacs Sears, an addition to the City of Venus, Johnson County, Texas, according to the plat thereof recorded in Volume 11, Page 569 of the Plat Records of Johnson County, Texas, same being the North corner of said Triple B Feed & Tack, Inc. tract and lying on the Southwest right-of-way line of F. M. 2738 (called 100 foot right-of-way);

THENCE South 29 Degrees, 59 Minutes, 45 Seconds East, with the Southwest right-of-way line of said F. M. 2738, a distance of 400.00 feet to a 5/8-inch iron rod with a cap stamped "Traverse LS Prop Cor" for corner, said point being the Easternmost corner of said Triple B Feed & Tack, Inc. tract and lying at the intersection of the Southwest right-of-way line of said F. M. 2738 with the Northwest right-of-way line of E. Henderson Street (called 120 foot right-of-way);

THENCE South 59 Degrees, 15 Minutes, 15 Seconds West, with the Northwest right-of-way line of said E. Henderson Street, a distance of 440.00 feet to a 5/8-inch iron set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the North corner of said Adelina Properties, LLC tract, same being the West corner of said Triple B Feed & Tack, Inc. and lying on the Southeast line of said Lot 1, Block A;

THENCE North 59 Degrees, 59 Minutes, 45 Seconds West, departing the Northwest right-of-way line of said E, Henderson Street, with the Northeast line of said Adelina Properties, LLC tract, a distance of 400.00 feet to a 5/8-inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the North corner of said Adelina Properties, LLC tract, same being the West corner of said Triple B Feed & Tack, Inc. and lying on the Southeast line of said Lot 1, Block A;

THENCE North 59 Degrees, 15 Minutes, 15 Seconds East, with the Southeast line of said Lot 1, Block A, a distance of 440.00 feet to the POINT OF BEGINNING and containing 175,985 square feet or 4.040 acres of land, more or less.

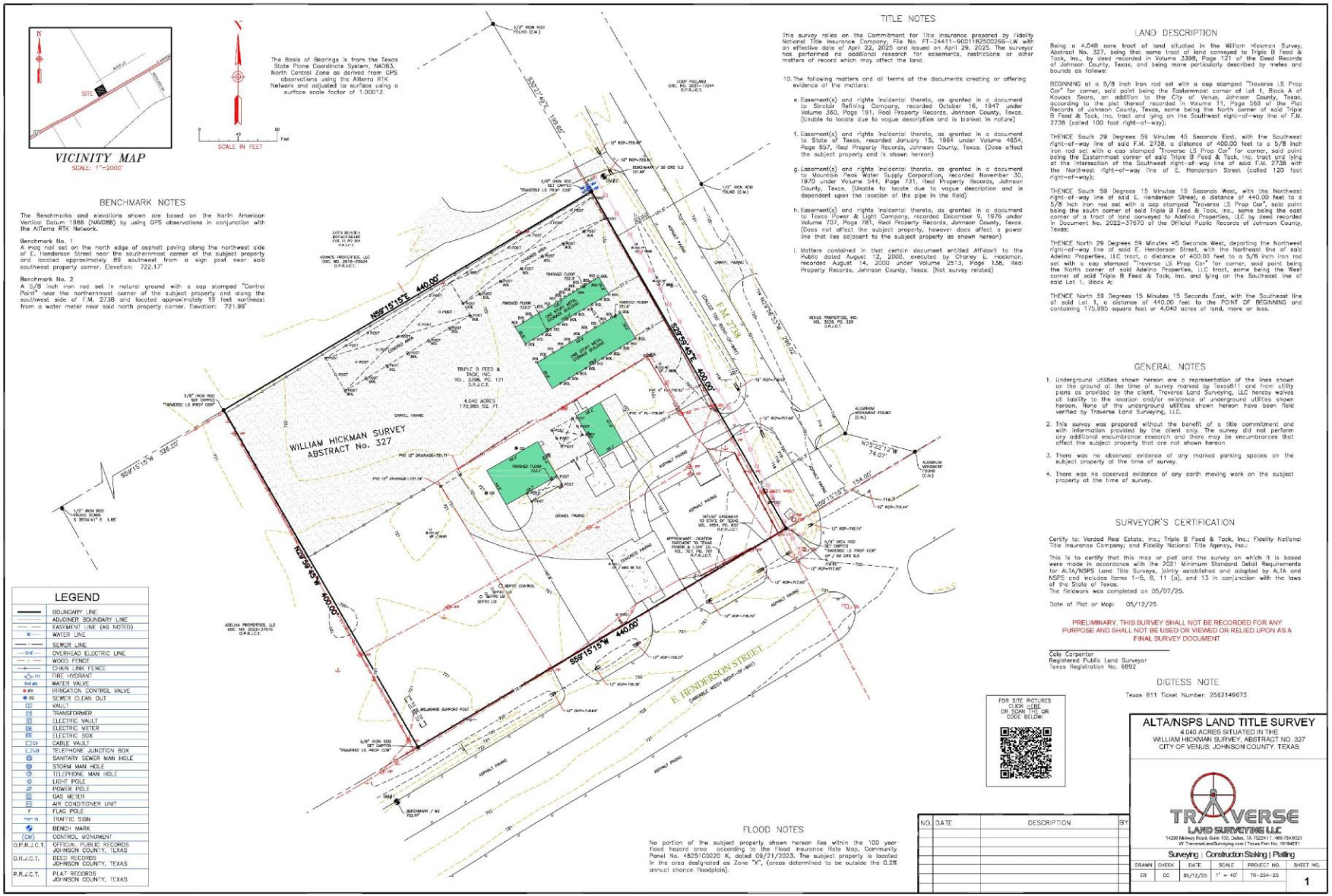

VICINITY MAP
SCALE: 1"=2000'
SITE
SCALE IN FEET
The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Allterra RTK Network and adjusted to surface using a surface scale factor of 1.00012.
WILLIAM HICKMAN SURVEY
ABSTRACT No. 327
TRIPLE B FEED & TACK, INC.
VOL. 3398, PG. 121
O.R.J.C.T.
4.040 ACRES
175,985 SQ. FT.
N59°15'15"E 440.00'
S59°39'45"E 400.00'
S59°15'15"W 440.00'
N59°39'45"W 400.00'
S59°15'15"W 326.20'
N75°22'12"W 74.07'
N59°15'15"E 154.00'
S30°27'45"E 199.85'
N30°39'45"W 288.70'
E. HENDERSON STREET
(VARIABLE WIDTH RIGHT-OF-WAY)
F.M. 2738
(CALLED 80' RIGHT-OF-WAY)
BENCHMARK No. 1
ELEV. = 722.17'
BENCHMARK No. 2
ELEV. = 721.99'
1/2" IRON ROD FOUND (D.M.)
5/8" IRON ROD SET CAPPED "TRAVERSE LS PROP COR"
ALUMINUM MONUMENT FOUND (D.M.)
ADELINA PROPERTIES, LLC DOC. NO. 2022-37670 O.P.R.J.C.T.
VENUS PROPERTIES, INC. VOL. 3036, PG. 329 O.R.J.C.T.
COBY HOLLAND DOC. NO. 2021-17244 O.P.R.J.C.T.
ADVANCE PROPERTIES, LLC DOC. NO. 2016-23504 O.P.R.J.C.T.
LOT 1, BLOCK A BOYCE SCHOOLER THE, ET AL SUB P.R.J.C.T.
SEPTIC CONTROL
SEPTIC LID
DRIVE EASEMENT TO STATE OF TEXAS VOL. 485, PG. 857 R.P.R.J.C.T.
APPROXIMATE LOCATION EASEMENT TO TEXAS POWER & LIGHT CO. VOL. 707, PG. 781 R.P.R.J.C.T.
BILLBOARD SUPPORT POST
BENCHMARK / NO 722.17'
ASPHALT PAVING
GRAVEL PAVING
CONCRETE PAVING
FINISHED FLOOR 722.7'
ONE STORY METAL STORAGE BUILDING
ONE STORY METAL STORAGE BUILDING
FINISHED FLOOR 721.9'
FINISHED FLOOR 722.1'
FINISHED FLOOR 721.7'
PVC 18" DRAINAGE-721.71'
PVC 12" DRAINAGE-721.79'
PVC 4" FL-718.86'
PVC 4" FL-719.53'
12" RCP-719.44'
12" RCP-719.10'
12" RCP-719.05'
12" RCP-719.03'
12" RCP-719.00'
12" RCP-718.98'
12" RCP-718.93'
12" RCP-718.88'
12" RCP-718.83'
12" RCP-718.78'
12" RCP-718.73'
12" RCP-718.68'
12" RCP-718.63'
12" RCP-718.58'
12" RCP-718.53'
12" RCP-718.48'
12" RCP-718.43'
12" RCP-718.38'
12" RCP-718.33'
12" RCP-718.28'
12" RCP-718.23'
12" RCP-718.18'
12" RCP-718.13'
12" RCP-718.08'
12" RCP-718.03'
12"

EXHIBIT B
DEPICTION

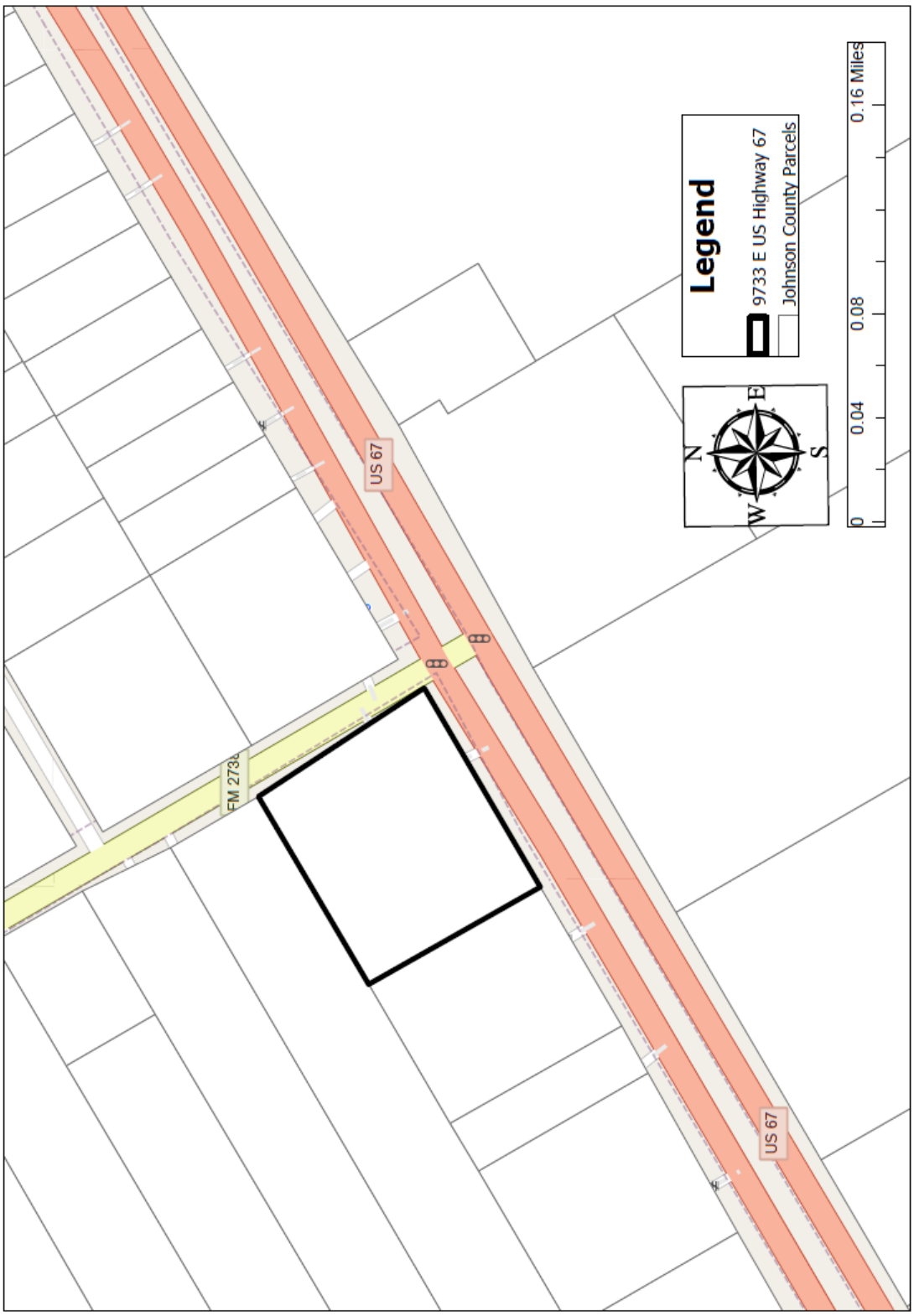


EXHIBIT C
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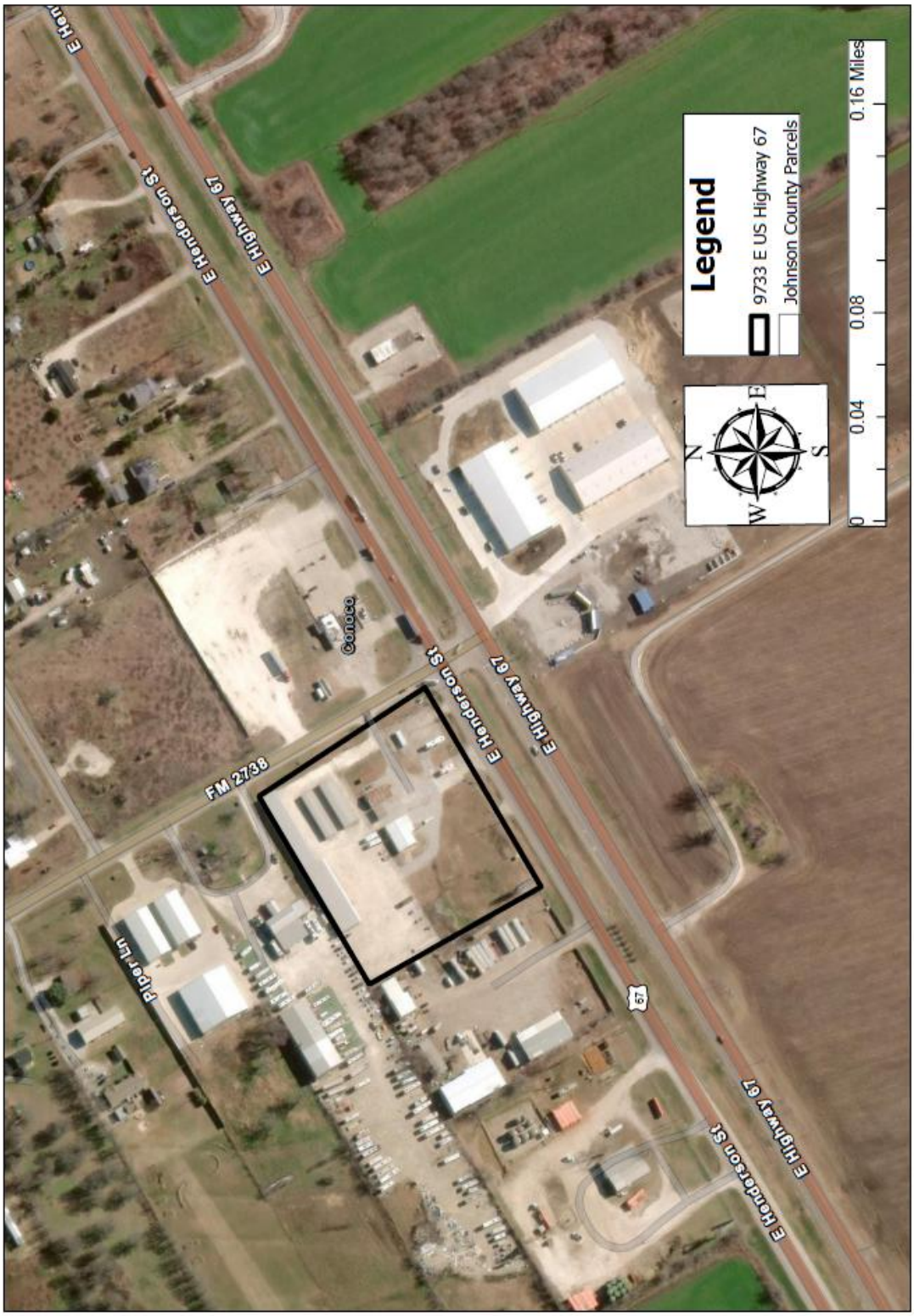

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City Services to be provided: The City's Police Department will patrol the area, at a level consistent with current methods and procedures presently provided to similar areas, on the effective date of this ordinance.

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City Services to be provided: The City's Fire Department will provide services upon annexation to the area, at a level consistent with current methods and procedures presently provided to similar areas, on the effective date of this ordinance.

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Existing City Services: The area is in the current service area of the City under an Inter Local Agreement with Johnson County ESD #1.

City Services to be provided: Emergency medical services shall continue to be provided to the area of annexation at a level consistent with current methods and procedures presently provided to similar areas, on the effective date of this ordinance.

SOLID WASTE SERVICES

Existing City Services: Yes.

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City Services to be provided: Property will be allowed to use Mountain Peak Special Utility District as a water retailer. When City of Venus water infrastructure is available, the property shall connect into water main to be served according with the standard extension ordinances, regulations, and rules, subject to and consistent with TCEQ.

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Existing City Services: No.

City Services to be provided: Sanitary sewer service to the area will be provided by On-Site Sewage Facilities (OSSF). When City of Venus installation a lift station or sewer lines, the property shall connect to the sanitary sewer main for service according with the standard extension ordinances, regulations, and rules, subject to and consistent with TCEQ.

MAINTENANCE OF ROADS AND STREETS

Existing City Services: Yes.

City Services to be provided: The City will maintain streets in accordance with the City's ordinances, regulations and rules. FM 2738 and E US Highway 67 are under the TxDOT maintenance.

STREET LIGHTING

Existing City Services: No.

City Services to be provided: The City will coordinate any request for improved street lighting with the local electric provider in accordance with the standard ordinances, regulations, and rules, subject to and consistent with the City's participation policies.

BUILDING INSPECTION

Existing City Services: Yes.

City Services to be provided: The City of Venus and its designees will provide Building Inspection services upon annexation. This includes issuing building, mechanical, electrical

and plumbing permits for any new construction and remodeling and enforcing all other applicable codes which regulate building construction within the City of Venus.

PLANNING AND ZONING

Existing City Services: Yes.

City Services to be provided: The City is responsible for regulating development and land use through the administration of the City's Zoning Ordinance and this service will extend to this area on the effective date of the annexation. The area will also continue to be regulated under the requirements of the City's Subdivision Ordinance.

PARKS AND RECREATION FACILITIES

Existing City Services: Yes.

City Services to be provided: Upon the effective date of annexation, residents within the annexes area may utilize all park and recreation facilities of the City.

PUBLICLY OWNED FACILITIES

Existing City Services: Yes.

City Services to be provided: Upon the effective date of annexation, any publicly owned facility, building or service located within the annexed area, and not otherwise owned or maintained by another governmental entity, shall maintained by the City of Venus.

MISCELLANEOUS

All other applicable municipal services will be provided to the area in accordance with the City's established policies governing extension of municipal services to newly annexed areas.

Nothing in this agreement shall require the City to provide a uniform level of full municipal services to each area of the City, including annexed area, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of service.

Executed by each party herein below:

Passed and approved by the City of Venus, Texas, and executed by the Parties on this the ___ day of August 2025.

_____
Alejandro Galaviz, Mayor
City of Venus

STATE OF TEXAS)

COUNTY OF JOHNSON AND ELLIS)

This instrument was acknowledged before me on August __, 2025, by Alejandro Galaviz as Mayor for the City of Venus, Texas.

_____

City Secretary, City of Venus

My commission expires: _____

Applicant: _____

STATE OF TEXAS)

COUNTY OF JOHNSON)

This instrument was acknowledged before me on August __, 2025, by _____ for _____.

_____

Notary Public, State of Texas

My commission expires: _____

ITEM REPORT

To:	City Council
From:	Oscar Ortiz, City Planner
Subject:	Conduct Public hearing on rezone from AG (Agricultural) District to C-2 (General Commercial) District: 4.040 Acres out of the William Hickman Survey, Abstract 327, Tract 41 (Johnson County), Texas; 9733 E US Highway 67, Alvarado, Texas 76009 (REZ2025-0003) Open Public Hearing: Close Public Hearing:
Department/Office:	Planning

Summary:

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 northwest side corner at the intersection of E US Highway 67 and FM 2738. The tract has approximately 440 ft. of frontage along E US Highway 67 with a depth of approximately 400 ft. for a tract size of 4.040 acres.

PROPOSAL: The applicant is requesting C-2 (General Commercial) District to build a convenience store with gas station.

ADJACENT ZONING: Adjacent zoning is unincorporated Johnson County on all sides: Quality RV Solutions to the north, Venus Food Mart to the east, E US Highway 67 to the south, and Service Line Transport to the west.

LAND USE: The property was used for feed, tack and storage.

COMPREHENSIVE PLAN: The City of Venus Future Land Use Plan designates the future land use as Commercial (General Commercial) District. E US Highway 67 is designated by TxDOT as a 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 uses.

ANALYSIS: The requested zoning conforms to the General Commercial (C-2) District as indicated on the City of Venus' Comprehensive Plan. A recorded plat, and site plan are required prior to the issuance of any building permit.

P & Z COMMISSION: At the July 24, 2025 meeting, the Commission voted to recommend approval with five members present, five voting in favor and none against.

RECOMMENDATION: Staff recommends approval of the rezoning request as it conforms to the Future Land Use plan.

Recommended Action:
Staff recommends approval of the rezoning request as it conforms to the Future Land Use plan.

Budget:
Will bring in revenue.

Attachments:
1. 2.- A - 9733 E US Highway 67_Staff Report Zoning
2. 2.- B - 9733 E US Highway 67_Aerial
3. 2.- C - 9733 E US Highway 67_Zoning
4. 2.- D - 9733 Neighbor Notification
5. 2.- E - 9733 E US Highway 67_Affidavit of Posting
6. 2.- F - 9733 E US Highway 67_Zoning Amendment Ordinance

Planning Department

STAFF REPORT

TO: City Council

FROM: Planning Staff

DATE: August 5, 2025

SUBJECT: REZONE FROM AG (AGRICULTURAL) DISTRICT TO C-2 (GENERAL COMMERCIAL) DISTRICT: 4.040 ACRES OUT OF THE WILLIAM HICKMAN SURVEY, ABSTRACT 327, TRACT 41 (JOHNSON COUNTY), TEXAS; 9733 E US HIGHWAY 67, ALVARADO, TEXAS 76009. (REZ2025-0003)

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 northwest side corner at the intersection of E US Highway 67 and FM 2738. The tract has approximately 440 ft. of frontage along E US Highway 67 with a depth of approximately 400 ft. for a tract size of 4.040 acres.

PROPOSAL: The applicant is requesting C-2 (General Commercial) District to build a convenience store with gas station.

ADJACENT ZONING: Adjacent zoning is unincorporated Johnson County on all sides: Quality RV Solutions to the north, Venus Food Mart to the east, E US Highway 67 to the south, and Service Line Transport to the west.

LAND USE: The property was used for feed, tack and storage.

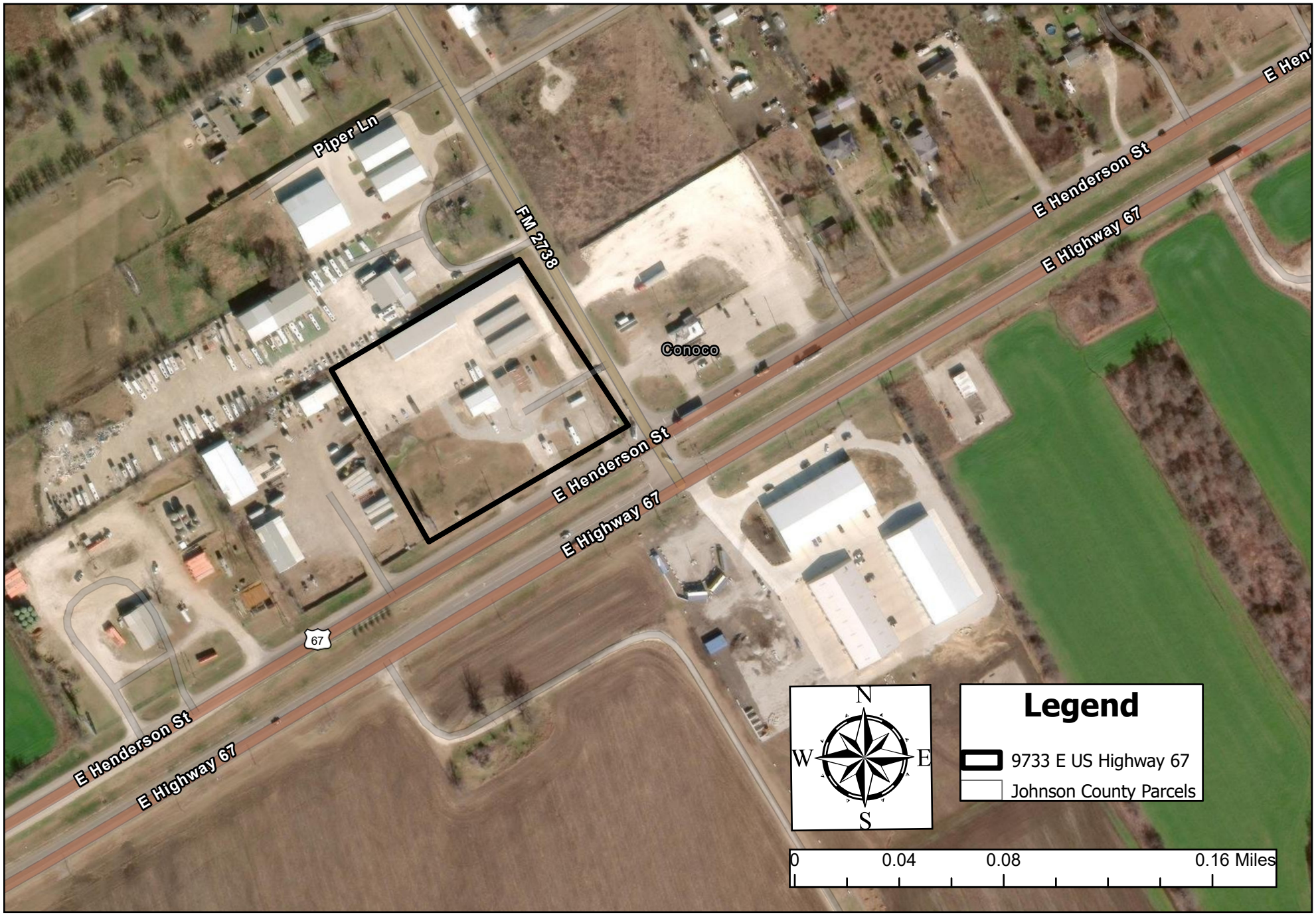
COMPREHENSIVE PLAN: The City of Venus Future Land Use Plan designates the future land use as Commercial (General Commercial) District. E US Highway 67 is designated by TxDOT as a principal arterial with 225 ft. of ROW, and 65-foot median width. It is currently a road with two lanes on each direction, 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 uses.

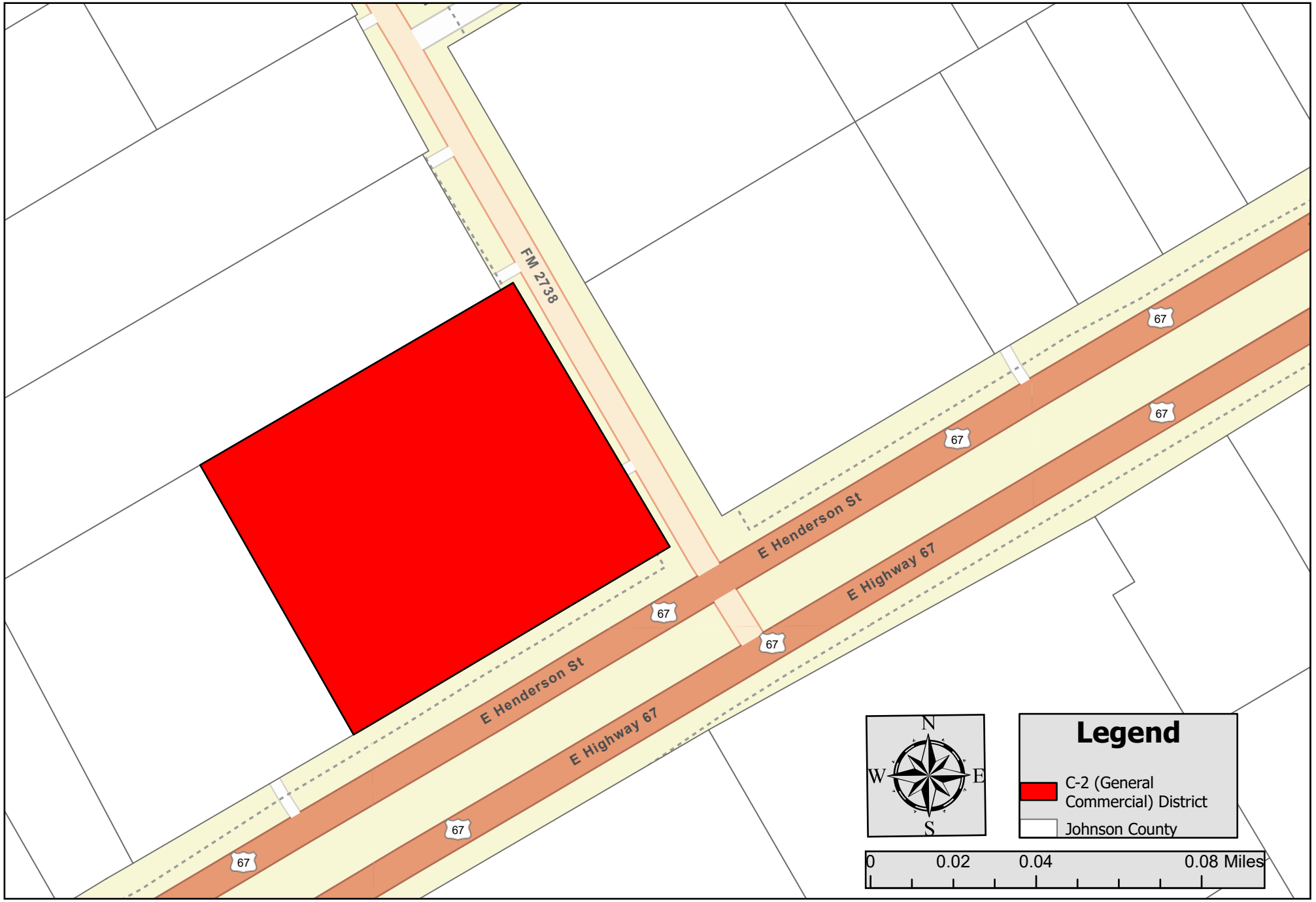
ANALYSIS: The requested zoning conforms to the General Commercial (C-2) District as indicated on the City of Venus' Comprehensive Plan. A recorded plat, and site plan are required prior to the issuance of any building permit.

P & Z COMMISSION: At the July 24, 2025 meeting, the Commission voted to recommend approval with five members present, five voting in favor and none against.

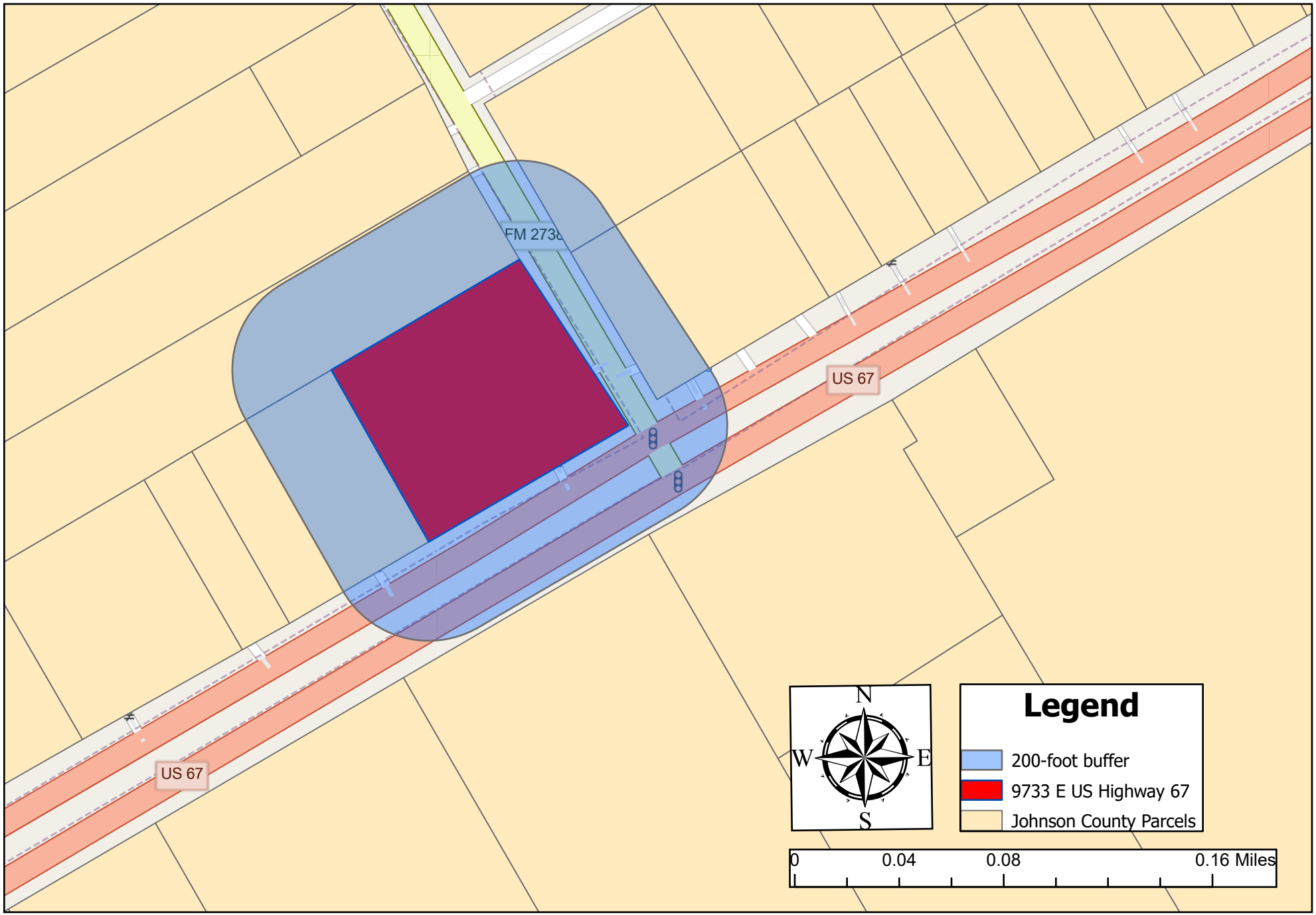
RECOMMENDATION: Staff recommends approval of the rezoning request as it conforms to the Future Land Use plan.



9733 E US Highway 67


FM 2738
E Henderson St
E Highway 67
67
Legend
C-2 (General Commercial) District
Johnson County
N
W
E
S
0
0.02
0.04
0.08 Miles

Zoning



9733 E US Highway 67

AFFIDAVIT OF POSTING

I, Oscar Ortiz, City Planner with the City of Venus, certify that on July 15, 2025, I posted signage on the front of the property known as 9733 E US Highway 67 at the intersection of FM 2738 for the Planning and Zoning Commission Public Hearing on July 24th, 2025 and City Council meeting on August 11th, 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:

WILLIAM HICKMAN SURVEY, ABSTRACT 327, TRACT 41

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

Oscar Ortiz

07/15/2025

Date: July 15, 2025

STATE OF TEXAS)
)**SS.**

JOHNSON COUNTY)

The foregoing instrument was acknowledged before me this 15th day of July, 2025, by _____(name), _____(title)

Witness my hand and official seal.

My commission expires: 07-27-2028.

(SEAL)

DANIELLA MARTINEZ
Notary Public, State of Texas
Comm. Expires 07-27-2028
Notary ID 132589518

Notary Public

Exhibit A

DANIELLA MARTINEZ
Notary Public, State of Texas
Comm. Expires 07-27-2029
Notary ID 132589518

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF VENUS, TEXAS, JOHNSON AND ELLIS COUNTIES AUTHORIZING A ZONING CHANGE FROM AG (AGRICULTURAL) DISTRICT TO C-2 (GENERAL COMMERCIAL) DISTRICT LOCATED AT 9733 E US HIGHWAY 67, ALVARADO, TEXAS 76009, BEING APPROXIMATELY 4.063 ACRES LEGALLY DESCRIBED AS BEING PART THE WILLIAM HICKMAN SURVEY, ABSTRACT NUMBER 327, JOHNSON COUNTY, TEXAS ("THE PROPERTY"); AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

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

WHEREAS, a proper application for a Zoning Change has been made in accordance with the zoning ordinances in the City of Venus and said application has been assigned case number REZ2025-0003. Said application, having been referred to the Planning and Zoning Commission (P & Z) Commission for their final report, was recommended by the P & Z Commission for zoning change approval of the subject property from AG (Agricultural) District to C-2 (General Commercial) District; and,

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

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

SECTION 1. **Findings.** It is hereby officially determined that the findings and recitations contained above in the preamble of this ordinance are true and correct and are legislative findings and are incorporated herein by reference.

SECTION 2. That the Zoning Ordinance and Map of the City of Venus, duly passed by the governing body of the City of Venus, as heretofore amended, be and the same is hereby amended by granting a change in zoning for the Property, and more particularly described in Exhibit "A" (which is incorporated herein by reference) from AG (Agricultural) to C-2 (General Commercial) in order to facilitate development of the subject property in a manner that allows those uses that are of retail, service and office use characteristics of retailing and wholesaling markets on the property. The Property shall be developed and used in accordance with the development standards under the Venus Zoning Ordinance, ordinances of the City of Venus.

SECTION 3. Official Zoning Map. The official zoning map previously adopted, is hereby amended. The City Secretary is directed an authorized to perform or cause to be performed all acts necessary to correct the official zoning map of the City as required by applicable law.

SECTION 4. **Severability Clause**. It is hereby declared by the City Council of the City of Venus that if any of the sections, paragraphs, sentences, clauses, phrases, words or provisions of this ordinance should be declared unconstitutional or otherwise invalid for any reason, such event shall not affect any remaining sections, paragraphs, sentences, clauses, phrases, words or provisions of this ordinance.

SECTION 5. **Cumulative Clause**. This ordinance shall be cumulative if all provisions of ordinances of the City of Venus 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 6. **Public Meeting**. It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required by law.

SECTION 7. **Filing Instructions.** The City Secretary is hereby directed to file a certified copy of this ordinance with the County Clerk of Johnson County, Texas and with other appropriate officials and agencies as required by state and federal law.

SECTION 8. Penalty. Upon publication of this ordinance by the City Secretary, any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars ($2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 9. **Effective Date.** This ordinance shall be in full force and effect immediately upon its passage and approval by the City Council of the City of Venus, Texas.

DULY PASSED by the City Council of the City of Venus, Texas, on the 11th day of August 2025.

APPROVED:

_____
Alejandro Galaviz, Mayor

ATTEST:

_____
Callie Green, City Secretary

EXHIBIT A

LEGAL DESCRIPTION:

BEING a 4.040 acre (175,985 square foot) tract of land situated in the William Hickman Survey, Abstract 327, being the same tract of land conveyed to Triple B Feed & Tack, Inc. by deed recorded in Volume 3398, Page 121 of the Deed Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows:

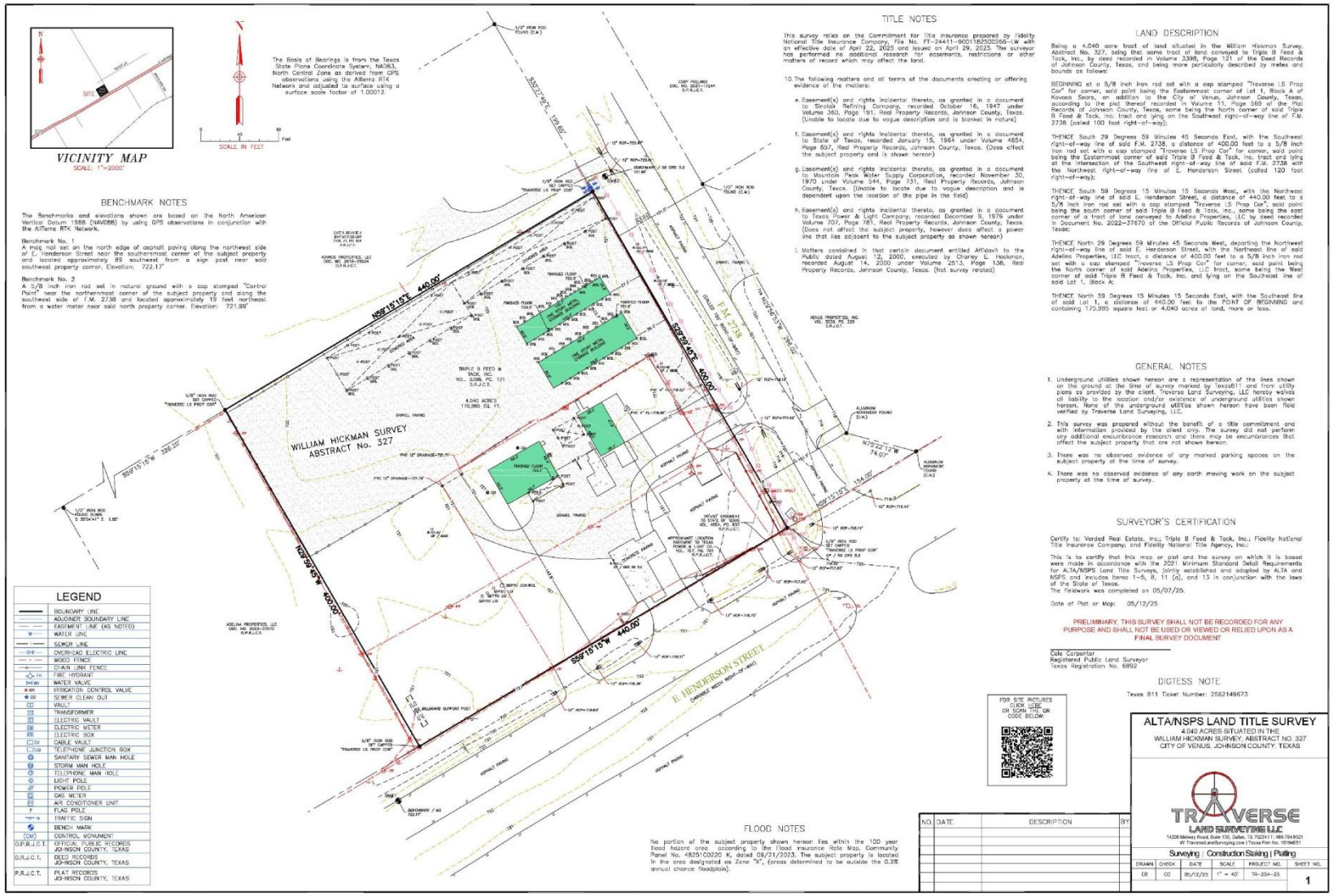
BEGINNING at a 5/8–inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the Easternmost corner of Lot 1, Block A of Kovacs Sears, an addition to the City of Venus, Johnson County, Texas, according to the plat thereof recorded in Volume 11, Page 569 of the Plat Records of Johnson County, Texas, same being the North corner of said Triple B Feed & Tack, Inc. tract and lying on the Southwest right-of-way line of F. M. 2738 (called 100 foot right-of-way);

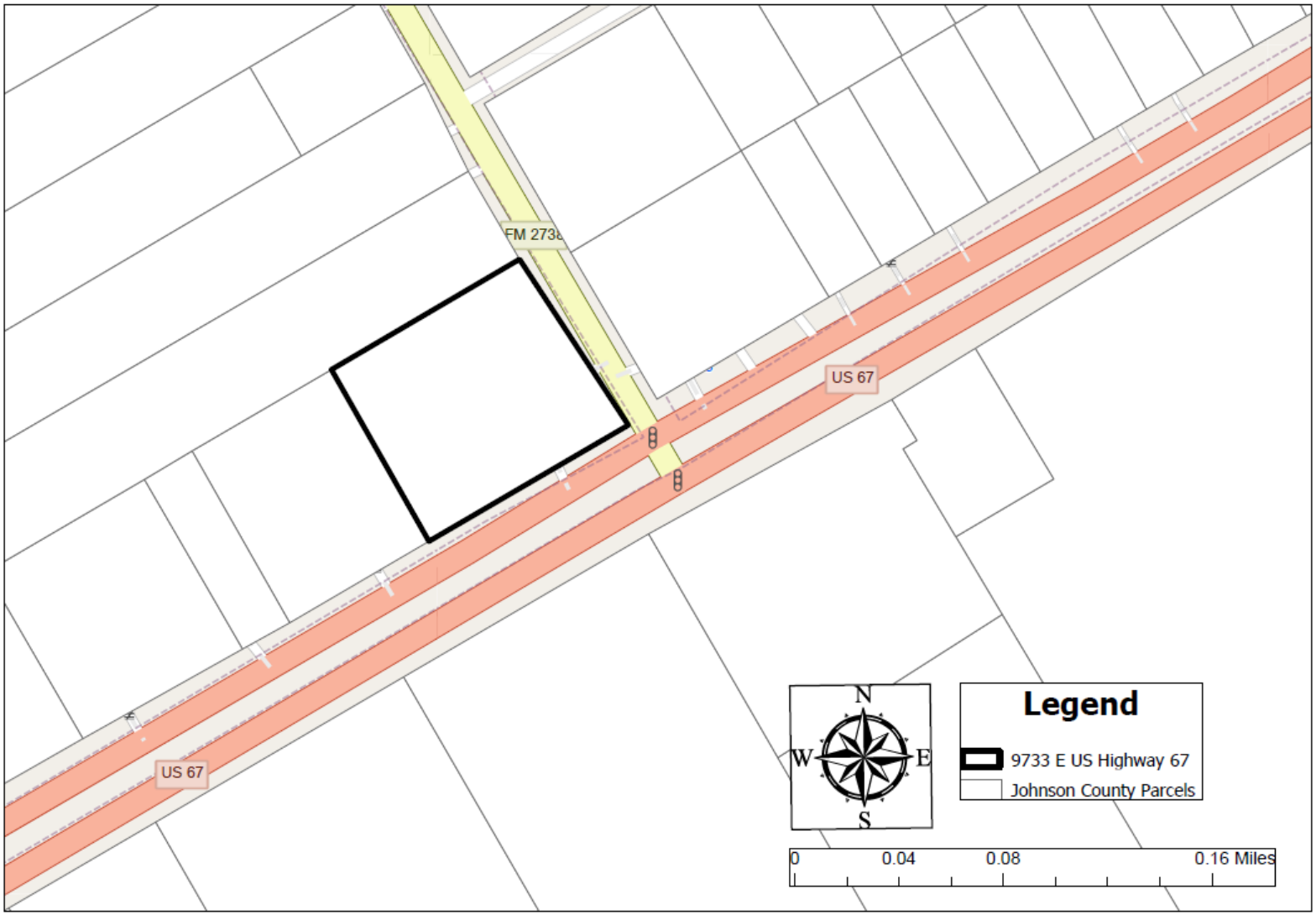
THENCE South 29 Degrees, 59 Minutes, 45 Seconds East, with the Southwest right-of-way line of said F. M. 2738, a distance of 400.00 feet to a 5/8-inch iron rod with a cap stamped "Traverse LS Prop Cor" for corner, said point being the Easternmost corner of said Triple B Feed & Tack, Inc. tract and lying at the intersection of the Southwest right-of-way line of said F. M. 2738 with the Northwest right-of-way line of E. Henderson Street (called 120 foot right-of-way);

THENCE South 59 Degrees, 15 Minutes, 15 Seconds West, with the Northwest right-of-way line of said E. Henderson Street, a distance of 440.00 feet to a 5/8-inch iron set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the North corner of said Adelina Properties, LLC tract, same being the West corner of said Triple B Feed & Tack, Inc. and lying on the Southeast line of said Lot 1, Block A;

THENCE North 59 Degrees, 59 Minutes, 45 Seconds West, departing the Northwest right-of-way line of said E, Henderson Street, with the Northeast line of said Adelina Properties, LLC tract, a distance of 400.00 feet to a 5/8-inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the North corner of said Adelina Properties, LLC tract, same being the West corner of said Triple B Feed & Tack, Inc. and lying on the Southeast line of said Lot 1, Block A;

THENCE North 59 Degrees, 15 Minutes, 15 Seconds East, with the Southeast line of said Lot 1, Block A, a distance of 440.00 feet to the POINT OF BEGINNING and containing 175,985 square feet or 4.040 acres of land, more or less.

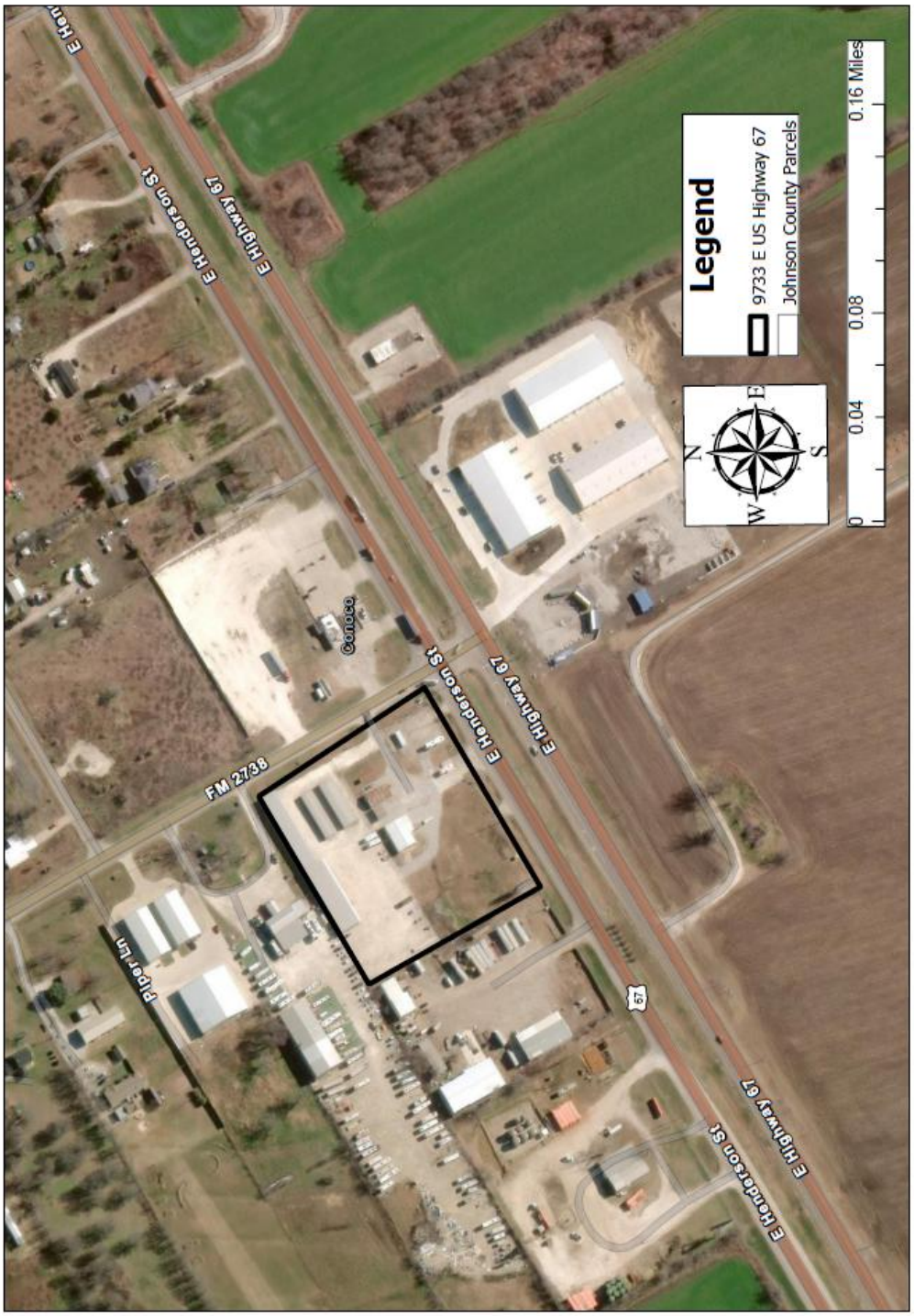

VICINITY MAP
SCALE: 1"=2000'
SITE
The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Allterra RTK Network and adjusted to surface using a surface scale factor of 1.00012.
SCALE IN FEET
BENCHMARK NOTES
The Benchmarks and elevations shown are based on the North American Vertical Datum 1988 (NAVD88) by using GPS observations in conjunction with the Allterra RTK Network.
Benchmark No. 1
A mag nail set on the north edge of asphalt paving along the northwest side of E. Henderson Street near the southernmost corner of the subject property and located approximately 89' southwest from a sign post near said southeast property corner. Elevation: 722.17'
Benchmark No. 2
A 5/8 inch iron rod set in natural ground with a cap stamped "Control Point" near the northernmost corner of the subject property and along the southeast side of F.M. 2738 and located approximately 19 feet northeast from a water meter near said north property corner. Elevation: 721.39'
TITLE NOTES
This survey relies on the Commitment for Title Insurance prepared by Fidelity National Title Insurance Company, File No. FT-24411-9G01182502266-LW with an effective date of April 22, 2025 and issued on April 29, 2025. The surveyor has performed no additional research for easements, restrictions or other matters of record which may affect the land.
10. The following matters and all terms of the documents creating or offering evidence of the matters:
e. Easement(s) and rights incidental thereto, as granted in a document to Sinclair Refining Company, recorded October 16, 1947 under Volume 360, Page 191, Real Property Records, Johnson County, Texas. (Unable to locate due to vague description and is blanket in nature)
f. Easement(s) and rights incidental thereto, as granted in a document to State of Texas, recorded January 15, 1964 under Volume 4654, Page 637, Real Property Records, Johnson County, Texas. (Does effect the subject property and is shown hereon)
g. Easement(s) and rights incidental thereto, as granted in a document to Mountain Peak Water Supply Corporation, recorded November 30, 1970 under Volume 944, Page 731, Real Property Records, Johnson County, Texas. (Unable to locate due to vague description and is dependent upon the location of the pipe in the field)
h. Easement(s) and rights incidental thereto, as granted in a document to Texas Power & Light Company, recorded December 9, 1976 under Volume 707, Page 781, Real Property Records, Johnson County, Texas. (Does not affect the subject property, however does affect a power line that lies adjacent to the subject property as shown hereon)
i. Matters contained in that certain document entitled Affidavit to the Public dated August 12, 2000, executed by Charley E. Hickman, recorded August 14, 2000 under Volume 2513, Page 136, Real Property Records, Johnson County, Texas. (Not survey related)
LAND DESCRIPTION
Being a 4.040 acre tract of land situated in the William Hickman Survey, Abstract No. 327, being that same tract of land conveyed to Triple B Feed & Tack, Inc., by deed recorded in Volume 3398, Page 121 of the Deed Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows:
BEGINNING at a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the Easternmost corner of Lot 1, Block A of Kovacs Sears, an addition to the City of Venus, Johnson County, Texas, according to the plat thereof recorded in Volume 11, Page 269 of the Plat Records of Johnson County, Texas, same being the North corner of said Triple B Feed & Tack, Inc. tract and lying on the Southwest right-of-way line of F.M. 2738 (called 100 foot right-of-way);
THENCE South 29 Degrees 59 Minutes 45 Seconds East, with the Southwest right-of-way line of said F.M. 2738, a distance of 400.00 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the Easternmost corner of said Triple B Feed & Tack, Inc. tract and lying at the intersection of the Southwest right-of-way line of said F.M. 2738 with the Northwest right-of-way line of E. Henderson Street (called 120 foot right-of-way);
THENCE South 59 Degrees 15 Minutes 15 Seconds West, with the Northwest right-of-way line of said E. Henderson Street, a distance of 440.00 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor", said point being the south corner of said Triple B Feed & Tack, Inc., same being the east corner of a tract of land conveyed to Adelina Properties, LLC by deed recorded in Document No. 2022-37670 of the Official Public Records of Johnson County, Texas;
THENCE North 29 Degrees 59 Minutes 45 Seconds West, departing the Northwest right-of-way line of said E. Henderson Street, with the Northeast line of said Adelina Properties, LLC tract, a distance of 400.00 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the North corner of said Adelina Properties, LLC tract, same being the West corner of said Triple B Feed & Tack, Inc. and lying on the Southeast line of said Lot 1, Block A;
THENCE North 59 Degrees 15 Minutes 15 Seconds East, with the Southeast line of said Lot 1, a distance of 440.00 feet to the POINT OF BEGINNING and containing 175,985 square feet or 4.040 acres of land, more or less.
GENERAL NOTES
1. Underground utilities shown hereon are a representation of the lines shown on the ground at the time of survey marked by texas811 and from utility plans as provided by the client. Traverse Land Surveying, LLC hereby waives all liability to the location and/or existence of underground utilities shown hereon. None of the underground utilities shown hereon have been field verified by Traverse Land Surveying, LLC.
2. This survey was prepared without the benefit of a title commitment and with information provided by the client only. The survey did not perform any additional encumbrance research and there may be encumbrances that affect the subject property that are not shown hereon.
3. There was no observed evidence of any marked parking spaces on the subject property at the time of survey.
4. There was no observed evidence of any earth moving work on the subject property at the time of survey.
SURVEYOR'S CERTIFICATION
Certify to: Verded Real Estate, Inc.; Triple B Feed & Tack, Inc.; Fidelity National Title Insurance Company; and Fidelity National Title Agency, Inc.:
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 1-5, 8, 11 (a), and 13 in conjunction with the laws of the State of Texas.
The fieldwork was completed on 05/07/25.
Date of Plat or Map: 05/12/25
PRELIMINARY, THIS SURVEY SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT
Cole Carpenter
Registered Public Land Surveyor
Texas Registration No. 6892
DIGTESS NOTE
Texas 811 Ticket Number: 2562149673
FLOOD NOTES
No portion of the subject property shown hereon lies within the 100 year flood hazard area, according to the Flood Insurance Rate Map, Community Panel No. 48251C0220 K, dated 09/21/2023. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).
FOR SITE PICTURES CLICK HERE OR SCAN TPL OR CODE BELOW:
LEGEND
BOUNDARY LINE
ADJOINER BOUNDARY LINE
EASEMENT LINE (AS NOTED)
WATER LINE
SEWER LINE
OVERHEAD ELECTRIC LINE
WOOD FENCE
CHAIN LINK FENCE
FIRE HYDRANT
WATER VALVE
IRRIGATION CONTROL VALVE
SEWER CLEAN OUT
VAULT
TRANSFORMER
ELECTRIC VAULT
ELECTRIC METER
ELECTRIC BOX
CABLE VAULT
TELEPHONE JUNCTION BOX
SANITARY SEWER MAN HOLE
STORM MAN HOLE
TELEPHONE MAN HOLE
LIGHT POLE
POWER POLE
GAS METER
AIR CONDITIONER UNIT
FLAG POLE
TRAFFIC SIGN
BENCH MARK
CONTROL MONUMENT
O.P.R.J.C.T. OFFICIAL PUBLIC RECORDS JOHNSON COUNTY, TEXAS
D.R.J.C.T. DEED RECORDS JOHNSON COUNTY, TEXAS
P.R.J.C.T. PLAT RECORDS JOHNSON COUNTY, TEXAS
WILLIAM HICKMAN SURVEY ABSTRACT No. 327
4.040 ACRES 175,985 SQ. FT.
TRIPLE B FEED & TACK, INC. VOL. 3398, PG. 121 D.R.J.C.T.
ADELINA PROPERTIES, LLC DOC. NO. 2022-37670 O.P.R.J.C.T.
KOVACS PROPERTIES, LLC DOC. NO. 2015-29524 O.P.R.J.C.T.
VENUS PROPERTIES, INC. VOL. 3016, PG. 229 D.R.J.C.T.
CORP HOLDING DOC. NO. 2021-17244 O.P.R.J.C.T.
F.M. 2738
E. HENDERSON STREET
S59°15'15"E 440.00'
S29°59'45"W 400.00'
N59°15'15"W 440.00'
N29°59'45"E 400.00'
S59°15'15"W 326.20'
N29°22'12"W 74.07'
S29°37'49"E 1198.65'
N29°59'45"E 784.02'
S29°59'45"W 784.02'
N59°15'15"W 154.00'
NO. DATE DESCRIPTION BY
ALTA/NSPS LAND TITLE SURVEY
4.040 ACRES SITUATED IN THE WILLIAM HICKMAN SURVEY, ABSTRACT NO. 327 CITY OF VENUS, JOHNSON COUNTY, TEXAS
TRAVERSE LAND SURVEYING LLC
14205 Midway Road, Suite 130, Dallas, TX 75244 | 469.784.6521
W: TraverseLandSurveying.com | Texas Firm No. 10194631
Surveying | Construction Staking | Platting
DRAWN CHECK DATE SCALE PROJECT NO. SHEET NO.
ER CC 05/12/25 1" = 40' TR-254-25 1



9733 E US Highway 67

EXHIBIT B

AERIAL VIEW:



ITEM REPORT

To:	City Council
From:	Oscar Ortiz, City Planner
Subject:	Discuss and consider an Ordinance to rezone from AG (Agricultural) District to C-2 (General Commercial) District: 4.040 Acres out of the William Hickman Survey, Abstract 327, Tract 41 (Johnson County), Texas; 9733 E US Highway 67, Alvarado, Texas 76009 (REZ2025-003)
Department/Office:	Planning

Summary:

Recommended Action:
Staff recommends approval of the rezoning Ordinance request as it conforms to the Future Land Use plan.

Budget:
Will bring in Revenue.

Attachments:
1. 2.- F - 9733 E US Highway 67_Zoning Amendment Ordinance

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF VENUS, TEXAS, JOHNSON AND ELLIS COUNTIES AUTHORIZING A ZONING CHANGE FROM AG (AGRICULTURAL) DISTRICT TO C-2 (GENERAL COMMERCIAL) DISTRICT LOCATED AT 9733 E US HIGHWAY 67, ALVARADO, TEXAS 76009, BEING APPROXIMATELY 4.063 ACRES LEGALLY DESCRIBED AS BEING PART THE WILLIAM HICKMAN SURVEY, ABSTRACT NUMBER 327, JOHNSON COUNTY, TEXAS ("THE PROPERTY"); AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

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

WHEREAS, a proper application for a Zoning Change has been made in accordance with the zoning ordinances in the City of Venus and said application has been assigned case number REZ2025-0003. Said application, having been referred to the Planning and Zoning Commission (P & Z) Commission for their final report, was recommended by the P & Z Commission for zoning change approval of the subject property from AG (Agricultural) District to C-2 (General Commercial) District; and,

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

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

SECTION 1. **Findings.** It is hereby officially determined that the findings and recitations contained above in the preamble of this ordinance are true and correct and are legislative findings and are incorporated herein by reference.

SECTION 2. That the Zoning Ordinance and Map of the City of Venus, duly passed by the governing body of the City of Venus, as heretofore amended, be and the same is hereby amended by granting a change in zoning for the Property, and more particularly described in Exhibit "A" (which is incorporated herein by reference) from AG (Agricultural) to C-2 (General Commercial) in order to facilitate development of the subject property in a manner that allows those uses that are of retail, service and office use characteristics of retailing and wholesaling markets on the property. The Property shall be developed and used in accordance with the development standards under the Venus Zoning Ordinance, ordinances of the City of Venus.

SECTION 3. Official Zoning Map. The official zoning map previously adopted, is hereby amended. The City Secretary is directed an authorized to perform or cause to be performed all acts necessary to correct the official zoning map of the City as required by applicable law.

SECTION 4. **Severability Clause**. It is hereby declared by the City Council of the City of Venus that if any of the sections, paragraphs, sentences, clauses, phrases, words or provisions of this ordinance should be declared unconstitutional or otherwise invalid for any reason, such event shall not affect any remaining sections, paragraphs, sentences, clauses, phrases, words or provisions of this ordinance.

SECTION 5. **Cumulative Clause**. This ordinance shall be cumulative if all provisions of ordinances of the City of Venus 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 6. **Public Meeting**. It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required by law.

SECTION 7. **Filing Instructions.** The City Secretary is hereby directed to file a certified copy of this ordinance with the County Clerk of Johnson County, Texas and with other appropriate officials and agencies as required by state and federal law.

SECTION 8. Penalty. Upon publication of this ordinance by the City Secretary, any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars ($2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 9. **Effective Date.** This ordinance shall be in full force and effect immediately upon its passage and approval by the City Council of the City of Venus, Texas.

DULY PASSED by the City Council of the City of Venus, Texas, on the 11th day of August 2025.

APPROVED:

_____
Alejandro Galaviz, Mayor

ATTEST:

_____
Callie Green, City Secretary

EXHIBIT A

LEGAL DESCRIPTION:

BEING a 4.040 acre (175,985 square foot) tract of land situated in the William Hickman Survey, Abstract 327, being the same tract of land conveyed to Triple B Feed & Tack, Inc. by deed recorded in Volume 3398, Page 121 of the Deed Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows:

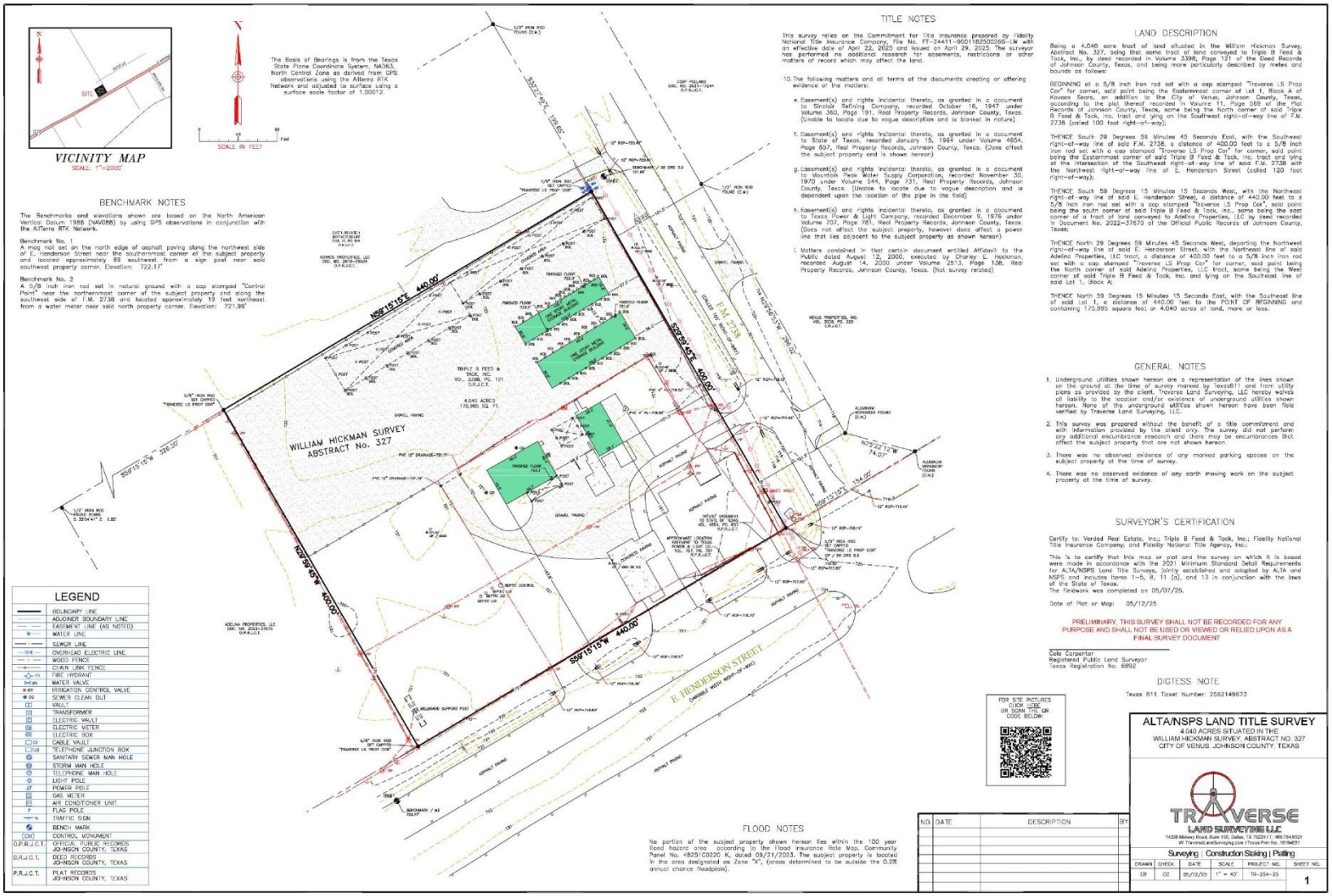
BEGINNING at a 5/8–inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the Easternmost corner of Lot 1, Block A of Kovacs Sears, an addition to the City of Venus, Johnson County, Texas, according to the plat thereof recorded in Volume 11, Page 569 of the Plat Records of Johnson County, Texas, same being the North corner of said Triple B Feed & Tack, Inc. tract and lying on the Southwest right-of-way line of F. M. 2738 (called 100 foot right-of-way);

THENCE South 29 Degrees, 59 Minutes, 45 Seconds East, with the Southwest right-of-way line of said F. M. 2738, a distance of 400.00 feet to a 5/8-inch iron rod with a cap stamped "Traverse LS Prop Cor" for corner, said point being the Easternmost corner of said Triple B Feed & Tack, Inc. tract and lying at the intersection of the Southwest right-of-way line of said F. M. 2738 with the Northwest right-of-way line of E. Henderson Street (called 120 foot right-of-way);

THENCE South 59 Degrees, 15 Minutes, 15 Seconds West, with the Northwest right-of-way line of said E. Henderson Street, a distance of 440.00 feet to a 5/8-inch iron set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the North corner of said Adelina Properties, LLC tract, same being the West corner of said Triple B Feed & Tack, Inc. and lying on the Southeast line of said Lot 1, Block A;

THENCE North 59 Degrees, 59 Minutes, 45 Seconds West, departing the Northwest right-of-way line of said E, Henderson Street, with the Northeast line of said Adelina Properties, LLC tract, a distance of 400.00 feet to a 5/8-inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the North corner of said Adelina Properties, LLC tract, same being the West corner of said Triple B Feed & Tack, Inc. and lying on the Southeast line of said Lot 1, Block A;

THENCE North 59 Degrees, 15 Minutes, 15 Seconds East, with the Southeast line of said Lot 1, Block A, a distance of 440.00 feet to the POINT OF BEGINNING and containing 175,985 square feet or 4.040 acres of land, more or less.



TITLE NOTES

This survey relies on the Commitment for Title Insurance prepared by Fidelity National Title Insurance Company, File No. FT-24411-9G01182503266-LW with an effective date of April 22, 2025 and issued on April 29, 2025. The surveyor has performed no additional research for easements, restrictions or other matters of record which may affect the land.

10. The following matters and all terms of the documents creating or offering evidence of the matters:

e. Easement(s) and rights incidental thereto, as granted in a document to Sinclair Refining Company, recorded October 16, 1947 under Volume 360, Page 191, Real Property Records, Johnson County, Texas. (Unable to locate due to vague description and is blanket in nature)

f. Easement(s) and rights incidental thereto, as granted in a document to State of Texas, recorded January 15, 1964 under Volume 4654, Page 637, Real Property Records, Johnson County, Texas. (Does effect the subject property and is shown hereon)

g. Easement(s) and rights incidental thereto, as granted in a document to Mountain Peak Water Supply Corporation, recorded November 30, 1970 under Volume 944, Page 731, Real Property Records, Johnson County, Texas. (Unable to locate due to vague description and is dependent upon the location of the pipe in the field)

h. Easement(s) and rights incidental thereto, as granted in a document to Texas Power & Light Company, recorded December 9, 1976 under Volume 707, Page 781, Real Property Records, Johnson County, Texas. (Does not affect the subject property, however does affect a power line that lies adjacent to the subject property as shown hereon)

i. Matters contained in that certain document entitled Affidavit to the Public dated August 12, 2000, executed by Charley E. Hickman, recorded August 14, 2000 under Volume 2513, Page 136, Real Property Records, Johnson County, Texas. (Not survey related)

LAND DESCRIPTION

Being a 4.040 acre tract of land situated in the William Hickman Survey, Abstract No. 327, being that same tract of land conveyed to Triple B Feed & Tack, Inc., by deed recorded in Volume 3398, Page 121 of the Deed Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the Easternmost corner of Lot 1, Block A of Kovacs Sears, an addition to the City of Venus, Johnson County, Texas, according to the plat thereof recorded in Volume 11, Page 269 of the Plat Records of Johnson County, Texas, same being the North corner of said Triple B Feed & Tack, Inc. tract and lying on the Southwest right-of-way line of F.M. 2738 (called 100 foot right-of-way);

THENCE South 29 Degrees 59 Minutes 45 Seconds East, with the Southwest right-of-way line of said F.M. 2738, a distance of 400.00 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being at the intersection of the Southwest right-of-way line of said F.M. 2738 with the Northwest right-of-way line of E. Henderson Street (called 120 foot right-of-way);

THENCE South 59 Degrees 15 Minutes 15 Seconds West, with the Northwest right-of-way line of said E. Henderson Street, a distance of 440.00 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor", said point being the south corner of said Triple B Feed & Tack, Inc., same being the east corner of a tract of land conveyed to Adelina Properties, LLC by deed recorded in Document No. 2022-37670 of the Official Public Records of Johnson County, Texas;

THENCE North 29 Degrees 59 Minutes 45 Seconds West, departing the Northwest right-of-way line of said E. Henderson Street, with the Northeast line of said Adelina Properties, LLC tract, a distance of 400.00 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the North corner of said Adelina Properties, LLC tract, same being the West corner of said Triple B Feed & Tack, Inc. and lying on the Southeast line of said Lot 1, Block A;

THENCE North 59 Degrees 15 Minutes 15 Seconds East, with the Southeast line of said Lot 1, a distance of 440.00 feet to the POINT OF BEGINNING and containing 175,985 square feet or 4.040 acres of land, more or less.

GENERAL NOTES

1. Underground utilities shown hereon are a representation of the lines shown on the ground at the time of survey marked by texas811 and from utility plans as provided by the client. Traverse Land Surveying, LLC hereby waives all liability to the location and/or existence of underground utilities shown hereon. None of the underground utilities shown hereon have been field verified by Traverse Land Surveying, LLC.
2. This survey was prepared without the benefit of a title commitment and with information provided by the client only. The survey did not perform any additional encumbrance research and there may be encumbrances that affect the subject property that are not shown hereon.
3. There was no observed evidence of any marked parking spaces on the subject property at the time of survey.
4. There was no observed evidence of any earth moving work on the subject property at the time of survey.

SURVEYOR'S CERTIFICATION

Certify to: Verded Real Estate, Inc.; Triple B Feed & Tack, Inc.; Fidelity National Title Insurance Company; and Fidelity National Title Agency, Inc.:

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 1–5, 8, 11 (a), and 13 in conjunction with the laws of the State of Texas.
The fieldwork was completed on 05/07/25.

Date of Plat or Map: 05/12/25

PRELIMINARY, THIS SURVEY SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Cole Carpenter
Registered Public Land Surveyor
Texas Registration No. 6892

DIGTESS NOTE

Texas 811 Ticket Number: 2562149673

FLOOD NOTES

No portion of the subject property shown hereon lies within the 100 year flood hazard area, according to the Flood Insurance Rate Map, Community Panel No. 48251C0220 K, dated 09/21/2023. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).

FOR SITE PICTURES CLICK HERE OR SCAN THE QR CODE BELOW:

NO.	DATE	DESCRIPTION	BY

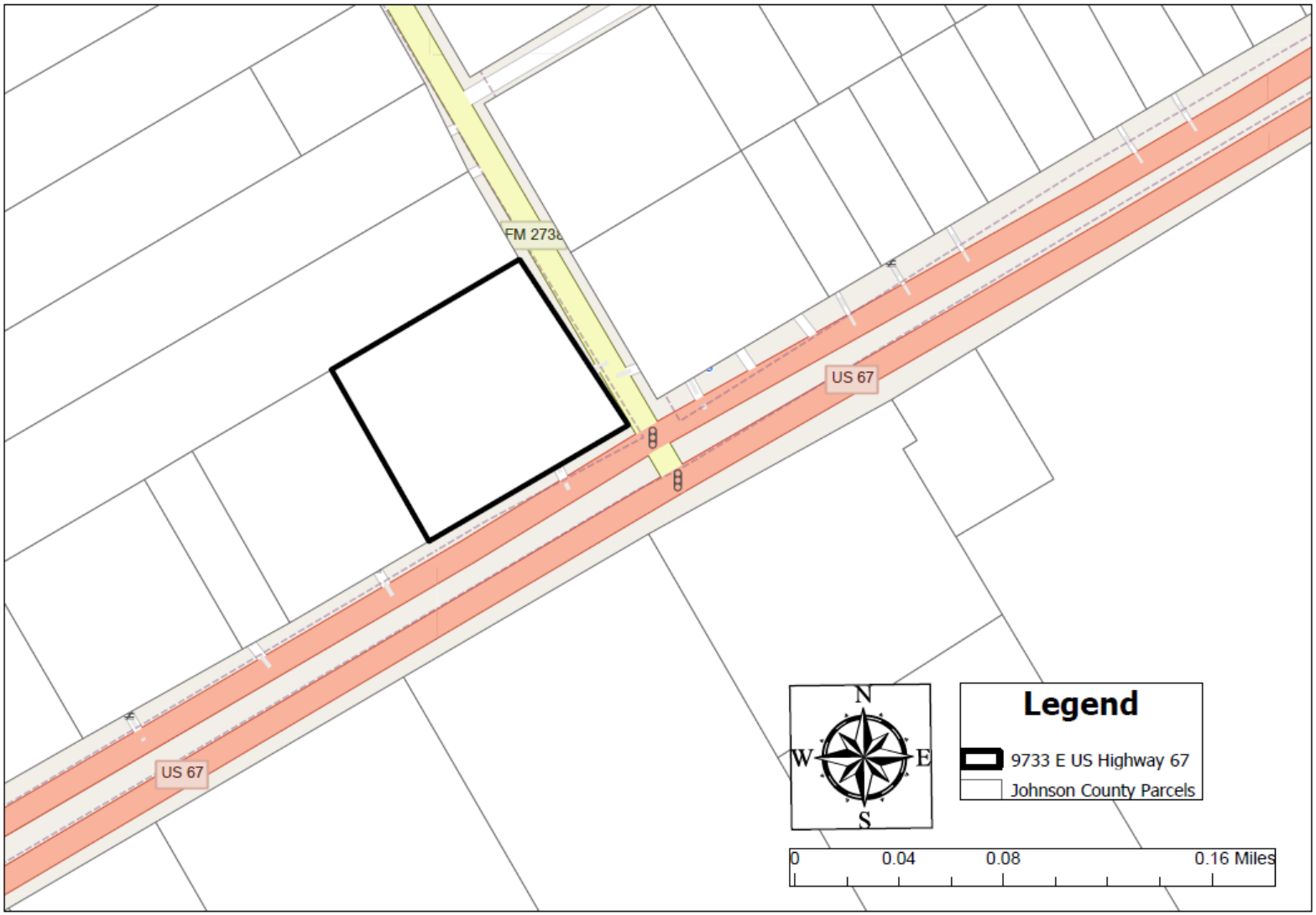
ALTA/NSPS LAND TITLE SURVEY

4.040 ACRES SITUATED IN THE
WILLIAM HICKMAN SURVEY, ABSTRACT NO. 327
CITY OF VENUS, JOHNSON COUNTY, TEXAS

TRAVERSE
LAND SURVEYING LLC
14205 Midway Road, Suite 130, Dallas, TX 75244 | 469.784.6521
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting

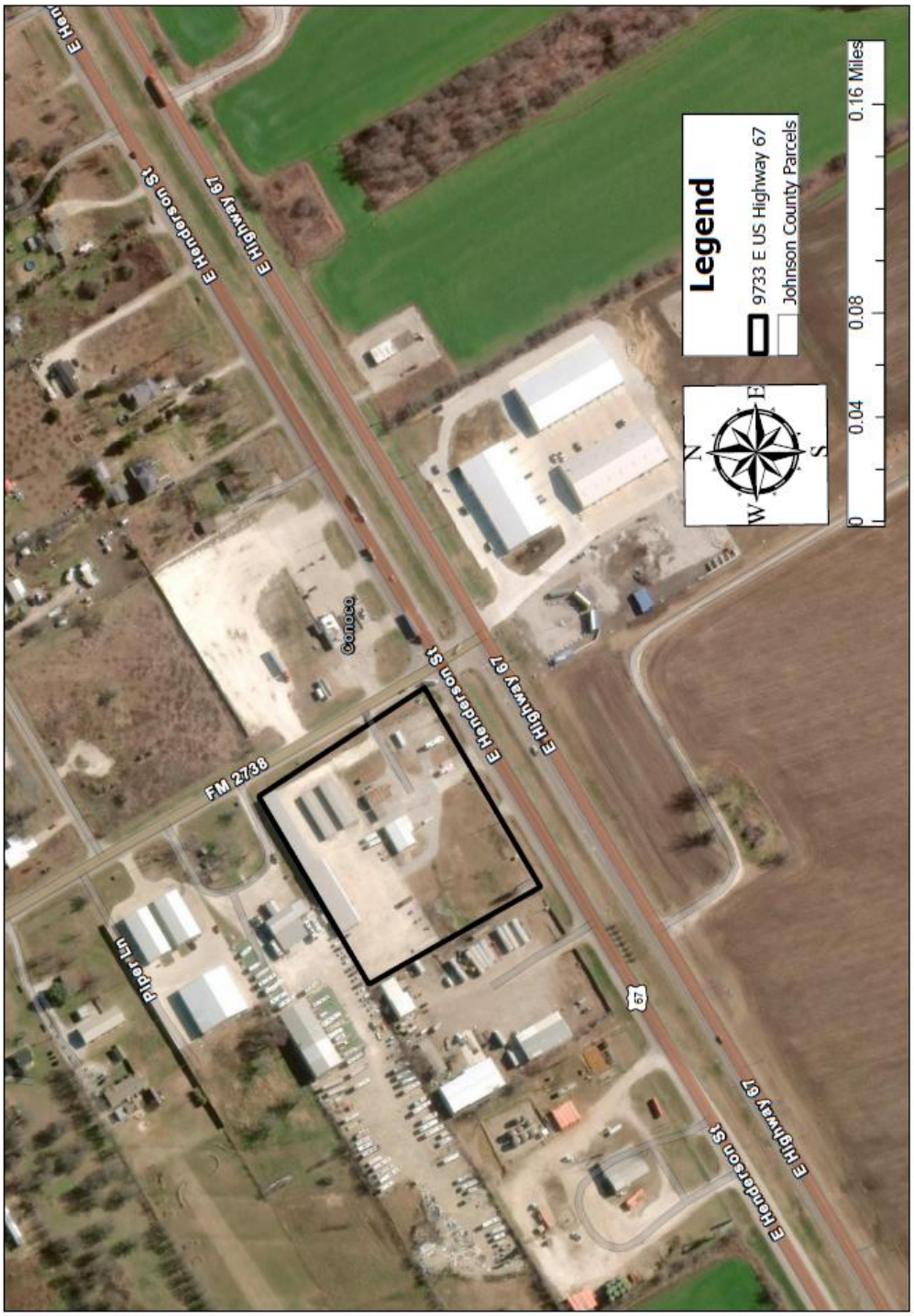
DRAWN	CHECK	DATE	SCALE	PROJECT NO.	SHEET NO.
ER	CC	05/12/25	1" = 40'	TR-254-25	1



9733 E US Highway 67

EXHIBIT B

AERIAL VIEW:



ITEM REPORT

To:	City Council
From:	Becky Wilkins, Finance Director
Subject:	Discuss and consider a Resolution to accept the Annual Audit for the period of October 1, 2023–September 30, 2024. (Presentation by Pattillo, Brown & Hill, LLP)
Department/Office:	Finance

Summary:
Texas law and city policy require the city to have its financial records reviewed each year by an independent certified public accountant. This annual review, known as an audit, verifies that the City's records are accurate, that it is following all applicable rules, and that sound accounting practices are being used. The audit also provides the City Council, staff, and the public with a clear picture of how the City is managing its finances.

Recommended Action:
Approve the item as presented.

Budget:
N/A

Attachments:
1. Audit resolution for 23-24 v2
2. Required Communication with Governance 2024
3. Annual Financial Report 2024

4

CITY OF VENUS, TEXAS
RESOLUTION NO. _____

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS PROVIDING FOR ACCEPTANCE OF THE REPORT FROM THE INDEPENDENT AUDITOR AND THE AUDITED FINANCIAL STATEMENTS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2024; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Texas Local Government Code, Title 4, Subtitle A, Chapter 103 requires every municipality to have its records and accounts audited annually and shall have an annual financial statement prepared based on the audit; and

WHEREAS, the City has completed the annual audit of the City's financial statements for the fiscal year ending September 30, 2024; and

WHEREAS, the City Council of Venus, Texas, has received the report from the City's Independent audit firm, Patillo, Brown & Hill, L.L.P. ; and

WHEREAS, the City Council of the City of Venus has reviewed and voted to accept the report as written,

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

I.

That the findings above are found to be true and correct and are incorporated herein.

II.

That the City Council does hereby accept the report of the independent auditor and the audited financial statements for the fiscal year ending September 30, 2024, as presented.

III.

This Resolution shall be and is hereby cumulative of all other Resolutions of the City of Venus, Texas, and this Resolution shall not operate to repeal or affect any such other Resolutions except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Resolution, in which event, such conflicting provisions, if any, in such other Resolutions are hereby repealed.

IV.

If any section, sub-section, sentence, clause, or phrase of this Resolution shall for any reason be held to be invalid, such decision shall not affect the validity of the remaining portions of the Resolution.

V.

This Resolution shall become effective and shall be in full force and effect from and after the date of passage and adoption by the City Council of the City of Venus, Texas, and upon application of law and in accordance with the Texas Local Government Code, Title 4, Subtitle A, Chapter 103.

PASSED AND ADOPTED by the City Council of the City of Venus, Texas this 11th day of August, 2025.

APPROVED:

_____
ALEJANDRO GALAVIZ, MAYOR

ATTEST:

_____
CALLIE GREEN, CITY SECRETARY

PATTILLO, BROWN & HILL, L.L.P.
401 West State Highway 6
Waco, Texas 76710
254.772.4901 | pbhcpa.com

Honorable Mayor and Members
of City Council
City of Venus, Texas

We have audited the financial statements of the City of Venus, Texas (the "City") as of and for the year ended September 30, 2024 and have issued our report thereon dated August 11, 2025. Professional standards require that we advise you of the following matters relating to our audit.

Our Responsibility in Relation to the Financial Statement Audit

As communicated in our engagement letter dated April 1, 2025, our responsibility, as described by professional standards, is to form and express opinions about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the City solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, and, as appropriate, our firm have complied with all relevant ethical requirements regarding independence.

As a part of the engagement, we assisted in preparing the financial statements and related notes to the financial statements of the City in conformity with U.S. generally accepted accounting principles. These non-audit services do not constitute an audit under *Government Auditing Standards* and such services were not conducted in accordance with *Government Auditing Standards.*

In order to reduce threats to our independence caused by these nonattest services to an acceptable level, we applied certain safeguards. These safeguards include a concurring review, which is a review of the financial statements and key audit areas which is performed by a partner or manager who has adequate experience in audits of local governments, but who was not involved in this audit engagement. The concurring reviewer serves as an evaluator of the performance of the engagement team and the nonattest services provided.

In addition, management assumed responsibility for the financial statements, related notes to the financial statements, and any other nonaudit services we provided. Management acknowledged, in the management representation letter, our assistance with the preparation of the financial statements and related notes to the financial statements and that these items were reviewed and approved prior to their issuance and accepted responsibility for them. Further, the nonaudit services were overseen by an individual within management that has the suitable skill, knowledge, or experience; evaluated the adequacy and results of the services; and accepted responsibility for them.

Significant Risks Considered

Prior to the audit we identified the following areas as having potentially significant risks, which received special consideration during our audit. None of the risks noted below resulted in a significant matter, finding or issue.

Significant Risk Considered	Reasoning for Special Audit Consideration
Management override of controls	The risk that members of management could circumvent well-designed and effective internal controls.

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by City of La Porte, Texas is included in the notes to the financial statements. As described in the notes to the financial statements, during the year, the District implemented Governmental Accounting Standards Board (GASB) Statement No. 100, Accounting Changes and Error Corrections-an amendment of GASB Statement No. 62. New note disclosures were added, and the cumulative effect of the accounting change has been reported in the financial statements. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments.

The most sensitive accounting estimates affecting the financial statements are:

Management's estimate of the useful lives of capital assets is based on the expected lifespan of the asset in accordance with standard guidelines. We evaluated the key factors and assumptions used to develop the estimate of useful lives in determining that it is reasonable in relation to the financial statements taken as a whole and in relation to the applicable opinion units.

Management's estimate of the allowance for uncollectible property taxes is based on historical collections. We evaluated the key factors and assumptions used to develop the allowance for uncollectible property taxes in determining that it is reasonable in relation to the financial statements taken as a whole and in relation to the applicable opinion units.

Management's estimate of the allowance for uncollectible court fines is based on historical collections. We evaluated the key factors and assumptions used to develop the allowance for uncollectible court fines in determining that it is reasonable in relation to the financial statements taken as a whole and in relation to the applicable opinion units.

Management's estimate of the net pension liability and pension expense are based on actuarial assumptions which are determined by the demographics of the plan and future projections that the actuarial makes based on historical information of the plan and the investment market. We evaluated the key factors and assumptions used to develop the net pension liability and pension expense and determined that they are reasonable in relation to the basic financial statements taken as a whole and in relation to the applicable opinion units.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the City's financial statements relate to the net pension liability. The disclosures in the financial statements are neutral, consistent, and clear.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole and each applicable opinion unit. Management has corrected all identified misstatements.

In addition, professional standards require us to communicate to you all material, corrected misstatements that were brought to the attention of management as a result of our audit procedures. None of the misstatements identified by us as a result of our audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole or applicable opinion units.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the City's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Representations Requested from Management

We have requested certain written representations from management, which are included in the management representation letter dated August 11, 2025.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the City, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the City's auditors.

Significant Forthcoming Accounting Standards

Significant new accounting standards issued by the Governmental Accounting Standards Board (GASB) not yet implemented by the entity include the following:

GASB Statement No. 101, Compensated Absences – The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. This Statement will become effective for reporting periods beginning after December 15, 2023, and the impact has not yet been determined.

GASB Statement No. 102, Certain Risk Disclosures – The objective of this Statement is to provide users of government financial statements with information about risks related to a government's vulnerabilities due to certain concentrations or constraints that is essential to their analyses for making decisions or assessing accountability. This Statement will become effective for reporting periods beginning after June 15, 2024, and the impact has not yet been determined.

GASB Statement No. 103, Financial Reporting Model Improvements – The objective of this Statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. This Statement also addresses certain application issues. This Statement will become effective for reporting periods beginning after June 15, 2025, and the impact has not yet been determined.

GASB Statement No. 104, Disclosure of Certain Capital Assets – The objective of this Statement is to provide users of government financial statements with essential information about certain types of capital assets. This Statement requires certain types of capital assets to be presented separately in the note disclosures, including right-to-use assets related to leases, Subscription-Based Information Technology Arrangements, and public-private or public-public partnerships. Other intangible assets are also required to be presented separately by major class. Additional disclosures have also been required for capital assets held for sale. This Statement will become effective for reporting periods beginning after June 15, 2025, and the impact has not yet been determined.

Restriction on Use

This report is intended solely for the information and use of the City Council and management of the City and is not intended to be and should not be used by anyone other than these specified parties.

Waco, Texas
August 11, 2025

CITY OF VENUS, TEXAS

ANNUAL FINANCIAL REPORT

FOR THE YEAR ENDED

SEPTEMBER 30, 2024

CITY OF VENUS, TEXAS

ANNUAL FINANCIAL REPORT

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FINANCIAL SECTION

PATTILLO, BROWN & HILL, L.L.P.
401 West State Highway 6
Waco, Texas 76710
254.772.4901 | pbhcpa.com

INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and Members
of City Council
City of Venus, Texas

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the City of Venus, Texas (the "City") as of and for the year ended September 30, 2024, and the notes to the financial statements, which collectively comprise the City's basis financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City, as of September 30, 2024, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of Matter – Change in Accounting Principle

As discussed in Note I to the basic financial statements, during the year ended September 30, 2024, the City implemented Governmental Accounting Standards Board (GASB) Statement No. 100, Accounting Changes and Error Corrections-an amendment of GASB Statement No. 62. Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

The City's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

OFFICE LOCATIONS
TEXAS | Waco | Temple | Hillsboro | Houston
NEW MEXICO | Albuquerque

AICPA GAQC Member

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for one year after the date that the financial statements are issued.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and Government Auditing Standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and Government Auditing Standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, and pension information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtain during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for purposes of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual fund financial statements and schedules are presented for purposes of additional analysis and are not a required part of the financial statements. Such information is the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual fund financial statements and schedules are fairly stated in all material respects in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated August 11, 2025 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of testing of internal controls over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Waco, Texas
August 11, 2025

As management of the City of Venus, we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended September 30, 2024.

FINANCIAL HIGHLIGHTS

- The assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by $19,877,112 (net position). Of this amount, $6,610,156 represents unrestricted net position, which may be used to meet the City's ongoing obligations to citizens and creditors.

- The City's total net position increased by $1,739,380.

- As of the close of the current fiscal year, the City's governmental funds reported combined fund balances of $13,917,143, an increase of $1,628,205 in comparison with prior year. Approximately 24.4% of this amount, $3,394,367, is available for spending at the City's discretion (unassigned fund balance).

- At the end of the current fiscal year, unassigned fund balance for the general fund was $3,554,668, or approximately 67.7% of the total general fund expenditures.

OVERVIEW OF THE FINANCIAL STATEMENTS

The discussion and analysis provided here are intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements consist of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) the notes to financial statements. This report also includes supplementary information intended to furnish additional detail to support the basic financial statements themselves.

Government-wide Financial Statements

The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The *statement of net position* presents financial information on all of the City's assets, deferred outflows of resources and liabilities, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The *statement of activities* presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows.* Thus, revenues and expenses are reported for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused compensated absences).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City include general government, public safety, cultural and recreational and public works. The business-type activities of the City include water and sewer operations.

The government-wide financial statements include not only the City itself (known as the *primary government*), but also a legally separate economic development corporation for which the City is financially accountable. Financial information for this component unit is reported separately from the financial information presented for the primary government itself.

Fund Financial Statements

A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into two categories: governmental funds and proprietary funds.

Governmental Funds. Governmental funds are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources,* as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in assessing a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities.*

The City maintains 18 individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the General Fund, Debt Service Fund, and 2020 and 2022 CO Bond Funds, which are considered to be major funds. Data from the other 14 governmental funds are combined into a single aggregated presentation and presented as nonmajor. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements in the combining and individual fund statements and schedules section of this report.

The basic governmental fund financial statements can be found immediately following the management's discussion and analysis.

Proprietary Funds. The City maintains one type of proprietary fund. The *enterprise fund* is used to report the same functions presented as *business-type activities* in the government-wide financial statements. The City uses the enterprise fund to account for its water and sewer operations and sanitation service.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide information for the Water and Sewer fund, which is considered to be a major fund of the City.

Notes to the Financial Statements

The notes provide additional information that is necessary to acquire a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found immediately following the basic financial statements.

Other Information

In addition to the basic financial statements and accompanying notes, this report presents *required supplementary information* concerning the City's General fund Budget Comparison Schedule, the Schedule of Changes in Net Pension Liability and Related Ratios, and the Schedule of Contributions.

This report also presents combining statements and an individual fund schedule referred to earlier in connection with nonmajor governmental funds.

Government-wide Overall Financial Analysis

As noted earlier, net position over time, may serve as a useful indicator of a government's financial position. In the case of the City, assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources by $19,877,112, at the close of the most recent fiscal year.

CITY OF VENUS' NET POSITION

	Governmental Activities		Business-type Activities		Totals	
	2024	2023	2024	2023	2024	2023
Current and other assets	$ 14,901,222	$ 13,378,978	$ 2,959,108	$ 3,478,892	$ 17,860,330	$ 16,857,870
Capital assets	10,276,267	10,793,810	8,887,371	9,126,361	19,163,638	19,920,171
Total assets	25,177,489	24,172,788	11,846,479	12,605,253	37,023,968	36,778,041
Total deferred outflows of resources	278,791	373,581	41,070	64,843	319,861	438,424
Current liabilities	739,648	971,645	352,807	766,445	1,092,455	1,738,090
Long-term liabilities	13,504,439	14,173,970	2,777,605	3,104,271	16,282,044	17,278,241
Total liabilities	14,244,087	15,145,615	3,130,412	3,870,716	17,374,499	19,016,331
Total deferred inflows of resources	80,377	53,173	11,841	9,229	92,218	62,402
Net investment in capital assets	5,369,016	4,905,722	6,126,145	6,485,574	11,495,161	11,391,296
Restricted	1,771,795	843,919	-	-	1,771,795	843,919
Unrestricted	3,991,005	3,597,940	2,619,151	2,304,577	6,610,156	5,902,517
Total net position	$ 11,131,816	$ 9,347,581	$ 8,745,296	$ 8,790,151	$ 19,877,112	$ 18,137,732

Certain reclassifications have been made to the prior year data to conform with the current year presentation.

By far, the largest portion of the City's net position (57.8%) reflects its investment in capital assets (e.g., land, construction in progress, buildings, improvements, machinery and equipment, infrastructure and water rights), less any related outstanding debt that was used to acquire those assets. The City uses these capital assets to provide a variety of services to its citizens. Accordingly, these assets are not available for future spending. Although the City's investment in capital assets is reported net of related debt, it should be noted that the resources used to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The City's net investment in capital assets increased as a result of additions to buildings, machinery and equipment, improvements, and infrastructure, while long-term debt decreased due to scheduled debt payments being made.

An additional portion of the City's net position (8.9%) represents resources that are subject to external restrictions on how they may be used. The remaining balance of $6,610,156 is unrestricted and may be used to meet the City's ongoing obligations to its citizens and creditors.

At the end of the current fiscal year, the City is able to report positive balances in all reported categories of net position, both for the government as a whole, as well as for its separate governmental and business-type activities. The same situation held true for the prior fiscal year.

The City's overall net position increased $1,739,380 from the prior fiscal year. The reasons for this overall increase are discussed in the following sections for governmental activities and business-type activities.

CITY OF VENUS' CHANGES IN NET POSITION

	Governmental Activities		Business-type Activities		Totals	
	2024	2023	2024	2023	2024	2023
Revenues:						
Program revenues:						
Charges for services	$ 719,133	$ 1,023,085	$ 5,168,284	$ 4,756,373	$ 5,887,417	$ 5,779,458
Operating grants and contributions	580,872	692,935	-	564,590	580,872	1,257,525
Capital grants and contributions	105,934	205,281	-	292,753	105,934	498,034
General revenues:						
Property taxes	4,110,884	3,387,114	-	-	4,110,884	3,387,114
Sales taxes	1,763,383	1,450,641	-	-	1,763,383	1,450,641
Franchise taxes	169,916	159,629	-	-	169,916	159,629
Investment earnings	650,532	669,413	57,358	58,923	707,890	728,336
Gain on sale of assets	-	610,521	-	-	-	610,521
Miscellaneous	35,618	44,042	-	-	35,618	44,042
Total revenues	8,136,272	8,242,661	5,225,642	5,672,639	13,361,914	13,915,300
Expenses:						
General government	1,466,101	1,377,798	-	-	1,466,101	1,377,798
Public safety	3,306,148	3,328,079	-	-	3,306,148	3,328,079
Public works	647,385	681,796	-	-	647,385	681,796
Culture and recreation	26,954	29,097	-	-	26,954	29,097
Economic development	529,223	456,963	-	-	529,223	456,963
Interest and other	376,226	516,888	-	-	376,226	516,888
Water and sewer	-	-	5,270,497	4,921,537	5,270,497	4,921,537
Total expenses	6,352,037	6,390,621	5,270,497	4,921,537	11,622,534	11,312,158
Increase (decrease) in net position	1,784,235	1,852,040	(44,855)	751,102	1,739,380	2,603,142
Net position, beginning	9,347,581	7,495,541	8,790,151	8,039,049	18,137,732	15,534,590
Net position, ending	$ 11,131,816	$ 9,347,581	$ 8,745,296	$ 8,790,151	$ 19,877,112	$ 18,137,732

Governmental Activities. During the current fiscal year, net position for governmental activities increased $1,784,235 from the prior fiscal year for an ending balance of $11,131,816. Revenues decreased $106,389 due to a decrease in grant revenue. Expenses decreased $38,584 as a result of decreased public safety and culture and recreation costs.

Business-type Activities. For the City's business-type activities, the current fiscal year resulted in a net decrease in net position to an ending balance of $8,745,296. The total decrease in net position for business-type activities (water and sewer operations and sanitation service) was $44,855 from the prior fiscal year. Revenues from charges for services increased 8.7%. Total expenses increased 7.1% ($348,960) in the current fiscal year.

Financial Analysis of Governmental Funds

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds. The focus of the City's *governmental funds* is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for discretionary use as they represent the portion of fund balance which has not yet been limited to use for a particular purpose by either an external party, the City itself, or a group or individual that has been delegated authority to assign resources for use for particular purposes by the City's Council.

At September 30, 2024, the City's governmental funds reported combined fund balances of $13,917,143, an increase of $1,628,205 in comparison with the prior year. Approximately 24.4% of this amount ($3,394,367) constitutes unassigned fund balance, which is available for spending at the City's discretion. The remainder of the fund balance is restricted for particular purposes ($10,262,776) or committed to future projects ($260,000).

The general fund is the chief operating fund of the City. At the end of the current fiscal year, unassigned and total fund balance of the general fund was $3,554,668 and $3,569,668, respectively. As a measure of the general fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total general fund expenditures. Unassigned and total fund balance represent approximately 67.7% and 68.0% of total general fund expenditures, respectively. The fund balance of the City's general fund increased by $357,713 during the current fiscal year due to expenditures growing slower than revenues during the period.

The fund balance of the Debt Service fund decreased to ($34,308) at the end of the fiscal year.

The fund balance of the City's 2020 CO Bonds fund increased by $227,410 during the current fiscal year due to increased interest earned on deposits.

The fund balance of the City's 2022 CO Bonds fund increased by $216,685 during the year as a result of interest earned on debt proceeds.

Proprietary Funds. The City's proprietary fund provides the same type of information found in the government-wide financial statements, but in more detail.

Unrestricted net position of the Water and Sewer fund at the end of the year was $2,619,151. The total decrease in net position was $44,855. Other factors concerning the finances of this fund have already been addressed in the analysis of the City's operations.

General Fund Budgetary Highlights.

Final budget compared to actual results. General fund actual revenues of $5,605,482 were exceeded by budgeted revenues of $5,666,296 by $60,814. Actual general fund expenditures of $5,247,769 were less than budgeted expenditures of $5,783,242 by $535,473.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

The City's investment in capital assets for its governmental and business-type activities as of September 30, 2024, can be found below (net of accumulated depreciation). This investment in capital assets includes land, construction in progress, buildings, improvements, machinery and equipment, infrastructure, and water rights. The total increase in capital assets for the current fiscal year was approximately 3.8%.

CITY OF VENUS' CAPITAL ASSETS

	Governmental Activities		Business-Type Activities		Totals	
	2024	2023	2024	2023	2024	2023
Land	$ 4,858,732	$ 4,858,732	$ 25,270	$ 25,270	$ 4,884,002	$ 4,884,002
Construction in progress	302,243	899,484	1,419,329	1,324,312	1,721,572	2,223,796
Buildings	2,277,160	1,713,297	49,770	51,547	2,326,930	1,764,844
Machinery and equipment	326,637	579,329	26,423	50,528	353,060	629,857
Improvements and infrastructure	2,438,382	2,625,986	6,765,566	6,983,632	9,203,948	9,609,618
Right to use asset	73,113	116,982	-	-	73,113	116,982
Water rights	-	-	601,013	691,072	601,013	691,072
Totals	$ 10,276,267	$ 10,793,810	$ 8,887,371	$ 9,126,361	$ 19,163,638	$ 19,920,171

Additional information on the City's capital assets can be found in Note II C of this report.

Long-term Debt

At the end of the current fiscal year, the City had total bonded debt outstanding of $15,143,132, which is secured by property taxes and the net revenues of the City's combined waterworks and sewer system. The remainder of the City's long-term obligations comprise contract payable, financing arrangements, and leases payable.

CITY OF VENUS' OUTSTANDING DEBT

	Governmental Activities		Business-Type Activities		Totals	
	2024	2023	2024	2023	2024	2023
Certificates of obligation	$ 13,125,000	$ 13,525,000	$ 1,720,000	$ 1,780,000	$ 14,845,000	$ 15,305,000
Premiums on debt	217,557	228,424	80,575	84,815	298,132	313,239
Contract payable	-	-	387,500	465,000	387,500	465,000
Loan payable	-	-	579,563	740,224	579,563	740,224
Financing arrangements	-	82,090	-	-	-	82,090
Leases	71,140	114,925	-	-	71,140	114,925
Compensated absences	90,742	130,504	9,967	18,085	100,709	148,589
Totals	$ 13,504,439	$ 14,080,943	$ 2,777,605	$ 3,088,124	$ 16,282,044	$ 17,169,067

Additional information on the City's long term-debt can be found in Note ll D of this report.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

Fiscal year 2023-2024 ended in an overall positive financial position. The City of Venus embarked on multiple initiatives designed to be proactive in planning the City's future, including economic development policies and evaluation of critical enterprise infrastructure. The population of Venus continues to increase significantly with any new residential developments. Commercial activity has also increased, creating more business opportunities within the City.

The City's ad valorem tax rate was set at $0.738059 for FY 2024-2025, a decrease of 2% compared to FY 2023-2024. The 2024-2025 budget is expected to raise $688,580 more in revenue than 2023-2024, an increase of 19%.

Total General Fund revenues in the FY 2024-2025 operating budget are projected to increase by 26% compared to the FY 2023-2024 budget, while expenditures are expected to increase by 15%.

Upcoming capital projects in FY 2024-2025 include continuing the improvements to the wastewater treatment plant, street projects and other general governmental capital projects.

REQUEST FOR INFORMATION

This financial report is designed to provide a general overview of the City's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the City Secretary, City of Venus, 700 W. US Highway 67, Venus, Texas 76084.

BASIC FINANCIAL STATEMENTS

CITY OF VENUS, TEXAS

STATEMENT OF NET POSITION

SEPTEMBER 30, 2024

	Primary Government		
	Governmental Activities	Business-type Activities	Total
ASSETS			
Cash and cash equivalents	$ 5,480,584	$ 417,629	$ 5,898,213
Restricted assets	10,376,470	181,077	10,557,547
Receivables (net of allowance)	599,716	702,184	1,301,900
Internal balances	(1,632,500)	1,632,500	-
Prepaid items	2,500	14,750	17,250
Net pension asset	74,452	10,968	85,420
Capital assets:			
Non-depreciable	5,160,975	1,444,599	6,605,574
Depreciable, net	5,115,292	7,442,772	12,558,064
Total assets	25,177,489	11,846,479	37,023,968
DEFERRED OUTFLOWS OF RESOURCES			
Pension related	278,791	41,070	319,861
Total deferred outflows	278,791	41,070	319,861
LIABILITIES			
Accounts payable	350,797	127,620	478,417
Accrued liabilities	103,492	15,196	118,688
Customer deposits	-	181,077	181,077
Retainage payable	-	6,412	6,412
Unearned revenue	255,967	-	255,967
Accrued interest payable	29,392	22,502	51,894
Noncurrent liabilities:			
Due within one year			
Long-term debt	482,354	304,633	786,987
Due in more than one year			
Long-term debt	13,022,085	2,472,972	15,495,057
Total liabilities	14,244,087	3,130,412	17,374,499
DEFERRED INFLOWS OF RESOURCES			
Pension related	80,377	11,841	92,218
Total deferred inflows	80,377	11,841	92,218
NET POSITION			
Net investment in capital assets	5,369,016	6,126,145	11,495,161
Restricted for:			
Economic development	1,421,907	-	1,421,907
Public safety	48,353	-	48,353
Public works	286,070	-	286,070
Debt service	15,465	-	15,465
Unrestricted	3,991,005	2,619,151	6,610,156
Total net position	$ 11,131,816	$ 8,745,296	$ 19,877,112

The accompanying notes are an integral part of these financial statements.

CITY OF VENUS, TEXAS

STATEMENT OF ACTIVITIES

FOR THE YEAR ENDED SEPTEMBER 30, 2024

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions
Primary Government:				
Governmental activities:				
General government	$ 1,466,101	$ 579,781	$ 2,850	$ -
Public safety	3,306,148	114,614	578,022	76,577
Culture and recreation	26,954	24,738	-	26,954
Public works	647,385	-	-	2,403
Economic development	529,223	-	-	-
Interest and other	376,226	-	-	-
Total governmental activities	6,352,037	719,133	580,872	105,934
Business-type activities:				
Water and sewer	4,645,345	4,512,085	-	-
Sanitation service	625,152	656,199	-	-
Total business-type activities	5,270,497	5,168,284	-	-
Total primary government	$ 11,622,534	$ 5,887,417	$ 580,872	$ 105,934
General revenues:				
Taxes:				
Property				
Sales				
Franchise				
Investment earnings				
Miscellaneous				
Total general revenues				
Change in net position				
Net position - beginning of year				
Net position - end of year				

The accompanying notes are an integral part of these financial statements.

Net (Expense) Revenues and Changes in Net Position		
Primary Government		
Governmental Activities	Business-type Activities	Total
$ (883,470)	$ -	$ (883,470)
(2,536,935)	-	(2,536,935)
24,738	-	24,738
(644,982)	-	(644,982)
(529,223)	-	(529,223)
(376,226)	-	(376,226)
(4,946,098)	-	(4,946,098)
-	(133,260)	(133,260)
-	31,047	31,047
-	(102,213)	(102,213)
(4,946,098)	(102,213)	(5,048,311)
4,110,884	-	4,110,884
1,763,383	-	1,763,383
169,916	-	169,916
650,532	57,358	707,890
35,618	-	35,618
6,730,333	57,358	6,787,691
1,784,235	(44,855)	1,739,380
9,347,581	8,790,151	18,137,732
$ 11,131,816	$ 8,745,296	$ 19,877,112

CITY OF VENUS, TEXAS

BALANCE SHEET

GOVERNMENTAL FUNDS

SEPTEMBER 30, 2024

	General	Debt Service	2020 CO Bonds
ASSETS			
Cash & cash equivalents	$ 5,220,198	$ -	$ -
Restricted cash & cash equivalents	15,000	-	4,381,493
Receivables (net of allowance)	473,547	15,465	-
Due from other funds	100,471	-	-
Prepaid items	-	-	-
Total assets	5,809,216	15,465	4,381,493
LIABILITIES			
Accounts payable	317,685	600	-
Accrued liabilities	103,012	-	-
Unearned revenue	2,445	-	-
Due to other funds	1,632,500	33,708	-
Total liabilities	2,055,642	34,308	-
DEFERRED INFLOWS OF RESOURCES			
Unavailable revenue - property taxes	59,890	15,465	-
Unavailable revenue - fines & fees	124,016	-	-
Total deferred inflows of resources	183,906	15,465	-
FUND BALANCES			
Restricted for:			
Public safety	15,000	-	-
Capital projects	-	-	4,381,493
Streets	-	-	-
Economic development	-	-	-
Committed for:			
Capital projects	-	-	-
Unassigned	3,554,668	(34,308)	-
Total fund balances	3,569,668	(34,308)	4,381,493
Total liabilities, deferred inflows of resources and fund balances	$ 5,809,216	$ 15,465	$ 4,381,493

The accompanying notes are an integral part of these financial statements.

2022 CO Bonds	Nonmajor Governmental Funds	Total Governmental Funds
$ -	$ 260,386	$ 5,480,584
4,124,953	1,855,024	10,376,470
-	110,704	599,716
-	-	100,471
-	2,500	2,500
4,124,953	2,228,614	16,559,741
-	32,512	350,797
-	480	103,492
-	253,522	255,967
-	66,763	1,732,971
-	353,277	2,443,227
-	-	75,355
-	-	124,016
-	-	199,371
-	33,353	48,353
4,124,953	-	8,506,446
-	286,070	286,070
-	1,421,907	1,421,907
-	260,000	260,000
-	(125,993)	3,394,367
4,124,953	1,875,337	13,917,143
$ 4,124,953	$ 2,228,614	$ 16,559,741

CITY OF VENUS, TEXAS

RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE GOVERNMENT-WIDE STATEMENT OF NET POSITION

SEPTEMBER 30, 2024

Amounts reported for governmental activities in the statement of net position are different because:

Total fund balance governmental funds	$ 13,917,143
Capital assets used in governmental activities are not current financial resources and therefore are not reported in the funds.	10,276,267
Uncollected revenues are reported as unavailable resources in the governmental funds balance sheet, but are recognized as a revenue in the statement of activities.	
Property taxes	75,355
Court fines	124,016
Long-term liabilities, including bonds payable, notes payable, leases, and compensated absences are not due and payable in the current period and therefore are not reported in the governmental funds balance sheet.	
Bonds payable	(13,125,000)
Issuance premium	(217,557)
Leases payable	(71,140)
Compensated absences	(90,742)
Net pension asset	74,452
Deferred inflows of resources - pension related	(80,377)
Deferred outflows of resources - pension related	278,791
Interest payable on long-term debt in the City's governmental activities is not payable from current resources and therefore is not reported in the governmental funds balance sheet.	(29,392)
Net position of governmental activities	$ 11,131,816

The accompanying notes are an integral part of these financial statements.

CITY OF VENUS, TEXAS

STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES

GOVERNMENTAL FUNDS

FOR THE YEAR ENDED SEPTEMBER 30, 2024

	General	Debt Service	2020 CO Bonds	Grant*
REVENUES				
Property taxes and assessments	$ 2,736,765	$ 783,810	$ -	
Sales taxes	1,102,114	-	-	
Franchise taxes	169,916	-	-	
Licenses and permits	570,484	-	-	
Fines and forfeitures	104,121	-	-	
Charges for services	33,853	-	-	
Intergovernmental	648,693	-	-	
Contributions and donations	8,756	-	-	
Investment earnings	196,013	-	227,410	
Miscellaneous	34,767	-	-	
Total revenues	5,605,482	783,810	227,410	
EXPENDITURES				
Current:				
General government	1,321,656	-	-	
Public safety	3,086,564	-	-	
Culture and recreation	-	-	-	
Public works	262,075	-	-	
Economic development	290,566	-	-	
Capital outlay	47,278	-	-	
Debt service:				
Principal	237,407	400,000	-	
Interest and fiscal charges	2,223	418,118	-	
Total expenditures	5,247,769	818,118	-	
Excess (deficiency) of revenue over expenditures	357,713	(34,308)	227,410	
FUND BALANCE - BEGINNING, AS PREVIOUSLY REPORTED	3,211,955	-	4,154,083	-
ADJUSTMENTS				
Change in financial reporting entity - formerly a major fund*	-	-	-	-
FUND BALANCE - BEGINNING	3,211,955	-	4,154,083	-
FUND BALANCE - ENDING	$ 3,569,668	$ (34,308)	$ 4,381,493	$ -

The accompanying notes are an integral part of these financial statements.

2022 CO Bonds	Nonmajor Governmental Funds	Total Governmental Funds
$ -	$ 573,085	$ 4,093,660
-	661,269	1,763,383
-	-	169,916
-	-	570,484
-	9,563	113,684
-	-	33,853
-	26,954	675,647
-	2,403	11,159
216,685	10,424	650,532
-	851	35,618
216,685	1,284,549	8,117,936
-	-	1,321,656
-	-	3,086,564
-	26,954	26,954
-	206,645	468,720
-	187,973	478,539
-	2,272	49,550
-	-	637,407
-	-	420,341
-	423,844	6,489,731
216,685	860,705	1,628,205
3,908,268	1,014,632	12,288,938
-	-	-
3,908,268	-	11,274,306
$ 4,124,953	$ 1,875,337	$ 13,917,143

CITY OF VENUS, TEXAS

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE GOVERNMENT-WIDE STATEMENT OF ACTIVITIES

FOR THE YEAR ENDED SEPTEMBER 30, 2024

Amounts reported for governmental activities in the statement of activities are different because:

Net change in fund balance - total governmental funds	$ 1,628,205
Governmental funds report capital outlay as expenditures. However, in the statement of activities the cost of these assets is allocated over their estimated useful lives and reported as depreciation expense.	
Capital outlay	24,018
Depreciation expense	(408,229)
Disposal of capital assets	(133,332)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds. The details of these differences are as follows:	
Property taxes	17,224
Court fines	1,112
Some expenses reported in the statement of activities do not require the use of current financial resources; therefore, they are not reported as expenditures in governmental funds. The details of these differences are as follows:	
Net pension asset	45,485
The issuance of long-term debt (e.g., bonds) provides current financial resources to governmental funds, while repayment of the principal long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.	
Payments on bonds	400,000
Payments on financing arrangemnets	82,090
Payments on leases payable	43,785
Amortization of premium on bond issuance	10,867
Interest payable	33,248
Compensated absences	39,762
Change in net position of governmental activities	$ 1,784,235

The accompanying notes are an integral part of these financial statements.

CITY OF VENUS, TEXAS

STATEMENT OF NET POSITION
PROPRIETARY FUND

SEPTEMBER 30, 2024

	Enterprise Fund Water and Sewer
ASSETS	
Current assets:	
Cash and cash equivalents	$ 417,629
Restricted cash and cash equivalents	181,077
Receivables (net of allowance)	702,184
Due from other funds	1,632,500
Prepaid items	14,750
Total current assets	2,948,140
Noncurrent assets:	
Net pension asset	10,968
Capital assets:	
Non-depreciable	1,444,599
Depreciable, net	7,442,772
Total noncurrent assets	8,898,339
Total assets	11,846,479
DEFERRED OUTFLOWS OF RESOURCES	
Related to pensions	41,070
Total deferred outflows of resources	41,070
LIABILITIES	
Current liabilities:	
Accounts payable	127,620
Accrued liabilities	15,196
Accrued interest payable (payable from restricted cash)	22,502
Customer deposits	181,077
Retainage payable	6,412
Compensated absences	2,492
Loan payable	164,641
Bonds payable	60,000
Contract payable	77,500
Total current liabilities	657,440
Noncurrent liabilities:	
Compensated absences	7,475
Loan payable	414,922
Bonds payable	1,740,575
Contract payable	310,000
Total noncurrent liabilities	2,472,972
Total liabilities	3,130,412
DEFERRED INFLOWS OF RESOURCES	
Related to pensions	11,841
Total deferred inflows of resources	11,841
NET POSITION	
Net investment in capital assets	6,126,145
Unrestricted	2,619,151
Total net position	$ 8,745,296

The accompanying notes are an integral part of these financial statements.

CITY OF VENUS, TEXAS

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
PROPRIETARY FUND

FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Enterprise Fund Water and Sewer
OPERATING REVENUES	
Charges for services:	
Water and sewer service	$ 4,412,589
Sanitation service	656,199
Miscellaneous	99,496
Total operating revenues	5,168,284
OPERATING EXPENSES	
Personnel services	575,508
Materials and supplies	95,938
Contractual services	4,156,487
Depreciation	334,007
Total operating expenses	5,161,940
Operating income (loss)	6,344
NONOPERATING REVENUES (EXPENSES)	
Investment earnings	57,358
Interest expense	(108,557)
Total nonoperating revenues	(51,199)
Change in net position	(44,855)
NET POSITION - BEGINNING	8,790,151
NET POSITION - ENDING	$ 8,745,296

The accompanying notes are an integral part of these financial statements.

CITY OF VENUS, TEXAS

STATEMENT OF CASH FLOWS
PROPRIETARY FUND

FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Enterprise Fund Water and Sewer
CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts from customers and users	$ 5,012,721
Payments to suppliers	(4,724,057)
Payments to employees	(581,624)
Net cash provided (used) by operating activities	(292,960)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Acquisition and construction of capital assets	(95,017)
Principal paid on bond maturities	(60,000)
Interest and fiscal charges paid on bonds	(73,803)
Principal paid on contract payable	(77,500)
Interest paid on contract payable	(22,655)
Principal paid on loan payable	(160,661)
Interest paid on loan payable	(16,339)
Net cash provided (used) by capital and related financing activities	(505,975)
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest on investments	57,358
Net cash provided (used) by investing activities	57,358
Net increase (decrease) in cash and cash equivalents	(741,577)
Cash and cash equivalents - beginning	1,340,283
Cash and cash equivalents - ending	$ 598,706

The accompanying notes are an integral part of these financial statements.

CITY OF VENUS, TEXAS

STATEMENT OF CASH FLOWS
PROPRIETARY FUND

FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Enterprise Fund Water and Sewer
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	
Operating income (loss)	$ 6,344
Adjustments to reconcile operating income (loss) to net cash provided by operating activities:	
Depreciation expense	334,007
(Increase) decrease in accounts receivable	(210,825)
(Increase) decrease in net pension liability	(27,115)
(Increase) decrease in deferred outflows related to pensions	23,773
Increase (decrease) in accounts payable	(471,632)
Increase (decrease) in accrued liabilities	2,732
Increase (decrease) in customer deposits	55,262
Increase (decrease) in compensated absences	(8,118)
Increase (decrease) in deferred inflows related to pensions	2,612
Total adjustments	(299,304)
Net cash provided (used) by operating activities	$ (292,960)

The accompanying notes are an integral part of these financial statements.

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Reporting entity

The City of Venus, Texas (the "City") is a general law municipality and was incorporated in 1904. The City exercises all powers of self-government, and all power enumerated in Chapter 13, Title 28, Revised Civil Statutes of the State of Texas of 1925.

The accompanying financial statements present the City and its component unit, an entity for which the City is considered to be financially accountable. The City (the primary government) is financially accountable if it appoints a voting majority of the organization's governing board and (1) is able to impose its will on the organization or (2) there is a potential for the organization to provide specific financial benefit to or impose specific financial burden on the City. Additionally, the City is required to consider other organizations for which the nature and significance of their relationship with the City are such that exclusion would cause the City's financial statements to be misleading or incomplete.

Blended component unit. The Corporation described below is included in the City's reporting entity because the City appoints the governing body, and the Corporation is fiscally dependent on the City. The Corporation is reported as a blended component unit because the governing body is substantively the same as the governing body of the City.

The *Venus Community Service Development Corporation* (the "Corporation") is responsible for disbursing the one-fourth percent sales tax to be used for economic and industrial development within the City. The members of the Corporation's board are appointed by the City and are comprised of seven directors. At least four of the directors shall be members of the Venus City Council and the remaining three directors shall be persons who are not employees, officers or members of the governing body of the City. These three directors serve at the pleasure of the City Council. The City can impose its will on the Corporation by significantly influencing the program, projects, activities, or level of service performed by the Corporation. The Corporation is presented as a governmental fund type and has a September 30 year end.

Separate financial statements for the Corporation are not issued.

B. Basis of presentation - government-wide financial statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government and its component units. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support. Likewise, the *primary government* is reported separately from certain legally separate *component units* for which the primary government is financially accountable.

While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates data from governmental funds, while business type activities incorporate data from the City's enterprise fund. Separate financial statements are provided for governmental funds and proprietary funds.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are charges between the City's water and sewer function and various other functions of the City. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

C. Basis of presentation - fund financial statements

The fund financial statements provide information about the City's funds. Separate statements for each fund category—governmental and proprietary—are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental funds are aggregated and reported as nonmajor funds. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements.

The City reports the following major governmental funds:

The *General Fund* is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The *Debt Service Fund* is used to account for the property taxes levied for the purposes of making debt service payments.

The *2020 CO Bonds Fund* is a capital projects fund used to account for improvements to streets from issuance of certificates of obligation.

The *2022 CO Bonds Fund* is a capital projects fund used to account for capital improvements from issuance of certificates of obligation.

The City reports the following major proprietary fund:

The *Water and Sewer Fund* accounts for the activities of the sewage collection system, the water distribution system, and sanitation services.

During the course of operations, the City has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities (i.e., the governmental funds) are eliminated so that only the net amount is included as internal balances in the governmental activities column.

Further, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements, these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column.

D. Measurement focus and basis of accounting

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as *current financial resources* or *economic resources.* The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting.* Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under leases are reported as other financing sources.

Property taxes, sales taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period if received during the period or within the availability period for this revenue source (within 60 days of yearend). Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of yearend). All other revenue items are considered to be measurable and available only when cash is received by the City.

The proprietary fund is reported using the *economic resources measurement focus* and the *accrual basis of accounting.*

E. Assets, liabilities, deferred outflows/inflows of resources, and net position/fund balance

1. Cash and cash equivalents

   The City's cash and cash equivalents are considered to be cash on hand, demand deposits, certificates of deposit and short-term investments with original maturities of three months or less from the date of acquisition.

2. Investments

   Investments for the City are reported at fair value (generally based on quoted market prices) except for the position in TexPool and Texas TERM.

   The State Comptroller of Public Accounts oversees TexPool. Federated Investors is the full service provider to the pools managing the assets, providing participant services, and arranging for all custody and other functions in support of the pools operations under a contract with the Comptroller.

   TexPool is managed conservatively to provide a safe, efficient, and liquid investment alternative to Texas governments. The pools seek to maintain a $1.00 value per share as required by the Texas Public Funds Investment Act. TexPool investments consist exclusively of U.S. Government securities, repurchase agreements collateralized by U.S. Government securities, and AAA-rated no-load money market mutual funds. TexPool is rated AAAm by Standard & Poor's, the highest rating a local government investment pool can achieve. The weighted average maturities of the pools cannot exceed 60 days, with the maximum maturity of any investment limited to 13 months. TexPool, like its participants, is governed by the Texas Public Funds Investment Act, and is in full compliance with the Act.

   TexPool has a redemption notice period of one day and may redeem daily. The investment pool's authority may only impose restrictions on redemptions in the event of a general suspension of trading on major securities markets, general banking moratorium or national state of emergency that affects the pool's liquidity.

3. Receivables and allowances for doubtful accounts

   All trade and property tax receivables are shown net of an allowance for uncollectible. Trade accounts receivable in excess of 60 days comprise the trade accounts receivable allowance for uncollectible.

4. Prepaid items

Certain costs applicable to future accounting periods are recorded as prepaid items. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than purchased.

5. Capital assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g., roads, bridges, sidewalks and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of more than $5,000 and an estimated useful life in excess of one year.

As the government constructs or acquires additional capital assets each period, they are capitalized and reported at historical cost. The reported value excludes normal maintenance and repairs which are essentially amounts spent in relation to capital assets that do not increase the capacity or efficiency of the item or increase its estimated useful life. Donated capital assets are recorded at their acquisition value at the date of donation.

Land and construction in progress are not depreciated. The other property, plant, equipment, and infrastructure of the primary government are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Buildings	40
Improvements	5-40
Machinery and equipment	5-10
Infrastructure	20-50
Water rights	37

6. Deferred outflows/inflows of resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. Deferred outflows of resources reported in this year's financial statements include:

- Deferred outflow of resources related to changes in actuarial assumptions of the City's defined benefit pension plan,
- Deferred outflows of resources for contributions made to the City's defined benefit pension plan between the measurement date of the net pension liabilities from that plan and the end of the City's fiscal year,
- Deferred outflow of resources related to the difference between expected and actual pension experience data used by the actuary, and
- Deferred outflow of resources related to the differences between the projected and actual investment earnings for the City's multiple employer defined benefit plan.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. Deferred inflows of resources are reported in the City's various statements of net position for:

- Deferred inflows of resources for differences between expected and actual experience data used by the actuary, and
- Deferred inflows of resources for differences between projected and actual investment earnings.

In its governmental funds, the only deferred inflow of resources is for revenues that are not considered available. The City will not recognize the related revenues until they are available (collected not later than 60 days after the end of the City's fiscal year) under the modified accrual basis of accounting. Accordingly, unavailable revenue from property taxes is reported in the governmental funds balance sheet.

7. Long-term obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

8. Leases

The City is a lessee for a noncancellable lease of vehicles. The City recognizes a lease liability and an intangible right - to - use lease asset (lease asset) in the government - wide financial statements. The City recognizes lease liabilities with an initial, individual value of $5,000 or more.

At the commencement of a lease, the City initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight - line basis over its useful life.

Key estimates and judgments related to leases include how the County determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The City uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the City generally uses its estimated incremental borrowing rate as the discount rate for leases.

- The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the City is reasonably certain to exercise.

The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the statement of net position.

9. Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the Fiduciary Net Position of the Texas Municipal Retirement System (TMRS) and additions to/deductions from TMRS's Fiduciary Net Position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

10. Net position

Net position represents the difference between assets and deferred outflows of resources, and liabilities and deferred inflows of resources on the government-wide financial statements. Net position is classified in the following categories:

Net investment in capital assets — This amount consists of capital assets net of accumulated depreciation and reduced by outstanding debt that is attributed to the acquisition, construction, or improvement of the assets.

Restricted net position — This amount is restricted by creditors, grantors, contributors, or laws or regulations of other governments.

Unrestricted net position — This amount is the net position that does not meet the definition of "net investment in capital assets" or "restricted net position".

Sometimes the City will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted - net position and unrestricted - net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted - net position to have been depleted before unrestricted - net position is applied.

11. Fund balance

The governmental fund financial statements present fund balance categorized based on the nature and extent of the constraints placed on the specific purposes for which a government's funds may be spent. The following classifications describe the relative strength of the spending constraints:

Nonspendable fund balance — amounts that are not in spendable form (such as inventories and prepaid items) or are required to be maintained intact.

Restricted fund balance — amounts constrained to specific purposes by their providers (such as grantors, bondholders, and higher levels of government), through constitutional provisions, or by enabling legislation.

Committed fund balance — amounts constrained to specific purposes by the City itself, using its highest level of decision-making authority (i.e., City Council). To be reported as committed, amounts cannot be used for any other purpose unless the City takes the same highest level action to remove or change the constraint. City Council establishes (and modifies or rescinds) fund balance commitments by passage of an ordinance.

Assigned fund balance — amounts the City intends to use for a specific purpose. Intent can be expressed by the City Council or by an official or body to which the City Council delegates the authority.

Unassigned fund balance — amounts that represent fund balance that has not been assigned to other funds and that has not been restricted, committed, or assigned to specific purposes within the general fund. Other governmental funds might report a negative balance in this classification, as the result of overspending for specific purposes for which amounts had been restricted, committed, or assigned. Positive balances are reported only in the general fund.

Sometimes the City will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

F. Revenues and expenditures/expenses

12. Program revenues

Amounts reported as *program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions (including special assessments) that are restricted to meeting the operational or capital requirements of a particular function or segment. All taxes, including those dedicated for specific purposes, and other internally dedicated resources are reported as general revenues rather than as program revenues.

13. Property taxes

The City’s property tax is levied each October 1 on the assessed value listed as of the prior January 1 for all real and personal property. Appraised values are established by the Central Appraisal District of Johnson County as market value and assessed at 100% of appraised value. Property taxes attach as an enforceable lien on property as of January 1. The Johnson County Tax Assessor/Collector bills and collects the City’s property taxes, which are due October 1. Full payment can be made prior to the next January 31 to avoid penalty and interest charges. Over time substantially all property taxes are collected.

14. Compensated absences

The City's policy permits employees to accumulate earned but unused vacation benefits. The liability for such unused vacation is reported as incurred in the government-wide and proprietary fund financial statements. A liability for those amounts is recorded in the governmental funds only if the liability has matured as a result of employee resignations or retirements. The liability for compensated absences includes salary-related benefits, where applicable. Unused vacation shall be taken during the year following its accumulation.

15. Proprietary funds operating and nonoperating revenues and expenses

Proprietary funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund’s principal ongoing operations. The principal operating revenues of the water and sewer enterprise fund are charges to customers for sales and services. The water and sewer fund also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses for the enterprise fund include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

16. Change in accounting principle

GASB Statement No. 100, Accounting Changes and Error Corrections—an amendment of GASB Statement No. 62, was adopted effective October 1, 2023. The primary objective of this Statement is to enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability.

II. DETAILED NOTES ON ALL ACTIVITIES AND FUNDS

A. Deposits and investments

Investments - Acceptable investments under the City's investment policy shall be limited to the following instruments and as further described by the Public Funds Investment Act: (1) obligations of, or guaranteed by governmental entities, (2) certificates of deposit and share certificates, (3) repurchase agreements, (4) banker's acceptances, (5) commercial paper, (6) mutual funds, (7) investment pools, and (8) existing investments of the Government Code and any other investment authorized by the State of Texas for cities.

The City’s investments for the year ended September 30, 2024 are as follows:

Investment Type	Reported Value	Weighted Average Maturity
TexPool	$ 12,699,697	36
Total	$ 12,699,697	
Portfolio Weighted Average Maturity		36

Custodial credit risk. In the case of deposits, this is the risk that in the event of a bank failure, the City's deposits may not be returned to it. State statutes require that all deposits in financial institutions be fully collateralized by U.S. Government obligations or obligations of Texas and its agencies that have a market value of not less than the principal amount of the deposits. The City’s deposits were fully insured or collateralized as required by State statutes as of September 30, 2024. At year end, the bank balance of the City’s deposits were covered by collateral pledged in the City’s name.

Generally, *credit risk* is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. As of September 30, 2024, the City's investment in TexPool is rated AAAm by Standard & Poor’s.

Concentration of credit risk. The City's investment policy contains no limitations on the amount that can be invested in any one issuer.

TexPool is considered a cash equivalent on the Government-wide Statement of Net Position and on the Balance Sheets of the Fund Financial Statements.

B. Receivables

Receivables as of year-end for the City's individual major and nonmajor funds, including the applicable allowances for uncollectible accounts, are as follows:

Receivables	General Fund	Debt Service	Nonmajor Governmental	Water and Sewer	Totals
Accounts	$ 1,321,793	$ -	$ -	$ 773,684	$ 2,095,477
Taxes & assessments	293,830	22,162	110,704	-	426,696
Gross receivables	1,615,623	22,162	110,704	773,684	2,522,173
Less: allowance for uncollectibles	(1,142,076)	(6,697)	-	(71,500)	(1,220,273)
Total receivables, net	$ 473,547	$ 15,465	$ 110,704	$ 702,184	$ 1,301,900

C. Capital assets

Capital asset activity for the year ended September 30, 2024, was as follows:

	Beginning Balance	Increases	Transfers/ Decreases	Ending Balance
Governmental Activities:				
Capital assets, not being depreciated:				
Land	$ 4,858,732	$ -	$ -	$ 4,858,732
Construction in progress	899,484	-	(597,241)	302,243
Total capital assets, not being depreciated	5,758,216	-	(597,241)	5,160,975
Capital assets, being depreciated:				
Buildings	2,257,870	24,018	597,241	2,879,129
Machinery and equipment	2,138,677	-	(645,000)	1,493,677
Infrastructure	3,873,053	-	-	3,873,053
Right to use asset	175,474	-	-	175,474
Total capital assets, being depreciated	8,445,074	24,018	(47,759)	8,421,333
Less: accumulated depreciation				
Buildings	(544,573)	(57,396)	-	(601,969)
Machinery and equipment	(1,559,348)	(154,856)	547,164	(1,167,040)
Infrastructure	(1,247,067)	(152,108)	(35,496)	(1,434,671)
Right to use asset	(58,492)	(43,869)	-	(102,361)
Total accumulated depreciation	(3,409,480)	(408,229)	511,668	(3,306,041)
Total capital assets being depreciated, net	5,035,594	(384,211)	463,909	5,115,292
Governmental activities capital assets, net	$ 10,793,810	$ (384,211)	$ (133,332)	$ 10,276,267

	Beginning Balance	Increases	Decreases	Ending Balance
Business-Type Activities:				
Capital assets, not being depreciated:				
Land	$ 25,270	$ -	$ -	$ 25,270
Construction in progress	1,324,312	95,017	-	1,419,329
Total capital assets, not being depreciated	1,349,582	95,017	-	1,444,599
Capital assets, being depreciated:				
Buildings	71,099	-	-	71,099
Machinery and equipment	436,746	-	-	436,746
Improvements & infrastructure	10,345,409	-	-	10,345,409
Water rights	2,014,700	-	-	2,014,700
Total capital assets, being depreciated	12,867,954	-	-	12,867,954
Less: accumulated depreciation				
Buildings	(19,552)	(1,777)	-	(21,329)
Machinery and equipment	(386,218)	(24,105)	-	(410,323)
Improvements & infrastructure	(3,361,777)	(218,066)	-	(3,579,843)
Water rights	(1,323,628)	(90,059)	-	(1,413,687)
Total accumulated depreciation	(5,091,175)	(334,007)	-	(5,425,182)
Total capital assets being depreciated, net	7,776,779	(334,007)	-	7,442,772
Business-Type activities capital assets, net	$ 9,126,361	$ (238,990)	$ -	$ 8,887,371

Depreciation expense was charged to the functions/programs of the governmental activities of the primary government as follows:

Government activities:	
General government	$ 56,604
Public safety	116,909
Public works	180,075
Economic development	54,641
Total	$ 408,229
Business-type activities:	
Water and sewer	$ 334,007
Total	$ 334,007

D. Long-term debt

Certificates of obligation

The City issues certificates of obligation to provide funds for the acquisition and construction of major capital projects. Certificates of obligation have been issued for governmental and business-type activities. Certificates of obligation are direct obligations and pledge the full faith and credit of the government. Certificates of obligation outstanding as of September 30, 2024 are as follows:

	Issue Amount	Maturity Date	Interest Rate	Ending Balance
Governmental activities:				
Certificates of Obligation, Series 2018	$ 2,450,000	6/13/2018	2.00-4.00%	$ 1,965,000
Certificates of Obligation, Series 2020	4,175,000	2/15/2045	2.00-4.00%	3,585,000
Certificates of Obligation, Series 2022	8,000,000	2/15/2037	2.00-4.00%	7,575,000
Total				$ 13,125,000
Business-type activities:				
Certificates of Obligation, Series 2018	$ 1,950,000	6/13/2018	2.00-4.00%	$ 1,720,000
Total				$ 1,720,000

The debt service requirements for the City's certificates of obligation are as follows:

Fiscal Year	Governmental Activities Principal	Interest	Total
2025	$ 415,000	$ 403,933	$ 818,933
2026	425,000	390,944	815,944
2027	440,000	377,539	817,539
2028	455,000	363,629	818,629
2029	470,000	349,214	819,214
2030-2034	3,930,000	1,488,833	5,418,833
2035-2039	5,280,000	549,174	5,829,174
2040-2044	1,505,000	114,050	1,619,050
2045	205,000	2,050	207,050
Total	$ 13,125,000	$ 4,039,366	$ 17,164,366

Fiscal Year	Business-type Activities Principal	Interest	Total
2025	$ 60,000	$ 67,600	$ 127,600
2026	65,000	65,100	130,100
2027	65,000	62,500	127,500
2028	70,000	59,800	129,800
2029	75,000	56,900	131,900
2030-2034	410,000	237,400	647,400
2035-2039	500,000	147,000	647,000
2040-2044	475,000	38,700	513,700
Total	$ 1,720,000	$ 735,000	$ 2,455,000

General obligation bonds

The City issues general obligation bonds to provide funds for the acquisition and construction of major capital facilities. General obligation bonds have been issued for business-type activities. General obligation bonds are direct obligations and pledge the full faith and credit of the government. The City’s general obligation bonds have been retired as of September 30, 2024.

Contract payable

On October 28, 2009, the City entered into a contract with Trinity River Authority (TRA) to become a Contracting Party of the Mountain Creek Regional Wastewater System. The City agreed to a system contribution buy-in amount of $1,550,000 payable in 20 annual installments of $77,500 plus 5.5% interest on the unpaid balance. The annual payments, beginning December 2009, are to be allocated to the original Contracting Parties, based upon flow rates of the current year and each subsequent year.

The debt service requirements for the City's contract payable are as follows:

Fiscal Year	Business-type Activities Principal	Interest	Total
2025	$ 77,500	$ 21,313	$ 98,813
2026	77,500	17,050	94,550
2027	77,500	12,788	90,288
2028	77,500	8,525	86,025
2029	77,500	4,263	81,763
Total	$ 387,500	$ 63,939	$ 451,439

Loan Payable

In March 2021, the City entered into a loan agreement to finance equipment and infrastructure to be used in the construction on the Brahman Ranch wastewater treatment plan. The loan requires monthly payments of $14,750 from the date the assets are delivered, and bears interest of 2.045%. The assets were delivered an payments began in April 2023 to mature in March 2028. The loan is secured by the financed assets.

Debt service requirements to maturity on the loan are as follows:

Fiscal Year	Business-type Activities Principal	Interest	Total
2025	$ 164,641	$ 12,359	$ 177,000
2026	168,721	8,279	177,000
2027	172,901	4,099	177,000
2028	73,300	450	73,750
Total	$ 579,563	$ 25,187	$ 604,750

Leases

The outstanding leases at September 30, 2024 are as follows:

Governmental activities:	Amount Payable
Building Inspection vehicle payable in monthly installments of $698, including interest of 2.00%, with final payment due in March 2026.	$ 13,035
Police vehicle payable in monthly installments of $929, including interest of 2.00%, with final payment due in April 2026.	17,365
Police vehicle payable in monthly installments of $1,204, including interest of 2.00%, with final payment due in April 2026.	22,506
Police vehicle payable in monthly installments of $976, including interest of 2.00%, with final payment due in June 2026.	18,234
Total	$ 71,140

The debt service requirements for the City's leases are as follows:

Fiscal Year	Governmental Activities Principal	Interest	Total
2025	$ 44,668	$ 1,015	$ 45,683
2026	26,472	177	26,649
Total	$ 71,140	$ 1,192	$ 72,332

Compensated absences

Compensated absences represent the estimated liability for employees' paid time off benefits for which employees are entitled to be paid upon termination. The retirement of this liability is paid from the General Fund and Water and Sewer Fund based on the assignment of an employee at termination.

Changes in the City's long-term liabilities for the year ended September 30, 2024 are as follows:

	Beginning Balance	Additions	Deletions	Ending Balance	Due Within One Year
Governmental activities:					
Certificates of obligation	$ 13,525,000	$ -	$ (400,000)	$ 13,125,000	$ 415,000
Premium on debt	228,424	-	(10,867)	217,557	-
Financing arrangements	82,090	-	(82,090)	-	-
Leases payable	114,925	-	(43,785)	71,140	44,668
Compensated absences	130,504	263,529	(303,291)	90,742	22,686
Total	$ 14,080,943	$ 263,529	$ (840,033)	$ 13,504,439	$ 482,354

	Beginning Balance	Additions	Deletions	Ending Balance	Due Within One Year
Business-type activities:					
Certificates of obligation	$ 1,780,000	$ -	$ (60,000)	$ 1,720,000	$ 60,000
Premium on debt	84,815	-	(4,240)	80,575	-
Contract payable	465,000	-	(77,500)	387,500	77,500
Loan payable	740,224	-	(160,661)	579,563	164,641
Compensated absences	18,085	6,798	(14,916)	9,967	2,492
Total	$ 3,088,124	$ 6,798	$ (317,317)	$ 2,777,605	$ 304,633

E. Defined benefit pension plan – Texas Municipal Retirement System

Plan description

The City participates as one of 919 plans in the nontraditional, joint contributory, hybrid defined benefit pension plan administered by the Texas Municipal Retirement System (TMRS). TMRS is an agency created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agent multiple-employer retirement system for municipal employees in the State of Texas. The TMRS Act places the general administration and management of the System with a six-member Board of Trustees. Although the Governor, with the advice and consent of the Senate, appoints the Board, TMRS is not fiscally dependent on the State of Texas. TMRS's defined benefit pension plan is a tax-qualified plan under Section 401 (a) of the Internal Revenue Code. TMRS issues a publicly available comprehensive annual financial report that can be obtained at www.tmrs.org.

All eligible employees of the City are required to participate in TMRS.

Benefits provided

TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS. At retirement, the benefit is calculated as if the sum of the employee's contributions, with interest, and the City-financed monetary credits, with interest, were used to purchase an annuity. Members may choose to receive their retirement benefit in one of seven payment options. Members may also choose to receive a portion of their benefit as a Partial Lump Sum Distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the member's deposits and interest.

Starting in 2007, the City granted an annually repeating (automatic) basis monetary credit referred to as an updated service credit (USC) which is a theoretical amount which considers salary increases or plan improvements. If at any time during their career an employee earns a USC, this amount remains in their account earning interest until retirement. At retirement, the benefit is calculated as if the sum of the employee's accumulated contributions with interest and the employer match plus employer-financed monetary credits, such as USC, with interest were used to purchase an annuity. Additionally, in 2010, the City adopted a modification to its annually repeating (automatic) basis cost of living adjustments (COLA) for retirees to 70% of the change in the consumer price index (CPI).

The plan provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS. Plan provisions for the City were as follows:

Employee deposit rate	7%
Matching ratio (City to employee)	2 to 1
Years required for vesting	5
Service retirement eligibility	20 years at any age, 5 years at age 60 and above
Updated service credit	100% repeating, transfers
Annuity increase to retirees	70% of CPI repeating

Employees covered by benefit terms

At the December 31, 2023 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	18
Inactive employees entitled to but not yet receiving benefits	32
Active employees	47
Total	97

Contributions

The contribution rates for employees in TMRS are either 5%, 6%, or 7% of employee gross earnings, and the City matching percentages are either 100%, 150%, or 200%, both as adopted by the governing body of the City. Under the state law governing TMRS, the contribution rate for each city is determined annually by the actuary, using the Entry Age Normal (EAN) actuarial cost method. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability.

Employees for the City were required to contribute 7% of their annual gross earnings during the fiscal year. The contribution rates for the City were 10.69% and 10.80% in calendar years 2024 and 2023, respectively. The City's total contributions to TMRS for the year ended September 30, 2024, were $332,777, and were equal to the required contributions.

Net pension liability (asset)

The City's Net Pension Liability (Asset) was measured as of December 31, 2023, and the Total Pension Liability (TPL) used to calculate the net pension liability (asset) was determined by an actuarial valuation as of that date.

Within the governmental activities, the General Fund generally liquidates the net pension liability (asset). In the business-type activities, the net pension liability (asset) is liquidated by the Water and Sewer Fund.

The total pension liability in the December 31, 2023 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.50% per year
Overall payroll growth	3.60% to 11.50%, including inflation
Investment rate of return	6.75%, net of pension plan investment expense, including inflation

Salary increases are assumed to occur once a year on January 1 so that the pay used for the period year following the valuation is equal to the reported pay for the prior year. Salaries are assumed to increase on a graduated service-based scale.

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS as of December 31, 2022. They were adopted in 2023 and first used in the December 31, 2023 actuarial valuation. The post-retirement mortality assumption for healthy annuitants and Annuity Purchase Rate (APRs) are based on the Mortality Experience Investigation Study covering 2009 through 2011 and dated December 31, 2013. In conjunction with these changes first used in the December 31, 2013 valuation, the System adopted the Entry Age Normal actuarial cost method and a one-time change to the amortization policy. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income, in order to satisfy the short-term and long-term funding needs of TMRS.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. In determining their best estimate of a recommended investment return assumption under the various alternative asset allocation portfolios, GRS focused on the area between (1) arithmetic mean (aggressive) without an adjustment for time (conservative) and (2) the geometric mean (conservative) with an adjustment for time (aggressive). The target allocation and best estimates of real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return (Arithmetic)
Global Equity	35.0%	6.7%
Core fixed income	6.0%	4.7%
Non-core fixed income	20.0%	8.0%
Other public and private markets	12.0%	8.0%
Real estate	12.0%	7.6%
Hedge funds	5.0%	6.4%
Private equity	10.0%	11.6%
Total	100.0%	

Discount rate

The discount rate used to measure the Total Pension Liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rates specified in the statute. Based on that assumption, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the Total Pension Liability.

Changes in Net Pension Liability (Asset)

	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability/(Asset) (c)
Balance at 12/31/22	$ 3,010,564	$ 2,901,390	$ 109,174
Changes for the year:			
Service cost	527,425	-	527,425
Interest	214,852	-	214,852
Changes of benefit terms	-	-	-
Difference between expected and actual experience	(52,803)	-	(52,803)
Changes of assumptions	(21,228)	-	(21,228)
Contributions - employer	-	320,191	(320,191)
Contributions - employee	-	207,531	(207,531)
Net investment income	-	337,268	(337,268)
Benefit payments, including refunds of employee contributions	(182,555)	(182,555)	-
Administrative expense	-	(2,136)	2,136
Other changes	-	(14)	14
Net changes	485,691	680,285	(194,594)
Balance at 12/31/23	$ 3,496,255	$ 3,581,675	$ (85,420)

Sensitivity of the net pension liability (asset) to changes in the discount rate

The following presents the net pension liability (asset) of the City, calculated using the discount rate of 6.75%, as well as what the City's net pension liability (asset) would be if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentage-point higher than the current rate:

	1% Decrease in Discount Rate (5.75%)	Discount Rate (6.75%)	1% Increase in Discount Rate (7.75%)
City's net pension liability (asset)	$ 512,398	$ (85,420)	$ (559,396)

Pension plan fiduciary net position

Detailed information about the pension plan's Fiduciary Net Position is available in a separately issued TMRS financial report. That report may be obtained on the Internet at www.tmrs.com.

Pension expense and deferred outflows and inflows of resources related to pensions

For the year ended September 30, 2024, the City recognized pension expense in the governmental activities and business-type activities of $45,485 and $730, respectively.

At September 30, 2024**,** the City reported deferred outflows and inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	$ -	$ 75,496
Changes in actuarial assumptions	-	16,722
Difference between projected and actual investment earnings	63,982	-
Contributions subsequent to the measurement date	255,879	-
Total	$ 319,861	$ 92,218

$255,879 was reported as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date and will be recognized as a reduction of the net pension liability for the year ending September 30, 2025. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

For the Year Ended September 30,	
2025	$ (16,743)
2026	(6,308)
2027	34,261
2028	(39,446)
Total	$ (28,236)

F. Interfund balances

Interfund balances as of September 30, 2024 consisted of the following:

Due To	Due From	Amount
General	Water and sewer	$ 1,632,500
Debt service	General	33,708
Nonmajor governmental	General	66,763
Total		$ 1,732,971

G. Commitments and contingencies

Litigation

The City is often a defendant in lawsuits. Although the outcome of the lawsuits is not presently determinable, it is the opinion of the City's management that the resolution of these matters will not have a materially adverse effect on the financial condition of the City.

Federal and state grants

The City participates in certain federal and state assisted grant programs. These programs are subject to program compliance audits by the grantors or their representatives. Accordingly, the City's compliance with applicable grant requirements will be established at a future date. The amounts which may be disallowed by the granting agencies cannot be determined at this time, although the City anticipates the amounts, if any, will be immaterial.

Raw water

The City has entered into a contract with the City of Midlothian, Texas whereby Midlothian agrees to sell raw water to the City. The contract requires the City to purchase a minimum amount of water on an annualized basis whether or not the City actually takes and utilizes said water amount. The contract is for a period of thirty-five years commencing January 4, 2005 and ending January 1, 2040. Actual payments for the year ended September 30, 2024 were $912,623.

Wastewater treatment

On December 1, 2009, the City entered into a contract with the Trinity River Authority – Mountain Creek Regional Wastewater System ("System") to obtain wastewater treatment services in effect for the entire useful life of the System. The City is obligated to pay minimum fees of the System's annual operation and maintenance costs equivalent to 61.32 million gallons of flow. Actual payments for the year ended September 30, 2024 were $2,212,350. Complete separate financial statements for TRA may be obtained at Trinity River Authority of Texas, P.O. Box 60, Arlington, Texas 76004.

Bluestem Hills PID

On January 14, 2019, the City created Bluestem Hills Public Improvement District No. 1 (the "District") to fund certain public improvements within the District. A development agreement with Bluestem Ellis Partners, LLC (the "Developer") was executed on April 26, 2019. The City shall reimburse the Developer for budgeted public improvement construction costs in an amount not to exceed $1,700,000 from special assessments levied and collected within the District. As of September 30, 2024, no reimbursements were due to the Developer.

Patriot Estates PID

On November 9, 2020, the City created Patriot Estates Public Improvement District (the "District") to fund certain public improvements within the District. A development agreement with LGI Homes-Texas, LLC (the "Developer") was executed on November 9, 2020. The City shall reimburse the Developer for budgeted public improvement construction costs in an amount not to exceed $6,977,464 from special assessments levied and collected within the District. As of September 30, 2024, no reimbursements were due to the Developer.

Brahman Ranch PID

On January 15, 2021, the City created Brahman Ranch Public Improvement District (the "District") to fund certain public improvements within the District. A development agreement with Bluestem Ellis Partners, LLC (the "Developer") was executed on April 26, 2019. The City shall reimburse the Developer for budgeted public improvement construction costs in an amount not to exceed $1.7 million, from special assessments levied and collected within the District. As of September 30, 2024, no reimbursements were due to the Developer.

H. Risk management

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The City maintains commercial insurance coverage covering each of those risks of loss. Management believes such coverage is sufficient to preclude any significant uninsured losses to the City. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years.

I. Subsequent Event

In May 2025, the City obtained a loan from State Infrastructure Bank in the amount of $1,415,000. The loan has an interest rate of 3.85% and matures in May 2045. The loan will be financed by future water and sewer revenues and will be used for utility relocations on FM 157.

J. New Accounting Guidance

Significant new accounting guidance issued by the Governmental Accounting Standards Board (GASB) not yet implemented by the City include the following:

GASB Statement No. 101, Compensated Absences - The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. This Statement will become effective for reporting periods beginning after December 15, 2023, and the impact has not yet been determined.

GASB Statement No. 102, Certain Risk Disclosures – The objective of this Statement is to provide users of government financial statements with information about risks related to a government's vulnerabilities due to certain concentrations or constraints that is essential to their analysis for making decisions or assessing accountability. This Statement will become effective for reporting periods beginning after June 15, 2024, and the impact has not yet been determined.

GASB Statement No. 103, Financial Reporting Model Improvements – The objective of this Statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. This Statement also addresses certain application issues. This Statement will become effective for reporting periods beginning after June 15, 2025, and the impact has not yet been determined.

GASB Statement No. 104, Disclosure of Certain Capital Assets – The objective of this Statement is to provide users of government financial statements with essential information about certain types of capital assets. This Statement requires certain types of capital assets to be presented separately in the note disclosures, including right-to-use assets related to leases, Subscription-Based Information Technology Arrangements, and public-private or public-public partnerships. Other intangible assets are also required to be presented separately by major class. Additional disclosures have also been required for capital assets held for sale. This Statement will become effective for reporting periods beginning after June 15, 2025, and the impact has not yet been determined.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF VENUS, TEXAS

SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

GENERAL FUND

FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Budgeted Amounts			Variance with Final Budget Positive
	Original	Final	Actual	(Negative)
REVENUES				
Property taxes and assessments	$ 2,714,383	$ 2,714,383	$ 2,736,765	$ 22,382
Sales taxes	831,000	831,000	1,102,114	271,114
Franchise taxes	152,000	152,000	169,916	17,916
Licenses and permits	521,660	521,660	570,484	48,824
Fines and forfeitures	108,900	108,900	104,121	(4,779)
Charges for service	266,000	266,000	33,853	(232,147)
Intergovernmental	685,084	685,084	648,693	(36,391)
Contributions and donations	23,387	23,387	8,756	(14,631)
Investment earnings	25,000	25,000	196,013	171,013
Miscellaneous	338,882	338,882	34,767	(304,115)
Total revenues	5,666,296	5,666,296	5,605,482	(60,814)
EXPENDITURES				
Current:				
General government	1,346,306	1,346,306	1,321,656	24,650
Public safety:				
Fire	977,711	977,711	849,958	127,753
Police	2,427,916	2,427,916	2,121,534	306,382
Municipal court	116,817	116,817	115,072	1,745
Public works	284,561	284,561	262,075	22,486
Economic development	346,460	346,460	290,566	55,894
Capital outlay	25,000	25,000	47,278	(22,278)
Debt service:				
Principal	254,048	254,048	237,407	16,641
Interest and fiscal charges	4,423	4,423	2,223	2,200
Total expenditures	5,783,242	5,783,242	5,247,769	535,473
Excess (deficiency) of revenues over expenditures	(116,946)	(116,946)	357,713	474,659
Net change in fund balances	(116,946)	(116,946)	357,713	474,659
FUND BALANCE - BEGINNING	3,211,955	3,211,955	3,211,955	-
FUND BALANCE - ENDING	$ 3,095,009	$ 3,095,009	$ 3,569,668	$ 474,659

Budgets and Budgetary Accounting

An annual budget for the general fund is adopted on the modified accrual basis. Appropriations lapse at the end of the fiscal year. An annual adopted budget is not available for the Grant Fund, a major special revenue fund. The legal level of budgetary control (i.e., the level at which expenditures may not legally exceed appropriations) is the fund level.

Excess Expenditures over Budgeted Appropriations

Expenditures exceeded budgeted appropriations in the following fund and functions. The City will cover these overages with the remaining excess fund balance.

General Fund	
Capital Outlay	22,278

CITY OF VENUS, TEXAS

REQUIRED SUPPLEMENTARY INFORMATION
TEXAS MUNICIPAL RETIREMENT SYSTEM
SCHEDULE OF CHANGES IN NET PENSION LIABILITY (ASSET) AND RELATED RATIOS

FOR THE YEAR ENDED SEPTEMBER 30, 2024

Measurement date December 31,	**2014**	**2015**	**2016**	**2017**
Total pension liability				
Service Cost	$ 88,650	$ 122,666	$ 147,811	$ 161,586
Interest	80,660	91,101	88,713	99,640
Changes of benefit terms	-	-	6,433	-
Differences between expected and actual experience	57,782	(132,315)	(14,918)	(10,387)
Assumption changes	-	12,187	-	-
Benefit payments, including refunds of employee contributions	(60,851)	(129,047)	(70,599)	(62,615)
Net change in total pension liability	166,241	(35,408)	157,440	188,224
Total pension liability - beginning	1,138,393	1,304,634	1,269,226	1,426,666
Total pension liability - ending (a)	$ 1,304,634	$ 1,269,226	$ 1,426,666	$ 1,614,890
Plan fiduciary net position				
Contributions - employer	$ 61,240	$ 83,505	$ 96,357	$ 98,912
Contributions - member	46,611	51,820	61,043	64,194
Net investment income	62,682	1,777	81,713	190,996
Benefit payments	(60,851)	(129,047)	(70,599)	(62,615)
Administrative expense	(654)	(1,083)	(925)	(990)
Other	(54)	(53)	(50)	(50)
Net change in plan fiduciary net position	108,974	6,919	167,539	290,447
Plan fiduciary net position - beginning	1,095,574	1,204,548	1,211,467	1,379,006
Plan fiduciary net position - ending (b)	$ 1,204,548	$ 1,211,467	$ 1,379,006	$ 1,669,453
Net pension liability (asset) - ending (a) - (b)	$ 100,086	$ 57,759	$ 47,660	$ (54,563)
Plan fiduciary net positon as a percentage of the total pension liability (asset)	92.33%	95.45%	96.66%	103.38%
Covered payroll	$ 665,869	$ 740,288	$ 872,040	$ 917,058
Net pension liability (asset) as a percentage of covered payroll	15.03%	7.80%	5.47%	-5.95%

2018	2019	2020	2021	2022	2023
$ 194,975	$ 223,903	$ 249,939	$ 293,254	$ 394,090	$ 527,425
113,540	130,503	145,638	162,550	185,650	214,852
-	-	-	-	-	-
30,003	(25,397)	(31,738)	(17,526)	(51,902)	(52,803)
-	12,664	-	-	-	(21,228)
(60,599)	(142,778)	(118,145)	(151,765)	(141,185)	(182,555)
277,919	198,895	245,694	286,513	386,653	485,691
1,614,890	1,892,809	2,091,704	2,337,398	2,623,911	3,010,564
$ 1,892,809	$ 2,091,704	$ 2,337,398	$ 2,623,911	$ 3,010,564	$ 3,496,255
$ 121,386	$ 137,647	$ 151,054	$ 176,151	$ 236,145	$ 320,191
78,438	91,504	100,320	116,107	154,632	207,531
(50,015)	272,037	160,726	314,431	(209,387)	337,268
(60,599)	(142,778)	(118,145)	(151,765)	(141,185)	(182,555)
(966)	(1,535)	(1,039)	(1,452)	(1,805)	(2,136)
(50)	(46)	(40)	10	2,156	(14)
88,194	356,829	292,876	453,482	40,556	680,285
1,669,453	1,757,647	2,114,476	2,407,352	2,860,834	2,901,390
$ 1,757,647	$ 2,114,476	$ 2,407,352	$ 2,860,834	$ 2,901,390	$ 3,581,675
$ 135,162	$ (22,772)	$ (69,954)	$ (236,923)	$ 109,174	$ (85,420)
92.86%	101.09%	102.99%	109.03%	96.37%	102.44%
$ 1,120,544	$ 1,297,991	$ 1,433,138	$ 1,658,675	$ 2,209,027	$ 2,964,731
12.06%	-1.75%	-4.88%	-14.28%	4.94%	-2.88%

CITY OF VENUS, TEXAS

REQUIRED SUPPLEMENTARY INFORMATION
TEXAS MUNICIPAL RETIREMENT SYSTEM
SCHEDULE OF CONTRIBUTIONS

FOR THE YEAR ENDED SEPTEMBER 30, 2024

Fiscal year ending September 30,	**2015**	**2016**	**2017**	**2018**
Actuarially determined contribution	$ 61,240	$ 90,452	$ 91,937	$ 118,665
Contributions in relation to the actuarially determined contributions	61,240	90,452	91,937	118,665
Contribution excess (deficiency)	-	-	-	-
Covered payroll	665,869	815,090	850,004	1,093,819
Contributions as a percentage of covered payroll	9.20%	11.10%	10.82%	10.85%

* GASB Statement 68 requires this schedule to report 10 years of data. Data prior to 2015 is not available.

NOTES TO SCHEDULE OF CONTRIBUTIONS

Valuation date: Actuarially determined contribution rates are calculated as of December 31 and become effective in January, 13 months later.

Methods and assumptions used to determine contribution rates:

Actuarial cost method	Entry age normal
Amortization method	Level percentage of payroll, closed
Remaining amortization period	25 years
Asset valuation method	10 year smoothed fair value; 12% soft corridor
Inflation	
Salary increases	3.6% to 11.85% including inflation
Investment rate of return	6.75%
Retirement age	Experience-based table of rates that are specific to the City's plan of benefits. Last updated for the 2023 valuation pursuant to an experience study of the period ending 2022.
Mortality	Post-retirement: 2019 Municipal Retirees of Texas Mortality Tables. The rates are projected on a fully generated basis with scale UMP. Pre-retirement: PUB(10) mortality tables, with the Public Safety table used for males and the General Employee tale used for females. The rates are projected on a fully generational basis with scale UMP.
Other information	There were no benefit changes during the year.

2019	2020	2021	2022	2023	2024
$ 132,270	$ 146,811	$ 168,818	$ 225,298	$ 305,565	$ 332,777
132,270	146,811	168,818	225,298	305,565	332,777
-	-	-	-	-	-
1,247,062	1,376,629	1,592,770	2,110,543	2,835,238	3,105,645
10.61%	10.66%	10.60%	10.67%	10.78%	10.72%

COMBINING STATEMENTS

NONMAJOR GOVERNMENTAL FUNDS

Special Revenue Funds are used to account for specific revenues that are legally restricted to expenditures for particular purposes.

Grant Fund - This fund is used to account for the proceeds of grants that are restricted to expenditures for specific purposes.

Brahman Ranch PID Fund - This fund is used to account for the operating costs of the Brahman Ranch Public Improvement District.

Venus Community Services Development Corporation – This fund is used to account for a half cent sales tax collection restricted for economic development.

Special Events Fund - This fund accounts for various community events funded by the City.

Court Technology Fund – The state legislature has allowed for the creation of a Municipal Court Technology Fund to defray the costs related to technology in the court system. This fund accounts for the collection of technology fees charged to defendants for misdemeanor offences as a cost of court. These funds will be used to purchase software, computers and any other technology items needed for the court.

Court Security Fund – The security building fund provides for the collection of court fees with each fine that is to be utilized for the security of the court. Expenditures are restricted to security systems, bailiffs, metal detectors, locks, electronic identification systems, etc.

Truancy Prevention Fund – This fund is used to account for necessary costs relating to the position of a juvenile case manager in accordance with Article 45.056, Code of Criminal Procedure.

Street Tax Fund – This fund is used to account for a quarter cent sales tax collection restricted for street improvement projects in the City.

Blue Stem PID Fund – This fund is used to account for the operating costs of the Blue Stem Public Improvement District.

PID Funds – This fund is used to account for the operating costs of the multiple smaller Public Improvement Districts.

TIRZ #1 Fund – This fund is used to account for the operating costs of the City's Tax Increment Reinvestment Zone #1.

Allied PID Fund – This fund is used to account for the operating costs of the Allied Public Improvement District.

Capital Projects Funds account for the cost of planned current and future major projects for the acquisition and construction of buildings, infrastructure, and related improvements, and traffic and environmental projects.

Street Improvements Fund – This fund is used to account for street improvement projects in the City.

2018 CO Bonds Fund – This fund is used to account for improvements made to existing street and utility infrastructure and facilities.

CITY OF VENUS, TEXAS

COMBINING BALANCE SHEET

NONMAJOR GOVERNMENTAL FUNDS

SEPTEMBER 30, 2024

	Special Revenue					
	Grant	Brahman Ranch PID	Venus Community Services Development Corporation	Special Events	Court Technology	Court Security
ASSETS						
Cash and cash equivalents	$ -	$ -	$ -	$ -	$ -	$ -
Restricted cash and cash equivalents	213,957	24,766	762,750	-	6,324	13,926
Receivables (net of allowance)	-	-	73,803	-	-	-
Prepaid items	-	-	-	2,500	-	-
Total assets	213,957	24,766	836,553	2,500	6,324	13,926
LIABILITIES						
Accounts payable	-	2,481	840	181	-	-
Accrued liabilities	-	-	480	-	-	-
Due to other funds	-	-	-	21,042	-	-
Unearned revenue	213,957	2,551	-	-	-	-
Total liabilities	213,957	5,032	1,320	21,223	-	-
FUND BALANCES						
Restricted for:						
Public safety	-	-	-	-	6,324	13,926
Streets	-	-	-	-	-	-
Economic development	-	19,734	835,233	-	-	-
Committed for:						
Capital projects	-	-	-	-	-	-
Unassigned	-	-	-	(18,723)	-	-
Total fund balances	-	19,734	835,233	(18,723)	6,324	13,926
Total liabilities and fund balances	$ 213,957	$ 24,766	$ 836,553	$ 2,500	$ 6,324	$ 13,926

Special Revenue						Capital Projects		
Truancy Prevention	Street Tax	Blue Stem PID	PID Funds	TIRZ #1	Allied PID	Street Improvements	2018 CO Bonds	Total Nonmajor Governmental Funds
$ -	$ -	$ -	$ 386	$ -	$ -	$ 260,000	$ -	$ 260,386
13,103	253,258	-	-	566,940	-	-	-	1,855,024
-	36,901	-	-	-	-	-	-	110,704
-	-	-	-	-	-	-	-	2,500
13,103	290,159	-	386	566,940	-	260,000	-	2,228,614
-	4,089	24,921	-	-	-	-	-	32,512
-	-	-	-	-	-	-	-	480
-	-	27,118	-	-	4,712	-	13,891	66,763
-	-	35,727	1,287	-	-	-	-	253,522
-	4,089	87,766	1,287	-	4,712	-	13,891	353,277
13,103	-	-	-	-	-	-	-	33,353
-	286,070	-	-	-	-	-	-	286,070
-	-	-	-	566,940	-	-	-	1,421,907
-	-	-	-	-	-	260,000	-	260,000
-	-	(87,766)	(901)	-	(4,712)	-	(13,891)	(125,993)
13,103	286,070	(87,766)	(901)	566,940	(4,712)	260,000	(13,891)	1,875,337
$ 13,103	$ 290,159	$ -	$ 386	$ 566,940	$ -	$ 260,000	$ -	$ 2,228,614

CITY OF VENUS, TEXAS

COMBINING STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES

NONMAJOR GOVERNMENTAL FUNDS

FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Special Revenue					
	Grant*	Brahman Ranch PID	Venus Community Services Development Corporation	Special Events	Court Technology	Court Security
REVENUES						
Property taxes and assessments	$ -	$ -	$ -	$ -	$ -	$ -
Sales taxes	-	-	440,846	-	-	-
Fines and forfeitures	-	-	-	-	2,868	3,394
Intergovernmental	26,954	-	-	-	-	-
Contributions and donations	-	1,904	-	-	-	-
Investment earnings	-	-	10,424	-	-	-
Miscellaneous	-	-	851	-	-	-
Total revenues	26,954	1,904	452,121	-	2,868	3,394
EXPENDITURES						
Current:						
Culture and recreation	26,954	-	-	-	-	-
Public works	-	2,552	-	-	-	-
Economic development	-	-	187,973	-	-	-
Capital outlay	-	-	2,272	-	-	-
Total expenditures	26,954	2,552	190,245	-	-	-
Excess (deficiency) of revenue over expenditures	-	(648)	261,876	-	2,868	3,394
OTHER FINANCING SOURCES (USES)						
Issuance of debt	-	-	-	-	-	-
Total other financing sources (uses)	-	-	-	-	-	-
Net change in fund balances	-	(648)	261,876	-	2,868	3,394
FUND BALANCE - BEGINNING, AS PREVIOUSLY REPORTED	-	20,382	573,357	(18,723)	3,456	10,532
ADJUSTMENTS						
Change in financial reporting entity - formerly a major fund*	-	-	-	-	-	-
FUND BALANCE - BEGINNING	-	20,382	573,357	(18,723)	3,456	10,532
FUND BALANCE - ENDING	$ -	$ 19,734	$ 835,233	$ (18,723)	$ 6,324	$ 13,926

Special Revenue						Capital Projects		
Truancy Prevention	Street Tax	Blue Stem PID	PID Funds	TIRZ #1	Allied PID	Street Improvements	2018 CO Bonds	Total Nonmajor Governmental Funds
$ -	$ -	$ 59,135	$ -	$ 513,950	$ -	$ -	$ -	$ 573,085
-	220,423	-	-	-	-	-	-	661,269
3,301	-	-	-	-	-	-	-	9,563
-	-	-	-	-	-	-	-	26,954
-	-	-	-	-	499	-	-	2,403
-	-	-	-	-	-	-	-	10,424
-	-	-	-	-	-	-	-	851
3,301	220,423	59,135	-	513,950	499	-	-	1,284,549
-	-	-	-	-	-	-	-	26,954
-	79,052	124,140	901	-	-	-	-	206,645
-	-	-	-	-	-	-	-	187,973
-	-	-	-	-	-	-	-	2,272
-	79,052	124,140	901	-	-	-	-	423,844
3,301	141,371	(65,005)	(901)	513,950	499	-	-	860,705
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
3,301	141,371	(65,005)	(901)	513,950	499	-	-	860,705
9,802	144,699	(22,761)	-	52,990	(5,211)	260,000	(13,891)	1,014,632
-	-	-	-	-	-	-	-	-
9,802	144,699	(22,761)	-	52,990	(5,211)	260,000	(13,891)	1,014,632
$ 13,103	$ 286,070	$ (87,766)	$ (901)	$ 566,940	$ (4,712)	$ 260,000	$ (13,891)	$ 1,875,337

COMPLIANCE SECTION

PATTILLO, BROWN & HILL, L.L.P.
401 West State Highway 6
Waco, Texas 76710
254.772.4901 | pbhcpa.com

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Honorable Mayor and Members
of City Council
City of Venus, Texas

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Venus, Texas (the "City") as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated August 11, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City of Venus, Texas' internal control over financial reporting (internal control) as a basis for designing procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City of Venus, Texas' internal control. Accordingly, we do not express an opinion on the effectiveness of the City of Venus, Texas' internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the City of Venus, Texas' financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City of Venus, Texas' financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

OFFICE LOCATIONS
TEXAS | Waco | Temple | Hillsboro | Houston
NEW MEXICO | Albuquerque

AICPA GAQC Member

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Waco, Texas
August 11, 2025

ITEM REPORT

To:	City Council
From:	Becky Wilkins, Finance Director
Subject:	Discuss and consider approval for the 2025 Annual Service Plan update to the Service and Assessment Plan for Brahman Ranch Public Improvement District No. 1. (Presented by, Mitch Mosesman with 30 Three Sixty Public Finance, Inc.)
Department/Office:	Finance

Summary:

Recommended Action:
Approve 2025 Annual Service Plan update to the Service and Assessment Plan for Brahman Ranch Public Improvement District No. 1

Budget:
No budget impact.

Attachments:
1. City of Venus Brahman Ranch PID Ord approving 2025 SAP Update
2. Brahman Ranch PID (Series 2022) 2025 SAP Update

CITY OF VENUS, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS APPROVING THE 2025 ANNUAL SERVICE PLAN UPDATE TO THE SERVICE AND ASSESSMENT PLAN, INCLUDING THE ASSESSMENT ROLL, FOR BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1 IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, on May 11, 2020, the City Council passed and approved Resolution No. 11-2020-05, which was amended by Resolution No. 01-2021-03 passed and approved by the City Council on March 29, 2021, which authorized and approved the creation and establishment of the Brahman Ranch Public Improvement District No. 1; and

WHEREAS, on December 1, 2022, after notice and a public hearing in the manner required by law, the City Council passed Ordinance No. 729-2022-12 approving the Brahman Ranch Public Improvement District No. 1 Service and Assessment Plan, including the Assessment Roll attached to the Service and Assessment Plan (the "Assessment Roll"), (the "Service and Assessment Plan") and levied the Assessments on property within District in accordance with the Assessment Roll for the purposes of financing the public improvements (the "Authorized Improvements") undertaken for the benefit of such property; and

WHEREAS, Chapter 372, Texas Local Government Code (as amended, the "PID Act") requires the Service and Assessment Plan to be reviewed and updated annually for the purposes of determining the annual budget for the Authorized Improvements; and

WHEREAS, the City Council has received the "Brahman Ranch Public Improvement District No. 1 2025 Annual Service Plan Update" (the "Annual Service Plan Update") which includes the updated Assessment Roll and now desires to proceed with the adoption of this Ordinance which approves and adopts the Annual Service Plan Update and updated Assessment Roll for District as required by the PID Act.

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

Section 1. Terms. Terms not otherwise defined herein are defined in the Service and Assessment Plan.

Section 2. Findings. That the recitals and findings in the Recitals of this Ordinance are hereby found and determined to be true and correct and constitute the legislative findings and determinations of the City Council.

Section 3. Assessment Plan. The Annual Service Plan Update, including the updated Assessment Roll contained therein, in the form attached as **Exhibit A** is hereby approved and the same is incorporated as part of this Ordinance as if fully set forth in the body of this Ordinance.

Section 4. Severability. If any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the governing body of the City in adopting this Ordinance that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 5. Filing in Land Records. The City Secretary is directed to cause a copy of this Ordinance, including the 2025 Annual Service Plan Update, to be recorded in the real property records of Ellis County, Texas, on or before August 11, 2025. The City Secretary is further directed to similarly file each Annual Service Plan Update approved by the City Council, with each such filing to occur within seven days of the date each respective Annual Service Plan Update is approved.

Section 6. Effective Date. This Ordinance shall take effect immediately from and after its passage in accordance with applicable law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS, THIS 11TH DAY OF AUGUST, 2025.

APPROVED:

_____

Alejandro Galaviz, Mayor

ATTEST:

_____

Callie Green, City Secretary

APPROVED AS TO FORM:

_____

MICHAEL HALLA

City Attorney

Exhibit A

2025 Annual Service Plan Update

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CITY OF VENUS
BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1

ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE

AUGUST 11, 2025

PREPARED FOR:
City of Venus
700 W. US Highway 67
Venus, Texas 76084

PREPARED BY:
30 Three Sixty Public Finance, Inc.
5860 Owens Avenue, Suite 210
Carlsbad, CA 92008

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Exhibit B Final Plat

Exhibit C Form of Homebuyer Disclosure

I. Introduction

Brahman Ranch Public Improvement District No. 1 (the "District") was created pursuant to the PID Act by Resolution No. 11-2020-05 on May 11, 2020 by the City Council to finance certain Authorized Improvements for the benefit of the property in the District. On March 8, 2021, the City Council passed and approved Resolution No. 01-2021-03 authorizing the revision of the boundaries of the District and increase in Authorized Improvements costs of the District in accordance with the PID Act, which authorization was effective upon publication in accordance with the PID Act. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 661.9 acres located within the corporate limits of the City.

On December 1, 2022, the City Council adopted (i) Ordinance No. 769-2022-12 which approved the Service & Assessment Plan (the "SAP") for the purpose of levying the Improvement Area #1A Assessments and Improvement Area #1B Assessments and (ii) Ordinance No. 770-2022-12 which approved the issuance of the Series 2022 (Improvement Area #1A/1B Projects) bonds (the "Series 2022 Bonds"). The SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Property within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements.

Pursuant to the PID Act, the SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2025. Capitalized terms used in this Annual Service Plan Update shall have the meanings set forth in the SAP, unless the context in which a term is used clearly requires a different meaning.

Section 372.013 of the PID Act requires that the Annual Service Plan (i) define the annual indebtedness and the projected costs for improvements and (ii) cover a period of at least five (5) years.

A. Projected Five-Year Cashflows

TABLE II-1

CITY OF VENUS
BRAHMAN RANCH PID
SERIES 2022 BONDS
(IMPROVEMENT AREA #1A/1B PROJECTS)

IMPROVEMENT AREA #1A PROJECTED FIVE-YEAR CASHFLOWS

	DUE JANUARY 31 OF CALENDAR YEAR				
ANNUAL INSTALLMENTS	2026	2027	2028	2029	2030
SERIES 2022 BONDS					
PRINCIPAL	$62,000.00	$65,000.00	$69,000.00	$72,000.00	$77,000.00
INTEREST	$253,162.50	$249,675.00	$246,018.75	$242,137.50	$237,637.50
SUBTOTAL	$315,162.50	$314,675.00	$315,018.75	$314,137.50	$314,637.50
AVAILABLE FUND BALANCES					
ADMINISTRATIVE FUND	$22,440.00	$0.00	$0.00	$0.00	$0.00
PLEDGED REVENUE FUND	$0.00	$0.00	$0.00	$0.00	$0.00
ANNUAL COLLECTION COSTS	$0.00	$22,888.80	$23,346.58	$23,813.51	$24,289.78
ADDITIONAL INTEREST	$19,900.00	$19,590.00	$19,265.00	$18,920.00	$18,560.00
TOTAL ANNUAL INSTALLMENT	**$357,502.50**	**$357,153.80**	**$357,630.33**	**$356,871.01**	**$357,487.28**

TABLE II-2

CITY OF VENUS
BRAHMAN RANCH PID
SERIES 2022 BONDS
(IMPROVEMENT AREA #1A/1B PROJECTS)

IMPROVEMENT AREA #1B PROJECTED FIVE-YEAR CASHFLOWS

	DUE JANUARY 31 OF CALENDAR YEAR				
ANNUAL INSTALLMENTS	2026	2027	2028	2029	2030
SERIES 2022 BONDS					
PRINCIPAL	$76,000.00	$80,000.00	$84,000.00	$88,000.00	$94,000.00
INTEREST	$309,072.50	$304,797.50	$300,297.50	$295,572.50	$290,072.50
SUBTOTAL	$385,072.50	$384,797.50	$384,297.50	$383,572.50	$384,072.50
AVAILABLE FUND BALANCES					
ADMINISTRATIVE FUND	$23,307.00	$0.00	$0.00	$0.00	$0.00
PLEDGED REVENUE FUND	$0.00	$0.00	$0.00	$0.00	$0.00
ANNUAL COLLECTION COSTS	$0.00	$23,773.14	$24,248.60	$24,733.57	$25,228.25
ADDITIONAL INTEREST	$24,295.00	$23,915.00	$23,515.00	$23,095.00	$22,655.00
TOTAL ANNUAL INSTALLMENT	**$432,674.50**	**$432,485.64**	**$432,061.10**	**$431,401.07**	**$431,955.75**

A. Parcel Subdivision

1. Improvement Area #1A

- The final plat of Brahman Ranch Phase 1A, attached hereto as Exhibit A, was filed and recorded with the county on November 14, 2022, and consists of 121 residential lots.

2. Improvement Area #1B

- There have not been any recorded plats in Improvement Area #1B.

B. Lot and Home Sales

1. Improvement Area #1A

- Improvement Area #1A consists of 121 Lots, all of which are classified as Lot Type 1. Lot Absorption Statistics in Improvement Area #1A, per the Quarterly Report dated June 30, 2025, are shown below.

TABLE II-3

CITY OF VENUS
BRAHMAN RANCH PID
SERIES 2022 BONDS

IMPROVEMENT AREA #1A LOT ABSORPTION STATISTICS AS OF JUNE 30, 2025

	Owner	Lillian Homes	Bridge Homes	Pacific Residential	WSG Custom Homes	Distinguished Custom Homes
# of SF lots not under contract with homebuilders	5	0	0	0	0	0
# of SF homes under construction	0	1	1	0	0	3
# of Completed SF homes not under contract with end-user	0	2	4	0	0	2
# of SF homes under contract with end-user	0	0	0	0	0	0
# of SF homes delivered to end-users	0	0	1	0	0	0

There is no estimated date of completion of homes for any builder in Improvement Area #1A.

2. Improvement Area #1B

- Improvement Area #1B is anticipated to include approximately 145 Lots developed with single-family homes, all of which are anticipated to be classified as Lot Type 2. Per the Quarterly Report dated June 30, 2025, the Owner owns all 145 anticipated Lot Type 2 Lots.

See Exhibit D for the buyer disclosures.

C. Authorized Improvements

1. Improvement Area #1A

- The Owner has completed and dedicated the Authorized Improvements for Improvement Area #1A to the City.

TABLE II-3

CITY OF VENUS
BRAHMAN RANCH PID
SERIES 2022 BONDS
(IMPROVEMENT AREA #1A/1B PROJECTS)

IMPROVEMENT AREA #1A IMPROVEMENTS

IMPROVEMENT DESCRIPTION	BUDGET	ACTUAL COSTS DRAWN FROM PROJECT FUND[a]	ACTUAL COSTS FINANCED WITH SOURCES OTHER THAN BOND PROCEEDS[a]	% OF BUDGET
MASS & RAW GRADING	$175,994.39	$165,435.04	$991,782.33	657.53%
PAVING	$1,472,285.70	$1,439,114.53	$8,912.31	98.35%
EROSION CONTROL	$16,183.58	$0.00	$116,183.00	100.00%
STORM SEWER	$464,012.02	$414,296.30	$0.00	67.47%
SEWER	$1,060,861.43	$645,793.59	$0.00	51.47%
TRAFFIC AND LIGHTING	$70,587.54	$0.00	$70,587.00	100.00%
MASS & RAW GRADING - SOFT COSTS	$814,299.69	$0.00	$0.00	0.00%
SOFT COSTS[b]	$175,994.39	$814,299.69	$0.00	219.85%
TOTAL	$4,074,224.35	$3,478,939.15	$1,187,464.64	-

[a]Per the Quarterly Report dated June 30, 2025.
[b]Soft Costs include 10% continency and District Formation Costs.

2. Improvement Area #1B

- Per the Quarterly Report dated June 30, 2025, the Authorized Improvements for Improvement Area #1B are under construction and projected to be completed in the second quarter of 2025.

TABLE II-4

CITY OF VENUS
BRAHMAN RANCH PID
SERIES 2022 BONDS
(IMPROVEMENT AREA #1A/1B PROJECTS)

IMPROVEMENT AREA #1B IMPROVEMENTS

IMPROVEMENT DESCRIPTION	BUDGET	ACTUAL COSTS DRAWN FROM PROJECT FUND[a]	ACTUAL COSTS FINANCED WITH SOURCES OTHER THAN BOND PROCEEDS[a]	% OF BUDGET
MASS & RAW GRADING	$170,061.00	$3,083.78	$19,202.00	13.10%
PAVING	$1,422,651.00	$0.00	$0.00	0.00%
EROSION CONTROL	$112,266.00	$0.00	$0.00	0.00%
STORM SEWER	$593,312.00	$0.00	$0.00	0.00%
SEWER	$1,212,475.00	$267,926.31	$0.00	22.10%
TRAFFIC AND LIGHTING	$68,208.00	$0.00	$0.00	0.00%
MASS & RAW GRADING - SOFT COSTS	$0.00	$0.00	$0.00	0.00%
SOFT COSTS[B]	$357,897.00	$352,110.60	$531,672.73	246.94%
TOTAL	$3,936,870.00	$623,120.69	$550,874.73	-

[a]Per the Quarterly Report dated June 30, 2025.
[b]Soft Costs include 10% continency and District Formation Costs.

A. Outstanding Indebtedness

1. Improvement Area #1A

- Outstanding Series 2022 Bonds principal attributable to Improvement Area #1A is $4,039,000. Improvement Area #1A's share of the scheduled September 15, 2025 principal payment on the Series 2022 Bonds is $59,000.00.

2. Improvement Area #1B

- Outstanding Series 2022 Bonds principal attributable to Improvement Area #1B is $4,931,000. Improvement Area #1B's share of the scheduled September 15, 2025 principal payment on the Series 2022 Bonds is $72,000.00.

B. Annual Installment Due 1/31/2026

Annual Installments are detailed in Tables III-1 and III-2 on the following pages. The debt service schedule for the Series 2022 Bonds is attached as Exhibit B.

1. Improvement Area #1A

- **Principal and Interest:** The total principal and interest required for the Improvement Area #1A Annual Installment is $315,162.50.

- **Additional Interest:** The total Additional Interest Reserve Requirement, 0.5% interest charged on the Improvement Area #1A Assessments, due is $19,900.00.

- **Annual Collection Costs:** The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs allocated for the Improvement Area #1A Annual Installment have been reduced to $0.00 given the available Administrative Funds.

TABLE III-1 CITY OF VENUS BRAHMAN RANCH PID SERIES 2022 BONDS (IMPROVEMENT AREA #1A/1B PROJECTS) IMPROVEMENT AREA #1A ANNUAL INSTALLMENT DUE 1/31/2026	
ANNUAL INSTALLMENT	**TOTAL**
PRINCIPAL	$62,000.00
INTEREST	$253,162.50
ADDITIONAL INTEREST	$19,900.00
ANNUAL COLLECTION COSTS	$0.00
TOTAL ANNUAL INSTALLMENT DUE	**$335,062.50**

2. Improvement Area #1B

- **Principal and Interest**: The total principal and interest required for the Improvement Area #1B Annual Installment is $385,072.50.

- **Additional Interest**: The total Additional Interest Reserve Requirement, 0.5% interest charged on the Improvement Area #1B Assessments, due is $24,295.00.

- **Annual Collection Costs**: The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs allocated for the Improvement Area #1B Annual Installment have been reduced to $0.00 given the available Administrative Funds.

TABLE III-2 CITY OF VENUS BRAHMAN RANCH PID SERIES 2022 BONDS IMPROVEMENT AREA #1B ANNUAL INSTALLMENT DUE 1/31/2026	
ANNUAL INSTALLMENT	**TOTAL**
PRINCIPAL	$76,000.00
INTEREST	$309,072.50
ADDITIONAL INTEREST	$24,295.00
ANNUAL COLLECTION COSTS	$0.00
TOTAL ANNUAL INSTALLMENT DUE	**$409,367.50**

C. Prepayment of Assessments in Full

1. Improvement Area #1A

- No full prepayments of Assessments have occurred within Improvement Area #1A.

2. Improvement Area #1B

- No full prepayments of Assessments have occurred within Improvement Area #1B.

D. Partial Prepayment of Assessments

1. Improvement Area #1A

- No partial prepayments of Assessments have occurred within Improvement Area #1A.

2. Improvement Area #1B

- No partial prepayments of Assessments have occurred within Improvement Area #1B.

E. Extraordinary Optional Redemptions

1. Improvement Area #1A

- No extraordinary optional redemptions have occurred within Improvement Area #1A.

2. Improvement Area #1B

- No extraordinary optional redemptions have occurred within Improvement Area #1B.

F. Assessment Roll

The list of current Parcels or Lots within the District, the corresponding total assessments, and current Annual Installment are shown on the Assessment Rolls attached hereto as Appendix A-1 and Appendix A-2. The Parcels or Lots shown on the Assessment Rolls will receive the bills for the 2025 Annual Installments which will be delinquent if not paid by January 31, 2026.

APPENDIX A-1
BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1

IMPROVEMENT AREA #1A
ASSESSMENT ROLL

Appendix A-1
Brahman Ranch Public Improvement District

Improvement Area #1A
Assessment Roll

Property ID	Lot Type	Annual Installment Due 1/31/2026	Outstanding Assessment
297281	1	$2,769.11	$32,892.56
297282	1	$2,769.11	$32,892.56
297283	1	$2,769.11	$32,892.56
297284	1	$2,769.11	$32,892.56
297285	1	$2,769.11	$32,892.56
297286	1	$2,769.11	$32,892.56
297287	1	$2,769.11	$32,892.56
297288	1	$2,769.11	$32,892.56
297289	1	$2,769.11	$32,892.56
297290	1	$2,769.11	$32,892.56
297291	1	$2,769.11	$32,892.56
297292	1	$2,769.11	$32,892.56
297293	1	$2,769.11	$32,892.56
297294	1	$2,769.11	$32,892.56
297296	1	$2,769.11	$32,892.56
297297	1	$2,769.11	$32,892.56
297298	1	$2,769.11	$32,892.56
297299	1	$2,769.11	$32,892.56
297300	1	$2,769.11	$32,892.56
297401	1	$2,769.11	$32,892.56
297402	1	$2,769.11	$32,892.56
297403	1	$2,769.11	$32,892.56

Appendix A-1
Brahman Ranch Public Improvement District

Improvement Area #1A
Assessment Roll

Property ID	Lot Type	Annual Installment Due 1/31/2026	Outstanding Assessment
297404	1	$2,769.11	$32,892.56
297405	1	$2,769.11	$32,892.56
297406	1	$2,769.11	$32,892.56
297407	1	$2,769.11	$32,892.56
297408	1	$2,769.11	$32,892.56
297409	1	$2,769.11	$32,892.56
297301	1	$2,769.11	$32,892.56
297302	1	$2,769.11	$32,892.56
297303	1	$2,769.11	$32,892.56
297304	1	$2,769.11	$32,892.56
297305	1	$2,769.11	$32,892.56
297306	1	$2,769.11	$32,892.56
297307	1	$2,769.11	$32,892.56
297308	1	$2,769.11	$32,892.56
297309	1	$2,769.11	$32,892.56
297310	1	$2,769.11	$32,892.56
297311	1	$2,769.11	$32,892.56
297312	1	$2,769.11	$32,892.56
297353	1	$2,769.11	$32,892.56
297354	1	$2,769.11	$32,892.56
297355	1	$2,769.11	$32,892.56
297356	1	$2,769.11	$32,892.56

Appendix A-1
Brahman Ranch Public Improvement District

Improvement Area #1A
Assessment Roll

Property ID	Lot Type	Annual Installment Due 1/31/2026	Outstanding Assessment
297357	1	$2,769.11	$32,892.56
297358	1	$2,769.11	$32,892.56
297359	1	$2,769.11	$32,892.56
297360	1	$2,769.11	$32,892.56
297361	1	$2,769.11	$32,892.56
297362	1	$2,769.11	$32,892.56
297363	1	$2,769.11	$32,892.56
297364	1	$2,769.11	$32,892.56
297365	1	$2,769.11	$32,892.56
297366	1	$2,769.11	$32,892.56
297367	1	$2,769.11	$32,892.56
297368	1	$2,769.11	$32,892.56
297369	1	$2,769.11	$32,892.56
297370	1	$2,769.11	$32,892.56
297371	1	$2,769.11	$32,892.56
297372	1	$2,769.11	$32,892.56
297373	1	$2,769.11	$32,892.56
297374	1	$2,769.11	$32,892.56
297375	1	$2,769.11	$32,892.56
297376	1	$2,769.11	$32,892.56
297377	1	$2,769.11	$32,892.56
297378	1	$2,769.11	$32,892.56

Appendix A-1
Brahman Ranch Public Improvement District

Improvement Area #1A
Assessment Roll

Property ID	Lot Type	Annual Installment Due 1/31/2026	Outstanding Assessment
297379	1	$2,769.11	$32,892.56
297380	1	$2,769.11	$32,892.56
297381	1	$2,769.11	$32,892.56
297382	1	$2,769.11	$32,892.56
297383	1	$2,769.11	$32,892.56
297384	1	$2,769.11	$32,892.56
297385	1	$2,769.11	$32,892.56
297386	1	$2,769.11	$32,892.56
297387	1	$2,769.11	$32,892.56
297388	1	$2,769.11	$32,892.56
297389	1	$2,769.11	$32,892.56
297390	1	$2,769.11	$32,892.56
297391	1	$2,769.11	$32,892.56
297392	1	$2,769.11	$32,892.56
297327	1	$2,769.11	$32,892.56
297328	1	$2,769.11	$32,892.56
297329	1	$2,769.11	$32,892.56
297330	1	$2,769.11	$32,892.56
297331	1	$2,769.11	$32,892.56
297332	1	$2,769.11	$32,892.56
297333	1	$2,769.11	$32,892.56
297334	1	$2,769.11	$32,892.56

Appendix A-1
Brahman Ranch Public Improvement District

Improvement Area #1A
Assessment Roll

Property ID	Lot Type	Annual Installment Due 1/31/2026	Outstanding Assessment
297335	1	$2,769.11	$32,892.56
297336	1	$2,769.11	$32,892.56
297337	1	$2,769.11	$32,892.56
297338	1	$2,769.11	$32,892.56
297339	1	$2,769.11	$32,892.56
297340	1	$2,769.11	$32,892.56
297341	1	$2,769.11	$32,892.56
297342	1	$2,769.11	$32,892.56
297343	1	$2,769.11	$32,892.56
297344	1	$2,769.11	$32,892.56
297345	1	$2,769.11	$32,892.56
297346	1	$2,769.11	$32,892.56
297347	1	$2,769.11	$32,892.56
297348	1	$2,769.11	$32,892.56
297349	1	$2,769.11	$32,892.56
297350	1	$2,769.11	$32,892.56
297351	1	$2,769.11	$32,892.56
297352	1	$2,769.11	$32,892.56
297393	1	$2,769.11	$32,892.56
297394	1	$2,769.11	$32,892.56
297395	1	$2,769.11	$32,892.56
297396	1	$2,769.11	$32,892.56

Appendix A-1
Brahman Ranch Public Improvement District

Improvement Area #1A
Assessment Roll

Property ID	Lot Type	Annual Installment Due 1/31/2026	Outstanding Assessment
297397	1	$2,769.11	$32,892.56
297398	1	$2,769.11	$32,892.56
297399	1	$2,769.11	$32,892.56
297400	1	$2,769.11	$32,892.56
297314	1	$2,769.11	$32,892.56
297315	1	$2,769.11	$32,892.56
297316	1	$2,769.11	$32,892.56
297317	1	$2,769.11	$32,892.56
297318	1	$2,769.11	$32,892.56
297319	1	$2,769.11	$32,892.56
297320	1	$2,769.11	$32,892.56
Total		**$335,062.50**	**$3,980,000.00**

APPENDIX A-2
BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1

IMPROVEMENT AREA #1B
ASSESSMENT ROLL

Appendix A-2
Brahman Ranch Public Improvement District

Improvement Area #1B
Assessment Roll

Property ID[(1)]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026
284565	Improvement Area #1B Bulk Parcel	$1,862,247.72	$156,893.13
307978	Improvement Area #1B Bulk Parcel	$2,996,752.28	$252,474.38
Total		**$4,859,000.00**	**$409,367.50**

(1) The entire Improvement Area #1B Initial Parcel is contained within Property IDs 284565 and 307978. For billing purposes, the Annual Installment due 1/31/2026 shall be allocated to the Property IDs pro rata based on acreage.

EXHIBIT A
BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1

DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

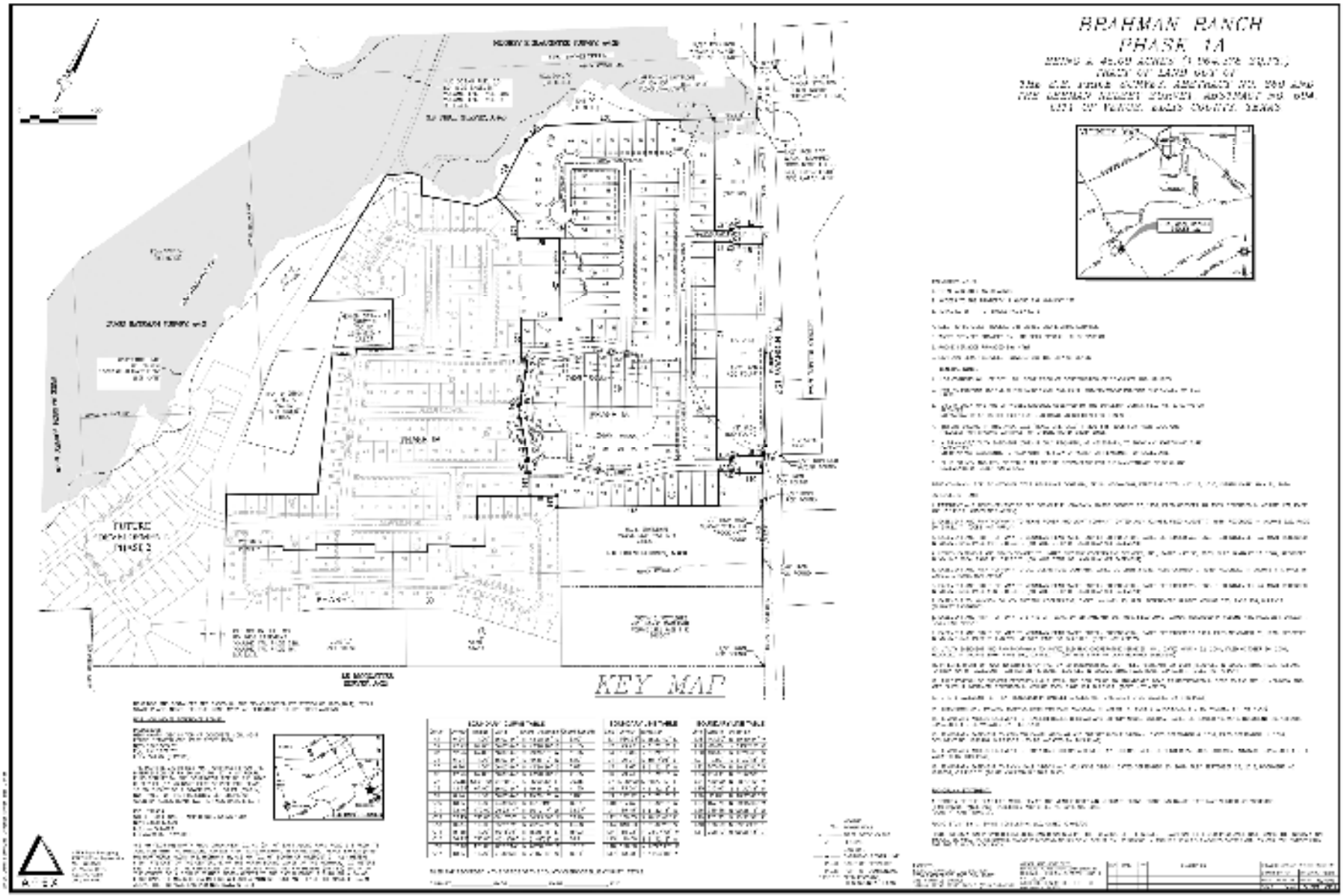
The following table sets forth the anticipated debt service requirements for the Bonds:

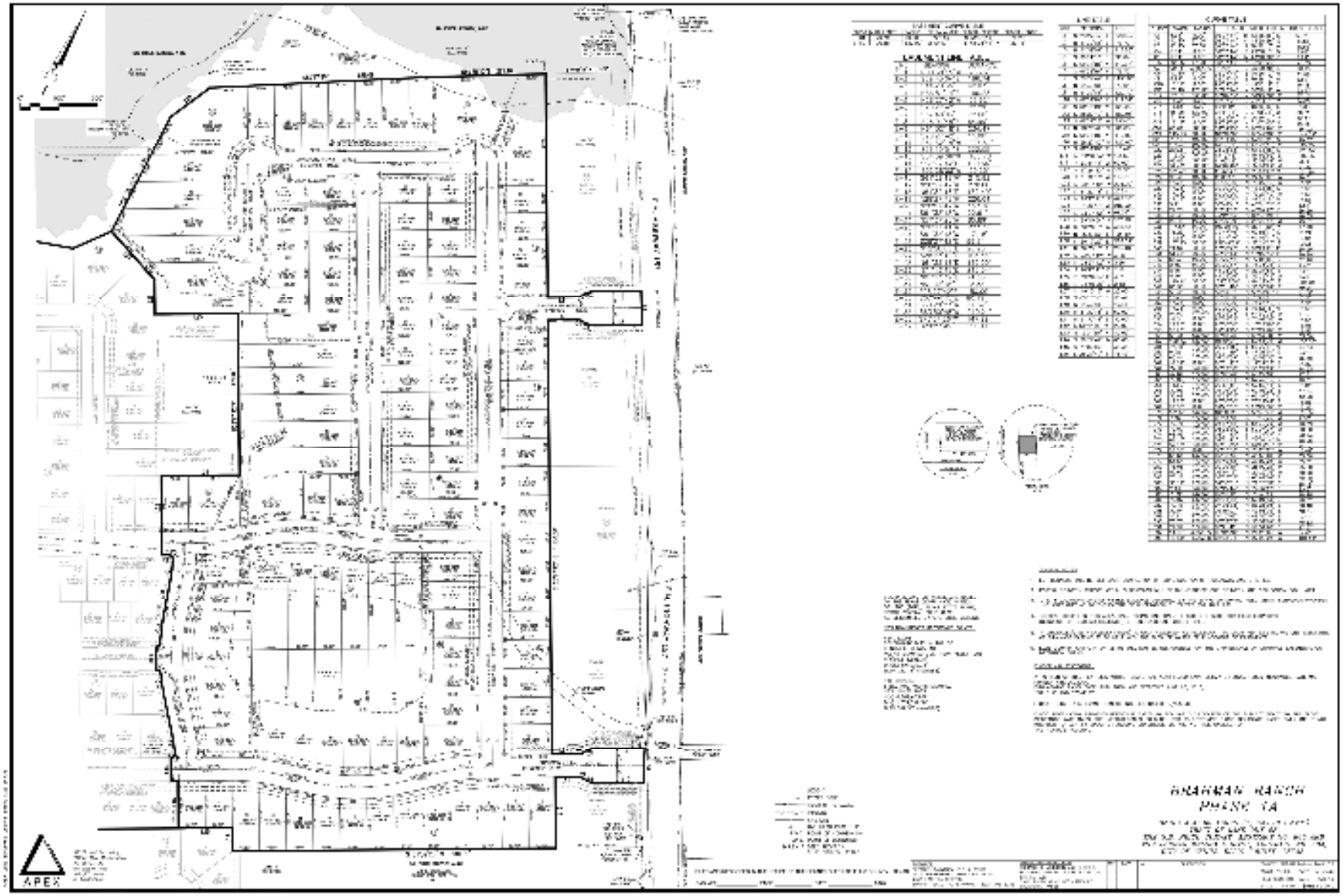
Year Ending (September 30)	Principal	Interest	Total
2023	$ -	$ 432,434	$ 432,434
2024	124,000	576,579	700,579
2025	131,000	569,604	700,604
2026	138,000	562,235	700,235
2027	145,000	554,473	699,473
2028	153,000	546,316	699,316
2029	160,000	537,710	697,710
2030	171,000	527,710	698,710
2031	180,000	517,023	697,023
2032	191,000	505,773	696,773
2033	203,000	493,835	696,835
2034	215,000	481,148	696,148
2035	229,000	467,710	696,710
2036	242,000	453,398	695,398
2037	257,000	438,273	695,273
2038	273,000	422,210	695,210
2039	290,000	405,148	695,148
2040	308,000	387,023	695,023
2041	327,000	367,773	694,773
2042	348,000	347,335	695,335
2043	369,000	325,585	694,585
2044	393,000	301,600	694,600
2045	420,000	276,055	696,055
2046	447,000	248,755	695,755
2047	477,000	219,700	696,700
2048	508,000	188,695	696,695
2049	542,000	155,675	697,675
2050	578,000	120,445	698,445
2051	617,000	82,875	699,875
2052	658,000	42,770	700,770
Total[1]	**$9,094,000**	**$11,555,860**	**$20,649,860**

(1) Totals may not add due to rounding.

EXHIBIT B
BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1

IMPROVEMENT AREA #1A
PHASE 1A FINAL PLAT


BRAHMAN RANCH
PHASE 1A
KEY MAP



DRAUGHAN RANCH
PHASE 1A

EXHIBIT C-1
BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1

LOT TYPE 1
FORM OF HOMEBUYER DISCLOSURE

TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)

BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1
BUYER DISCLOSURE
IMPROVEMENT AREA #1A

LOT TYPE 1

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF VENUS, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
PROPERTY ADDRESS

IMPROVEMENT AREA #1A

LOT TYPE 1

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Venus, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Brahman Ranch Public Improvement District No. 1 (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Venus. The exact amount of each annual installment will be approved each year by the City Council of the City of Venus in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Venus.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: _____ DATE: _____

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: _____ DATE: _____

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)

CITY OF VENUS
BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1
IMPROVEMENT AREA #1A
LOT TYPE 1

ESTIMATED ANNUAL INSTALLMENT SCHEDULE[1]

YEAR[2]	PRINCIPAL	INTEREST	ADDITIONAL INTEREST	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR ENDING PRINCIPAL BALANCE
2025	$512.40	$2,092.25	$164.46	$185.45	$2,954.57	$32,380.17
2026	$537.19	$2,063.43	$161.90	$189.16	$2,951.68	$31,842.98
2027	$570.25	$2,033.21	$159.21	$192.95	$2,955.62	$31,272.73
2028	$595.04	$2,001.14	$156.36	$196.81	$2,949.35	$30,677.69
2029	$636.36	$1,963.95	$153.39	$200.74	$2,954.44	$30,041.32
2030	$669.42	$1,924.17	$150.21	$204.76	$2,948.56	$29,371.90
2031	$710.74	$1,882.33	$146.86	$208.85	$2,948.79	$28,661.16
2032	$752.07	$1,837.91	$143.31	$213.03	$2,946.31	$27,909.09
2033	$801.65	$1,790.91	$139.55	$217.29	$2,949.40	$27,107.44
2034	$851.24	$1,740.81	$135.54	$221.64	$2,949.22	$26,256.20
2035	$900.83	$1,687.60	$131.28	$226.07	$2,945.78	$25,355.37
2036	$958.68	$1,631.30	$126.78	$230.59	$2,947.35	$24,396.69
2037	$1,016.53	$1,571.38	$121.98	$235.20	$2,945.10	$23,380.17
2038	$1,082.64	$1,507.85	$116.90	$239.91	$2,947.30	$22,297.52
2039	$1,148.76	$1,440.19	$111.49	$244.70	$2,945.14	$21,148.76
2040	$1,214.88	$1,368.39	$105.74	$249.60	$2,938.61	$19,933.88
2041	$1,297.52	$1,292.46	$99.67	$254.59	$2,944.24	$18,636.36
2042	$1,371.90	$1,211.36	$93.18	$259.68	$2,936.13	$17,264.46
2043	$1,462.81	$1,122.19	$86.32	$264.87	$2,936.20	$15,801.65
2044	$1,561.98	$1,027.11	$79.01	$270.17	$2,938.27	$14,239.67
2045	$1,661.16	$925.58	$71.20	$275.58	$2,933.51	$12,578.51
2046	$1,776.86	$817.60	$62.89	$281.09	$2,938.44	$10,801.65
2047	$1,892.56	$702.11	$54.01	$286.71	$2,935.39	$8,909.09
2048	$2,016.53	$579.09	$44.55	$292.44	$2,932.61	$6,892.56
2049	$2,148.76	$448.02	$34.46	$298.29	$2,929.53	$4,743.80
2050	$2,297.52	$308.35	$23.72	$304.26	$2,933.84	$2,446.28
2051	$2,446.28	$159.01	$12.23	$310.34	$2,927.86	$0.00
TOTAL	$32,892.56	$37,129.70	$2,886.20	$6,369.31	$79,277.77	

[1] Subject to change.
[2] Annual installments collected with property taxes and due no later than January 31 of following calendar year.

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN ELLIS COUNTY DEED OF RECORDS)

AFTER RECORDING RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF VENUS, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
PROPERTY ADDRESS

IMPROVEMENT AREA #1A

LOT TYPE 1

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Venus, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Brahman Ranch Public Improvement District No. 1 (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Venus. The exact amount of each annual installment will be approved each year by the City Council of the City of Venus in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Venus.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN ELLIS COUNTY DEED OF RECORDS)

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: _____ DATE: _____

_____ _____
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____ , 20__.

Notary Public, State of Texas

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN ELLIS COUNTY DEED OF RECORDS)

The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: _____ DATE: _____

_____ _____
SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____ , 20__.

Notary Public, State of Texas

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN ELLIS COUNTY DEED OF RECORDS)

CITY OF VENUS
BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1
IMPROVEMENT AREA #1A
LOT TYPE 1

ESTIMATED ANNUAL INSTALLMENT SCHEDULE[1]

YEAR[2]	PRINCIPAL	INTEREST	ADDITIONAL INTEREST	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR ENDING PRINCIPAL BALANCE
2025	$512.40	$2,092.25	$164.46	$185.45	$2,954.57	$32,380.17
2026	$537.19	$2,063.43	$161.90	$189.16	$2,951.68	$31,842.98
2027	$570.25	$2,033.21	$159.21	$192.95	$2,955.62	$31,272.73
2028	$595.04	$2,001.14	$156.36	$196.81	$2,949.35	$30,677.69
2029	$636.36	$1,963.95	$153.39	$200.74	$2,954.44	$30,041.32
2030	$669.42	$1,924.17	$150.21	$204.76	$2,948.56	$29,371.90
2031	$710.74	$1,882.33	$146.86	$208.85	$2,948.79	$28,661.16
2032	$752.07	$1,837.91	$143.31	$213.03	$2,946.31	$27,909.09
2033	$801.65	$1,790.91	$139.55	$217.29	$2,949.40	$27,107.44
2034	$851.24	$1,740.81	$135.54	$221.64	$2,949.22	$26,256.20
2035	$900.83	$1,687.60	$131.28	$226.07	$2,945.78	$25,355.37
2036	$958.68	$1,631.30	$126.78	$230.59	$2,947.35	$24,396.69
2037	$1,016.53	$1,571.38	$121.98	$235.20	$2,945.10	$23,380.17
2038	$1,082.64	$1,507.85	$116.90	$239.91	$2,947.30	$22,297.52
2039	$1,148.76	$1,440.19	$111.49	$244.70	$2,945.14	$21,148.76
2040	$1,214.88	$1,368.39	$105.74	$249.60	$2,938.61	$19,933.88
2041	$1,297.52	$1,292.46	$99.67	$254.59	$2,944.24	$18,636.36
2042	$1,371.90	$1,211.36	$93.18	$259.68	$2,936.13	$17,264.46
2043	$1,462.81	$1,122.19	$86.32	$264.87	$2,936.20	$15,801.65
2044	$1,561.98	$1,027.11	$79.01	$270.17	$2,938.27	$14,239.67
2045	$1,661.16	$925.58	$71.20	$275.58	$2,933.51	$12,578.51
2046	$1,776.86	$817.60	$62.89	$281.09	$2,938.44	$10,801.65
2047	$1,892.56	$702.11	$54.01	$286.71	$2,935.39	$8,909.09
2048	$2,016.53	$579.09	$44.55	$292.44	$2,932.61	$6,892.56
2049	$2,148.76	$448.02	$34.46	$298.29	$2,929.53	$4,743.80
2050	$2,297.52	$308.35	$23.72	$304.26	$2,933.84	$2,446.28
2051	$2,446.28	$159.01	$12.23	$310.34	$2,927.86	$0.00
TOTAL	$32,892.56	$37,129.70	$2,886.20	$6,369.31	$79,277.77	

[1]Subject to change.
[2]Annual installments collected with property taxes and due no later than January 31 of following calendar year.

EXHIBIT D-2
BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1

IMPROVEMENT AREA #1B INITIAL PARCEL
FORM OF HOMEBUYER DISCLOSURE

TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)

BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1
BUYER DISCLOSURE
IMPROVEMENT AREA #1B

INITIAL PARCEL

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF VENUS, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
PROPERTY ADDRESS

IMPROVEMENT AREA #1B

INITIAL PARCEL

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Venus, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Brahman Ranch Public Improvement District No. 1 (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Venus. The exact amount of each annual installment will be approved each year by the City Council of the City of Venus in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Venus.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: _____ DATE: _____

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: _____ DATE: _____

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)

CITY OF VENUS
BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1
IMPROVEMENT AREA #1B
INITIAL PARCEL

ESTIMATED ANNUAL INSTALLMENT SCHEDULE[1]

YEAR[2]	PRINCIPAL	INTEREST	ADDITIONAL INTEREST	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR ENDING PRINCIPAL BALANCE
2025	$76,000.00	$309,072.50	$24,295.00	$23,307.00	$432,674.50	$4,783,000.00
2026	$80,000.00	$304,797.50	$23,915.00	$23,773.14	$432,485.64	$4,703,000.00
2027	$84,000.00	$300,297.50	$23,515.00	$24,248.60	$432,061.10	$4,619,000.00
2028	$88,000.00	$295,572.50	$23,095.00	$24,733.57	$431,401.07	$4,531,000.00
2029	$94,000.00	$290,072.50	$22,655.00	$25,228.25	$431,955.75	$4,437,000.00
2030	$99,000.00	$284,197.50	$22,185.00	$25,732.81	$431,115.31	$4,338,000.00
2031	$105,000.00	$278,010.00	$21,690.00	$26,247.47	$430,947.47	$4,233,000.00
2032	$112,000.00	$271,447.50	$21,165.00	$26,772.42	$431,384.92	$4,121,000.00
2033	$118,000.00	$264,447.50	$20,605.00	$27,307.87	$430,360.37	$4,003,000.00
2034	$126,000.00	$257,072.50	$20,015.00	$27,854.02	$430,941.52	$3,877,000.00
2035	$133,000.00	$249,197.50	$19,385.00	$28,411.10	$429,993.60	$3,744,000.00
2036	$141,000.00	$240,885.00	$18,720.00	$28,979.33	$429,584.33	$3,603,000.00
2037	$150,000.00	$232,072.50	$18,015.00	$29,558.91	$429,646.41	$3,453,000.00
2038	$159,000.00	$222,697.50	$17,265.00	$30,150.09	$429,112.59	$3,294,000.00
2039	$169,000.00	$212,760.00	$16,470.00	$30,753.09	$428,983.09	$3,125,000.00
2040	$180,000.00	$202,197.50	$15,625.00	$31,368.15	$429,190.65	$2,945,000.00
2041	$191,000.00	$190,947.50	$14,725.00	$31,995.52	$428,668.02	$2,754,000.00
2042	$203,000.00	$179,010.00	$13,770.00	$32,635.43	$428,415.43	$2,551,000.00
2043	$216,000.00	$165,815.00	$12,755.00	$33,288.14	$427,858.14	$2,335,000.00
2044	$231,000.00	$151,775.00	$11,675.00	$33,953.90	$428,403.90	$2,104,000.00
2045	$246,000.00	$136,760.00	$10,520.00	$34,632.98	$427,912.98	$1,858,000.00
2046	$262,000.00	$120,770.00	$9,290.00	$35,325.64	$427,385.64	$1,596,000.00
2047	$279,000.00	$103,740.00	$7,980.00	$36,032.15	$426,752.15	$1,317,000.00
2048	$298,000.00	$85,605.00	$6,585.00	$36,752.79	$426,942.79	$1,019,000.00
2049	$318,000.00	$66,235.00	$5,095.00	$37,487.85	$426,817.85	$701,000.00
2050	$339,000.00	$45,565.00	$3,505.00	$38,237.60	$426,307.60	$362,000.00
2051	$362,000.00	$23,530.00	$1,810.00	$39,002.36	$426,342.36	$0.00
TOTAL	$4,859,000.00	$5,484,550.00	$426,325.00	$800,463.16	$11,570,338.16	

[1] Subject to change.
[2] Annual installments collected with property taxes and due no later than January 31 of following calendar year.

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN ELLIS COUNTY DEED OF RECORDS)

AFTER RECORDING RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF VENUS, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
PROPERTY ADDRESS

IMPROVEMENT AREA #1B

INITIAL PARCEL

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Venus, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Brahman Ranch Public Improvement District No. 1 (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Venus. The exact amount of each annual installment will be approved each year by the City Council of the City of Venus in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Venus.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN ELLIS COUNTY DEED OF RECORDS)

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: _____ DATE: _____

_____ _____
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____ , 20__.

Notary Public, State of Texas

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN ELLIS COUNTY DEED OF RECORDS)

The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: _____ DATE: _____

_____ _____
SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____ , 20__.

Notary Public, State of Texas

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN ELLIS COUNTY DEED OF RECORDS)

CITY OF VENUS
BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1
IMPROVEMENT AREA #1B
INITIAL PARCEL

ESTIMATED ANNUAL INSTALLMENT SCHEDULE[1]

YEAR[2]	PRINCIPAL	INTEREST	ADDITIONAL INTEREST	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR ENDING PRINCIPAL BALANCE
2025	$76,000.00	$309,072.50	$24,295.00	$23,307.00	$432,674.50	$4,783,000.00
2026	$80,000.00	$304,797.50	$23,915.00	$23,773.14	$432,485.64	$4,703,000.00
2027	$84,000.00	$300,297.50	$23,515.00	$24,248.60	$432,061.10	$4,619,000.00
2028	$88,000.00	$295,572.50	$23,095.00	$24,733.57	$431,401.07	$4,531,000.00
2029	$94,000.00	$290,072.50	$22,655.00	$25,228.25	$431,955.75	$4,437,000.00
2030	$99,000.00	$284,197.50	$22,185.00	$25,732.81	$431,115.31	$4,338,000.00
2031	$105,000.00	$278,010.00	$21,690.00	$26,247.47	$430,947.47	$4,233,000.00
2032	$112,000.00	$271,447.50	$21,165.00	$26,772.42	$431,384.92	$4,121,000.00
2033	$118,000.00	$264,447.50	$20,605.00	$27,307.87	$430,360.37	$4,003,000.00
2034	$126,000.00	$257,072.50	$20,015.00	$27,854.02	$430,941.52	$3,877,000.00
2035	$133,000.00	$249,197.50	$19,385.00	$28,411.10	$429,993.60	$3,744,000.00
2036	$141,000.00	$240,885.00	$18,720.00	$28,979.33	$429,584.33	$3,603,000.00
2037	$150,000.00	$232,072.50	$18,015.00	$29,558.91	$429,646.41	$3,453,000.00
2038	$159,000.00	$222,697.50	$17,265.00	$30,150.09	$429,112.59	$3,294,000.00
2039	$169,000.00	$212,760.00	$16,470.00	$30,753.09	$428,983.09	$3,125,000.00
2040	$180,000.00	$202,197.50	$15,625.00	$31,368.15	$429,190.65	$2,945,000.00
2041	$191,000.00	$190,947.50	$14,725.00	$31,995.52	$428,668.02	$2,754,000.00
2042	$203,000.00	$179,010.00	$13,770.00	$32,635.43	$428,415.43	$2,551,000.00
2043	$216,000.00	$165,815.00	$12,755.00	$33,288.14	$427,858.14	$2,335,000.00
2044	$231,000.00	$151,775.00	$11,675.00	$33,953.90	$428,403.90	$2,104,000.00
2045	$246,000.00	$136,760.00	$10,520.00	$34,632.98	$427,912.98	$1,858,000.00
2046	$262,000.00	$120,770.00	$9,290.00	$35,325.64	$427,385.64	$1,596,000.00
2047	$279,000.00	$103,740.00	$7,980.00	$36,032.15	$426,752.15	$1,317,000.00
2048	$298,000.00	$85,605.00	$6,585.00	$36,752.79	$426,942.79	$1,019,000.00
2049	$318,000.00	$66,235.00	$5,095.00	$37,487.85	$426,817.85	$701,000.00
2050	$339,000.00	$45,565.00	$3,505.00	$38,237.60	$426,307.60	$362,000.00
2051	$362,000.00	$23,530.00	$1,810.00	$39,002.36	$426,342.36	$0.00
TOTAL	$4,859,000.00	$5,484,550.00	$426,325.00	$800,463.16	$11,570,338.16	

[1]Subject to change.
[2]Annual installments collected with property taxes and due no later than January 31 of following calendar year.

EXHIBIT C-3
BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1

LOT TYPE 2
FORM OF HOMEBUYER DISCLOSURE

TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)

BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1
BUYER DISCLOSURE
IMPROVEMENT AREA #1B

LOT TYPE 2

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF VENUS, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
PROPERTY ADDRESS

IMPROVEMENT AREA #1B

LOT TYPE 2

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Venus, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Brahman Ranch Public Improvement District No. 1 (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Venus. The exact amount of each annual installment will be approved each year by the City Council of the City of Venus in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Venus.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: _____ DATE: _____

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: _____ DATE: _____

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)

CITY OF VENUS
BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1
IMPROVEMENT AREA #1B
LOT TYPE 2

ESTIMATED ANNUAL INSTALLMENT SCHEDULE[1]

YEAR[2]	PRINCIPAL	INTEREST	ADDITIONAL INTEREST	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR ENDING PRINCIPAL BALANCE
2025	$524.14	$2,131.53	$167.55	$160.74	$2,983.96	$32,986.21
2026	$551.72	$2,102.05	$164.93	$163.95	$2,982.66	$32,434.48
2027	$579.31	$2,071.02	$162.17	$167.23	$2,979.73	$31,855.17
2028	$606.90	$2,038.43	$159.28	$170.58	$2,975.18	$31,248.28
2029	$648.28	$2,000.50	$156.24	$173.99	$2,979.01	$30,600.00
2030	$682.76	$1,959.98	$153.00	$177.47	$2,973.21	$29,917.24
2031	$724.14	$1,917.31	$149.59	$181.02	$2,972.05	$29,193.10
2032	$772.41	$1,872.05	$145.97	$184.64	$2,975.07	$28,420.69
2033	$813.79	$1,823.78	$142.10	$188.33	$2,968.00	$27,606.90
2034	$868.97	$1,772.91	$138.03	$192.10	$2,972.01	$26,737.93
2035	$917.24	$1,718.60	$133.69	$195.94	$2,965.47	$25,820.69
2036	$972.41	$1,661.28	$129.10	$199.86	$2,962.65	$24,848.28
2037	$1,034.48	$1,600.50	$124.24	$203.85	$2,963.08	$23,813.79
2038	$1,096.55	$1,535.84	$119.07	$207.93	$2,959.40	$22,717.24
2039	$1,165.52	$1,467.31	$113.59	$212.09	$2,958.50	$21,551.72
2040	$1,241.38	$1,394.47	$107.76	$216.33	$2,959.94	$20,310.34
2041	$1,317.24	$1,316.88	$101.55	$220.66	$2,956.33	$18,993.10
2042	$1,400.00	$1,234.55	$94.97	$225.07	$2,954.59	$17,593.10
2043	$1,489.66	$1,143.55	$87.97	$229.57	$2,950.75	$16,103.45
2044	$1,593.10	$1,046.72	$80.52	$234.16	$2,954.51	$14,510.34
2045	$1,696.55	$943.17	$72.55	$238.85	$2,951.12	$12,813.79
2046	$1,806.90	$832.90	$64.07	$243.63	$2,947.49	$11,006.90
2047	$1,924.14	$715.45	$55.03	$248.50	$2,943.12	$9,082.76
2048	$2,055.17	$590.38	$45.41	$253.47	$2,944.43	$7,027.59
2049	$2,193.10	$456.79	$35.14	$258.54	$2,943.57	$4,834.48
2050	$2,337.93	$314.24	$24.17	$263.71	$2,940.05	$2,496.55
2051	$2,496.55	$162.28	$12.48	$268.98	$2,940.29	$0.00
TOTAL	$33,510.34	$37,824.48	$2,940.17	$5,520.44	$79,795.44	

[1] Subject to change.
[2] Annual installments collected with property taxes and due no later than January 31 of following calendar year.

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN ELLIS COUNTY DEED OF RECORDS)

AFTER RECORDING RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF VENUS, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
PROPERTY ADDRESS

IMPROVEMENT AREA #1B

LOT TYPE 2

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Venus, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Brahman Ranch Public Improvement District No. 1 (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Venus. The exact amount of each annual installment will be approved each year by the City Council of the City of Venus in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Venus.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN ELLIS COUNTY DEED OF RECORDS)

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: _____ DATE: _____

_____ _____
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____ , 20__.

Notary Public, State of Texas

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN ELLIS COUNTY DEED OF RECORDS)

The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: _____ DATE: _____

_____ _____
SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____ , 20__.

Notary Public, State of Texas

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN ELLIS COUNTY DEED OF RECORDS)

CITY OF VENUS
BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1
IMPROVEMENT AREA #1B
LOT TYPE 2

ESTIMATED ANNUAL INSTALLMENT SCHEDULE[1]

YEAR[2]	PRINCIPAL	INTEREST	ADDITIONAL INTEREST	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR ENDING PRINCIPAL BALANCE
2025	$524.14	$2,131.53	$167.55	$160.74	$2,983.96	$32,986.21
2026	$551.72	$2,102.05	$164.93	$163.95	$2,982.66	$32,434.48
2027	$579.31	$2,071.02	$162.17	$167.23	$2,979.73	$31,855.17
2028	$606.90	$2,038.43	$159.28	$170.58	$2,975.18	$31,248.28
2029	$648.28	$2,000.50	$156.24	$173.99	$2,979.01	$30,600.00
2030	$682.76	$1,959.98	$153.00	$177.47	$2,973.21	$29,917.24
2031	$724.14	$1,917.31	$149.59	$181.02	$2,972.05	$29,193.10
2032	$772.41	$1,872.05	$145.97	$184.64	$2,975.07	$28,420.69
2033	$813.79	$1,823.78	$142.10	$188.33	$2,968.00	$27,606.90
2034	$868.97	$1,772.91	$138.03	$192.10	$2,972.01	$26,737.93
2035	$917.24	$1,718.60	$133.69	$195.94	$2,965.47	$25,820.69
2036	$972.41	$1,661.28	$129.10	$199.86	$2,962.65	$24,848.28
2037	$1,034.48	$1,600.50	$124.24	$203.85	$2,963.08	$23,813.79
2038	$1,096.55	$1,535.84	$119.07	$207.93	$2,959.40	$22,717.24
2039	$1,165.52	$1,467.31	$113.59	$212.09	$2,958.50	$21,551.72
2040	$1,241.38	$1,394.47	$107.76	$216.33	$2,959.94	$20,310.34
2041	$1,317.24	$1,316.88	$101.55	$220.66	$2,956.33	$18,993.10
2042	$1,400.00	$1,234.55	$94.97	$225.07	$2,954.59	$17,593.10
2043	$1,489.66	$1,143.55	$87.97	$229.57	$2,950.75	$16,103.45
2044	$1,593.10	$1,046.72	$80.52	$234.16	$2,954.51	$14,510.34
2045	$1,696.55	$943.17	$72.55	$238.85	$2,951.12	$12,813.79
2046	$1,806.90	$832.90	$64.07	$243.63	$2,947.49	$11,006.90
2047	$1,924.14	$715.45	$55.03	$248.50	$2,943.12	$9,082.76
2048	$2,055.17	$590.38	$45.41	$253.47	$2,944.43	$7,027.59
2049	$2,193.10	$456.79	$35.14	$258.54	$2,943.57	$4,834.48
2050	$2,337.93	$314.24	$24.17	$263.71	$2,940.05	$2,496.55
2051	$2,496.55	$162.28	$12.48	$268.98	$2,940.29	$0.00
TOTAL	$33,510.34	$37,824.48	$2,940.17	$5,520.44	$79,795.44	

[1]Subject to change.
[2]Annual installments collected with property taxes and due no later than January 31 of following calendar year.

ITEM REPORT

To:	City Council
From:	Becky Wilkins, Finance Director
Subject:	Discuss and consider approval for the 2025 Annual Service Plan update to the Service and Assessment Plan for Patriot Estates Public Improvement District. (Presented by, Mitch Mosesman with 30 Three Sixty Public Finance, Inc.)
Department/Office:	Finance

Summary:

Recommended Action:
Approve 2025 Annual Service Plan update to the Service and Assessment Plan for Patriot Estates Public Improvement District No. 1

Budget:

Attachments:
1. City of Venus Patriot Estates PID Ord approving 2025 SAP Update
2. Patriot Estates PID (Series 2021) 2025 SAP Update

CITY OF VENUS, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS APPROVING THE 2025 ANNUAL SERVICE PLAN UPDATE TO THE SERVICE AND ASSESSMENT PLAN, INCLUDING THE ASSESSMENT ROLL, FOR PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, on November 9, 2020, the City Council passed and approved Resolution No. 34-2020-11, which authorized and approved the creation and establishment of the Patriot Estates Public Improvement District (the "District"); and

WHEREAS, on November 8, 2021, after notice and a public hearing in the manner required by law, the City Council passed Ordinance No. 742-2021-11 approving the Patriot Estates Public Improvement District Service and Assessment Plan, including the Assessment Roll attached to the Service and Assessment Plan (the "Assessment Roll"), (the "Service and Assessment Plan") and levied the Assessments on property within District in accordance with the Assessment Roll for the purposes of financing the public improvements (the "Authorized Improvements") undertaken for the benefit of such property; and

WHEREAS, Chapter 372, Texas Local Government Code (as amended, the "PID Act") requires the Service and Assessment Plan to be reviewed and updated annually for the purposes of determining the annual budget for the Authorized Improvements; and

WHEREAS, the City Council has received the "Patriot Estates Public Improvement District 2025 Annual Service Plan Update" (the "Annual Service Plan Update") which includes the updated Assessment Roll and now desires to proceed with the adoption of this Ordinance which approves and adopts the Annual Service Plan Update and updated Assessment Roll for District as required by the PID Act.

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

Section 1. Terms. Terms not otherwise defined herein are defined in the Service and Assessment Plan.

Section 2. Findings. That the recitals and findings in the Recitals of this Ordinance are hereby found and determined to be true and correct and constitute the legislative findings and determinations of the City Council.

Section 3. Assessment Plan. The Annual Service Plan Update, including the updated Assessment Roll contained therein, in the form attached as **Exhibit A** is hereby approved and the same is incorporated as part of this Ordinance as if fully set forth in the body of this Ordinance.

Section 4. Severability. If any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the governing body of the City in adopting this Ordinance that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 5. Filing in Land Records. The City Secretary is directed to cause a copy of this Ordinance, including the 2025 Annual Service Plan Update, to be recorded in the real property records of Ellis County, Texas and Johnson County, Texas, on or before August 18, 2025. The City Secretary is further directed to similarly file each Annual Service Plan Update approved by the City Council, with each such filing to occur within seven days of the date each respective Annual Service Plan Update is approved.

Section 6. Effective Date. This Ordinance shall take effect immediately from and after its passage in accordance with applicable law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS, THIS 11TH DAY OF AUGUST, 2025.

APPROVED:

_____

Alejandro Galaviz, Mayor

ATTEST:

_____

Callie Green, City Secretary

APPROVED AS TO FORM:

_____

MICHAEL HALLA

City Attorney

Exhibit A

2025 Annual Service Plan Update

[Remainder of page left intentionally blank.]

CITY OF VENUS
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE

AUGUST 11, 2025

PREPARED FOR:
City of Venus
700 W. US Highway 67
Venus, Texas 76084

PREPARED BY:
30 Three Sixty Public Finance, Inc.
5860 Owens Avenue, Suite 210
Carlsbad, CA 92008

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II. Annual Service Plan 2
III. Assessment Plan 5

APPENDICES

Appendix A Assessment Roll

EXHIBITS

Exhibit A Final Plats

Exhibit B Debt Service Schedule

Exhibit C Parcel/Lot Type Map

Exhibit D Form of Homebuyer Disclosure

I. Introduction

The Patriot Estates Public Improvement District (the "District") was created pursuant to the PID Act by Resolution No. 34-2020-11 on November 9, 2020, by the City Council to finance certain Authorized Improvements for the benefit of the property in the District. On November 8, 2021, the City Council adopted (i) Ordinance No. 742-2021-11 which approved the Service and Assessment Plan and levied Assessments to finance the Authorized Improvements to be constructed for the benefit of the Assessed Property within the District and (ii) Ordinance No. 743-2021-11 which approved the issuance of the Series 2021 (Patriot Estates Public Improvement District) bonds (the "Series 2021 Bonds"). The Service and Assessment Plan (the "SAP") identified the Authorized Improvements to be provided by the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. The City also adopted an Assessment Roll identifying the Assessment on each Lot within the District, based on the method of assessment identified in the Service and Assessment Plan.

Pursuant to the PID Act, the SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2025. Capitalized terms used in this Annual Service Plan Update shall have the meanings set forth in the SAP unless the context in which a term is used clearly requires a different meaning.

Section 372.013 of the PID Act requires that the Annual Service Plan (i) define the annual indebtedness and the projected costs for improvements and (ii) cover a period of at least five (5) years.

A. Projected Five-Year Cashflows

TABLE II-1

CITY OF VENUS
PATRIOT ESTATES PID
SERIES 2021 BONDS

IMPROVEMENT AREA #1 PROJECTED FIVE-YEAR CASHFLOWS

	DUE JANUARY 31 OF CALENDAR YEAR				
ANNUAL INSTALLMENTS	2026	2027	2028	2029	2030
SERIES 2021 BONDS					
PRINCIPAL	$65,000.00	$67,000.00	$69,000.00	$71,000.00	$72,000.00
INTEREST	$94,386.27	$92,680.02	$90,586.27	$88,430.02	$86,211.27
TOTAL	$159,386.27	$159,680.02	$159,586.27	$159,430.02	$158,211.27
AVAILABLE FUND BALANCES					
ADMINISTRATIVE FUND	$22,950.00	$0.00	$0.00	$0.00	$0.00
PLEDGED REVENUE FUND	$0.00	$0.00	$0.00	$0.00	$0.00
ADDITIONAL INTEREST	$12,997.97	$12,672.97	$12,337.97	$11,992.97	$11,637.97
ANNUAL COLLECTION COSTS	$0.00	$23,409.00	$23,877.18	$24,354.72	$24,841.82
TOTAL ANNUAL INSTALLMENT	**$195,334.24**	**$195,761.99**	**$195,801.42**	**$195,777.71**	**$194,691.06**

TABLE II-2

CITY OF VENUS
PATRIOT ESTATES PID
SERIES 2021 BONDS

IMPROVEMENT AREA #2 PROJECTED FIVE-YEAR CASHFLOWS

	DUE JANUARY 31 OF CALENDAR YEAR				
ANNUAL INSTALLMENTS	2025	2026	2027	2028	2029
SERIES 2021 BONDS					
PRINCIPAL	$79,000.00	$81,000.00	$84,000.00	$86,000.00	$89,000.00
INTEREST	$115,323.80	$113,250.05	$110,718.80	$108,093.80	$105,406.30
TOTAL	$194,323.80	$194,250.05	$194,718.80	$194,093.80	$194,406.30
AVAILABLE FUND BALANCES					
ADMINISTRATIVE FUND	$23,205.00	$0.00	$0.00	$0.00	$0.00
PLEDGED REVENUE FUND	$0.00	$0.00	$0.00	$0.00	$0.00
ADDITIONAL INTEREST	$15,880.00	$15,485.00	$15,080.00	$14,660.00	$14,230.00
ANNUAL COLLECTION COSTS	$0.00	$23,669.10	$24,142.48	$24,625.33	$25,117.84
TOTAL ANNUAL INSTALLMENT	**$233,408.80**	**$233,404.15**	**$233,941.28**	**$233,379.13**	**$233,754.14**

A. Parcel Subdivision

1. Improvement Area #1

- The Final Plat of Patriot Estates Phase 8 was filed and recorded with the County on November 15, 2021, and consists of 333 residential Lots and 3 Lots of Non-Benefited Property.

2. Improvement Area #2

- The Final Plat of Patriot Estates Phase 9 was filed and recorded with the County on February 10, 2023, and consists of 320 residential Lots and 7 Lots of Non-Benefited Property.

The Final Plats for Improvement Area #1 and Improvement Area #2 are attached as Exhibit B.

B. Authorized Improvements

1. Improvement Area #1

- The Owner has completed and dedicated the Authorized Improvements to the City on November 15, 2021.

TABLE II-3

CITY OF VENUS
PATRIOT ESTATES PID
SERIES 2021 BONDS

IMPROVEMENT AREA #1 IMPROVEMENTS

IMPROVEMENT DESCRIPTION	BUDGET	SPENT TO DATE	DRAWN FROM APPLICABLE BOND IMPROVEMENT ACCOUNT[a]	ACTUAL COSTS FINANCED WITH SOURCES OTHER THAN BOND PROCEEDS[a]	% OF BUDGET
STREETS	$2,839,322	$2,399,172			84.50%
SANITARY SEWER	$1,266,704	$1,105,834			87.30%
STORM DRAINAGE	$1,698,745	$1,446,983			85.18%
SOFT COSTS	$1,637,831	$143,550			8.76%
TOTAL	$7,442,602	$5,095,539	$3,059,879	$2,035,660	68.46%

[a]Per the Quarterly Report dated 6/30/2024.

2. Improvement Area #2

- The Owner has completed the Authorized Improvements listed in the 2021 SAP and they were dedicated to the City on January 10, 2023.

TABLE II-4

CITY OF VENUS
PATRIOT ESTATES PID
SERIES 2021 BONDS

IMPROVEMENT AREA #2 IMPROVEMENTS

IMPROVEMENT DESCRIPTION	BUDGET	SPENT TO DATE	DRAWN FROM APPLICABLE BOND IMPROVEMENT ACCOUNT[a]	ACTUAL COSTS FINANCED WITH SOURCES OTHER THAN BOND PROCEEDS[a]	% OF BUDGET
STREETS	$2,168,546	$2,021,321			93.21%
SANITARY SEWER	$957,975	$1,041,516			108.72%
STORM DRAINAGE	$1,148,985	$967,959			84.24%
SOFT COSTS	$1,206,345	$57,097			4.73%
TOTAL	$5,481,851	$4,087,892	$2,840,121	$1,247,771	74.57%

[a]Per the Quarterly Report dated 6/30/2024.

A. Outstanding Indebtedness

1. Improvement Area #1

- Outstanding Series 2021 Bonds principal attributable to Improvement Area #1 is $2,665,000.00. Improvement Area #1's share of the scheduled September 15, 2025 principal payment on the Series 2021 Bonds is $65,000.00.

2. Improvement Area #2

- Outstanding Series 2021 Bonds principal attributable to Improvement Area #2 is $3,254,000.00. Improvement Area #2's share of the scheduled September 15, 2025 principal payment on the Series 2021 Bonds is $78,000.00.

B. Annual Installment Due 1/31/2026

Annual Installments are detailed in Tables III-1 and III-2 below. The debt service schedule for the Series 2021 Bonds is attached as Exhibit B.

1. Improvement Area #1

- **Principal and Interest:** The total principal and interest required for the Improvement Area #1 Annual Installment is $159,402.50.

- **Additional Interest:** The total Additional Interest Reserve Requirement, 0.5% interest charged on the Improvement Area #1 Assessments, due is $12,997.97.

- **Annual Collection Costs:** The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs allocated for the Improvement Area #1 Annual Installment have been reduced to $0.00 given the available Administrative Funds.

TABLE III-1 CITY OF VENUS PATRIOT ESTATES PID SERIES 2021 BONDS IMPROVEMENT AREA #1 ANNUAL INSTALLMENT DUE 1/31/2026	
ANNUAL INSTALLMENT	TOTAL
PRINCIPAL	$65,000.00
INTEREST	$94,402.50
SUBTOTAL	$159,402.50
ADDITIONAL INTEREST	$12,997.97
ANNUAL COLLECTION COSTS	$0.00
TOTAL	**$172,400.47**

2. Improvement Area #2

- **Principal and Interest**: The total principal and interest required for the Improvement Area #2 Annual Installment is $194,323.76.

- **Additional Interest**: The total Additional Interest Reserve Requirement, 0.5% interest charged on the Improvement Area #2 Assessments, due is $15,880.00.

- **Annual Collection Costs**: The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs allocated for the Improvement Area #2 Annual Installment have been reduced to $0.00 given the available Administrative Funds.

TABLE III-2 CITY OF VENUS PATRIOT ESTATES PID SERIES 2021 BONDS IMPROVEMENT AREA #2 ANNUAL INSTALLMENT DUE 1/31/2026	
ANNUAL INSTALLMENT	AMOUNT
PRINCIPAL	$79,000.00
INTEREST	$115,323.76
SUBTOTAL	$194,323.76
ADDITIONAL INTEREST	$15,880.00
ANNUAL COLLECTION COSTS	$0.00
TOTAL	**$210,203.76**

C. Prepayment of Assessments in Full

1. Improvement Area #1

The following is a list of all Parcels or Lots that made a Prepayment in full within the Improvement Area #1.

TABLE III-3

CITY OF VENUS
PATRIOT ESTATES PID
SERIES 2021 BONDS

IMPROVEMENT AREA #1 PREPAYMENTS OF ASSESSMENTS IN FULL

PROPERTY ID	PROPERTY ADDRESS	LOT TYPE	DATE OF PREPAYMENT
126-4415-82713	104 Son Martin Place	1	1/17/2023
126-4415-82712	106 Son Martin Place	1	1/27/2023
126-4415-82812	107 Son Martin Place	1	11/21/2022
126-4415-82711	108 Son Martin Place	1	1/27/2023
126-4415-82807	134 Sammy Fowler Avenue	1	1/31/2023
126-4415-82808	138 Sammy Fowler Avenue	1	11/21/2022
126-4415-82810	146 Sammy Fowler Avenue	1	11/21/2022
126-4415-82909	147 Sammy Fowler Avenue	1	11/30/2022
126-4415-82811	150 Sammy Fowler Avenue	1	11/30/2022
126-4415-82907	151 Sammy Fowler Avenue	1	2/23/2023
126-4415-82905	155 Sammy Fowler Avenue	1	2/23/2023
126-4415-82904	157 Sammy Fowler Avenue	1	2/13/2023
126-4415-82709	158 Sammy Fowler Avenue	1	2/13/2023
126-4415-82901	163 Sammy Fowler Avenue	1	3/10/2023
126-4415-83113	324 Condie Russell Avenue	1	2/13/2023
126-4415-82701	325 Condie Russell Avenue	1	11/30/2022
126-4415-83114	326 Condie Russell Avenue	1	2/13/2023
126-4415-82702	327 Condie Russell Avenue	1	11/30/2022
126-4415-83115	328 Condie Russell Avenue	1	2/13/2023
126-4415-82704	331 Condie Russell Avenue	1	11/30/2022
126-4415-83117	332 Condie Russell Avenue	1	2/13/2023
126-4415-82705	333 Condie Russell Avenue	1	12/22/2022
126-4415-83118	334 Condie Russell Avenue	1	2/13/2023
126-4415-82706	335 Condie Russell Avenue	1	1/27/2023
126-4415-83119	336 Condie Russell Avenue	1	3/10/2023
126-4415-83120	338 Condie Russell Avenue	1	2/28/2023
126-4415-83122	342 Condie Russell Avenue	1	5/19/2023
126-4415-83125	348 Condie Russell Avenue	1	5/19/2023
126-4415-83126	350 Condie Russell Avenue	1	6/29/2023
126-4415-83127	352 Condie Russell Avenue	1	8/11/2023
126-4415-83128	354 Condie Russell Avenue	1	8/11/2023
126-4415-83130	358 Condie Russell Avenue	1	8/11/2023
126-4415-83202	402 Condie Russell Avenue	1	8/11/2023
126-4415-83204	406 Condie Russell Avenue	1	6/29/2023
126-4415-83205	408 Condie Russell Avenue	1	6/29/2023

TABLE III-3 CITY OF VENUS PATRIOT ESTATES PID SERIES 2021 BONDS IMPROVEMENT AREA #1 PREPAYMENTS OF ASSESSMENTS IN FULL			
PROPERTY ID	PROPERTY ADDRESS	LOT TYPE	DATE OF PREPAYMENT
126-4415-83302	413 Condie Russell Avenue	1	8/11/2023
126-4415-83208	414 Condie Russell Avenue	1	5/31/2023
126-4415-83303	415 Condie Russell Avenue	1	8/11/2023
126-4415-83210	418 Condie Russell Avenue	1	5/31/2023
126-4415-83304	419 Condie Russell Avenue	1	7/31/2023
126-4415-83305	421 Condie Russell Avenue	1	6/29/2023
126-4415-83212	422 Condie Russell Avenue	1	5/31/2023
126-4415-83213	424 Condie Russell Avenue	1	6/29/2023
126-4415-83215	428 Condie Russell Avenue	1	5/31/2023
126-4415-82910	504 Bennie Leonard Street	1	4/18/2023
126-4415-82803	505 DK Wilson Street	1	1/31/2023
126-4415-82911	506 Bennie Leonard Street	1	4/18/2023
126-4415-83009	507 Bennie Leonard Street	1	4/18/2023
126-4415-82802	507 DK Wilson Street	1	11/21/2022
126-4415-82913	510 Bennie Leonard Street	1	3/20/2023
126-4415-83007	511 Bennie Leonard Street	1	4/18/2023
126-4415-83006	513 Bennie Leonard Street	1	4/27/2023
126-4415-82915	514 Bennie Leonard Street	1	3/20/2023
126-4415-83005	515 Bennie Leonard Street	1	5/18/2023
126-4415-82916	516 Bennie Leonard Street	1	2/28/2023
126-4415-83004	517 Bennie Leonard Street	1	5/18/2023
126-4415-82917	518 Bennie Leonard Street	1	3/10/2023
126-4415-83003	519 Bennie Leonard Street	1	5/18/2023
126-4415-82918	520 Bennie Leonard Street	1	2/28/2023
126-4415-83002	521 Bennie Leonard Street	1	4/18/2023

2. Improvement Area #2

- There have been no full prepayments of Assessments in Improvement Area #2.

D. Partial Prepayment of Assessments

1. Improvement Area #1

- There have been no partial prepayments of Assessments in Improvement Area #1.

2. Improvement Area #2

- There have been no partial prepayments of Assessments in Improvement Area #2.

E. Extraordinary Optional Redemptions

1. Improvement Area #1

- One extraordinary optional redemption in the amount of $608,000 occurred on March 15, 2024 from the proceeds of the prepayments received. An extraordinary optional redemption in the amount of $35,000 is scheduled to occur on September 15, 2025 as a result of the reduction in the reserve account requirement caused by the extraordinary optional redemption from the proceeds of the prepayments received. An additional extraordinary optional redemption in the amount of $12,000.00 is scheduled to occur on September 15, 2025 from funds on deposit in the redemption fund.

2. Improvement Area #2

- An additional extraordinary optional redemption in the amount of $15,000.00 is scheduled to occur on September 15, 2025 from funds on deposit in the redemption fund.

F. Assessment Roll

- The list of current Parcels or Lots within the District, the corresponding total assessments, and current Annual Installment are shown on the Assessment Rolls attached hereto as Appendix A-1 and Appendix A-2. The Parcels or Lots shown on the Assessment Rolls will receive the bills for the 2025 Annual Installments which will be delinquent if not paid by January 31, 2026.

APPENDIX A-1
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT

IMPROVEMENT AREA #1
ASSESSMENT ROLL

APPENDIX A-1
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT

IMPROVEMENT AREA #1
ASSESSMENT ROLL

PROPERTY ID[A]	LOT TYPE	NOTE	ANNUAL INSTALLMENT DUE 1/31/2026[B]	OUTSTANDING ASSESMENT
126.4415.82301	LOT TYPE 1		$631.44	$9,522.32
126.4415.82302	LOT TYPE 1		$631.44	$9,522.32
126.4415.82303	LOT TYPE 1		$631.44	$9,522.32
126.4415.82304	LOT TYPE 1		$631.44	$9,522.32
126.4415.82305	LOT TYPE 1		$631.44	$9,522.32
126.4415.82306	LOT TYPE 1		$631.44	$9,522.32
126.4415.82307	LOT TYPE 1		$631.44	$9,522.32
126.4415.82308	LOT TYPE 1		$631.44	$9,522.32
126.4415.82309	LOT TYPE 1		$631.44	$9,522.32
126.4415.82310	LOT TYPE 1		$631.44	$9,522.32
126.4415.82311	LOT TYPE 1	(D)	$315.72	$4,761.16
126.4415.82312	LOT TYPE 1		$631.44	$9,522.32
126.4415.82313	LOT TYPE 1		$631.44	$9,522.32
126.4415.82314	LOT TYPE 1		$631.44	$9,522.32
126.4415.82315	LOT TYPE 1		$631.44	$9,522.32
126.4415.82316	LOT TYPE 1		$631.44	$9,522.32
126.4415.82317	LOT TYPE 1		$631.44	$9,522.32
126.4415.82318	LOT TYPE 1		$631.44	$9,522.32
126.4415.82319	LOT TYPE 1		$631.44	$9,522.32
126.4415.82320	LOT TYPE 1	(D)	$315.72	$4,761.16
126.4415.82321	LOT TYPE 1		$631.44	$9,522.32
126.4415.82322	NON-BENEFITED		$0.00	$0.00
126.4415.82401	LOT TYPE 1		$631.44	$9,522.32
126.4415.82402	LOT TYPE 1		$631.44	$9,522.32
126.4415.82403	LOT TYPE 1	(D)	$315.72	$4,761.16
126.4415.82404	LOT TYPE 1		$631.44	$9,522.32
126.4415.82405	LOT TYPE 1		$631.44	$9,522.32
126.4415.82406	LOT TYPE 1		$631.44	$9,522.32
126.4415.82407	LOT TYPE 1		$631.44	$9,522.32
126.4415.82408	LOT TYPE 1		$631.44	$9,522.32
126.4415.82409	LOT TYPE 1		$631.44	$9,522.32
126.4415.82410	LOT TYPE 1		$631.44	$9,522.32
126.4415.82501	LOT TYPE 1		$631.44	$9,522.32
126.4415.82502	LOT TYPE 1		$631.44	$9,522.32
126.4415.82503	LOT TYPE 1		$631.44	$9,522.32
126.4415.82504	LOT TYPE 1		$631.44	$9,522.32
126.4415.82505	LOT TYPE 1		$631.44	$9,522.32
126.4415.82506	LOT TYPE 1		$631.44	$9,522.32

APPENDIX A-1
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT

IMPROVEMENT AREA #1
ASSESSMENT ROLL

PROPERTY ID[A]	LOT TYPE	NOTE	ANNUAL INSTALLMENT DUE 1/31/2026[B]	OUTSTANDING ASSESMENT
126.4415.82507	LOT TYPE 1		$631.44	$9,522.32
126.4415.82508	LOT TYPE 1		$631.44	$9,522.32
126.4415.82509	LOT TYPE 1		$631.44	$9,522.32
126.4415.82510	LOT TYPE 1		$631.44	$9,522.32
126.4415.82511	LOT TYPE 1		$631.44	$9,522.32
126.4415.82512	LOT TYPE 1		$631.44	$9,522.32
126.4415.82513	LOT TYPE 1		$631.44	$9,522.32
126.4415.82514	LOT TYPE 1		$631.44	$9,522.32
126.4415.82515	LOT TYPE 1		$631.44	$9,522.32
126.4415.82516	LOT TYPE 1		$631.44	$9,522.32
126.4415.82517	LOT TYPE 1		$631.44	$9,522.32
126.4415.82518	LOT TYPE 1		$631.44	$9,522.32
126.4415.82519	LOT TYPE 1		$631.44	$9,522.32
126.4415.82520	LOT TYPE 1		$631.44	$9,522.32
126.4415.82601	LOT TYPE 1		$631.44	$9,522.32
126.4415.82602	LOT TYPE 1		$631.44	$9,522.32
126.4415.82603	LOT TYPE 1		$631.44	$9,522.32
126.4415.82604	LOT TYPE 1		$631.44	$9,522.32
126.4415.82605	LOT TYPE 1		$631.44	$9,522.32
126.4415.82606	LOT TYPE 1		$631.44	$9,522.32
126.4415.82607	LOT TYPE 1		$631.44	$9,522.32
126.4415.82608	LOT TYPE 1		$631.44	$9,522.32
126.4415.82609	LOT TYPE 1		$631.44	$9,522.32
126.4415.82610	LOT TYPE 1		$631.44	$9,522.32
126.4415.82611	LOT TYPE 1		$631.44	$9,522.32
126.4415.82612	LOT TYPE 1		$631.44	$9,522.32
126.4415.82613	LOT TYPE 1		$631.44	$9,522.32
126.4415.82614	LOT TYPE 1		$631.44	$9,522.32
126.4415.82615	LOT TYPE 1	(D)	$315.72	$4,761.16
126.4415.82616	LOT TYPE 1		$631.44	$9,522.32
126.4415.82617	LOT TYPE 1		$631.44	$9,522.32
126.4415.82618	LOT TYPE 1		$631.44	$9,522.32
126.4415.82619	LOT TYPE 1		$631.44	$9,522.32
126.4415.82620	LOT TYPE 1	(D)	$315.72	$4,761.16
126.4415.82701	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.82702	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.82703	LOT TYPE 1		$631.44	$9,522.32
126.4415.82704	LOT TYPE 1	(C)	$0.00	$0.00

APPENDIX A-1
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT

IMPROVEMENT AREA #1
ASSESSMENT ROLL

PROPERTY ID[A]	LOT TYPE	NOTE	ANNUAL INSTALLMENT DUE 1/31/2026[B]	OUTSTANDING ASSESMENT
126.4415.82705	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.82706	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.82707	LOT TYPE 1		$631.44	$9,522.32
126.4415.82708	LOT TYPE 1		$631.44	$9,522.32
126.4415.82709	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.82710	LOT TYPE 1		$631.44	$9,522.32
126.4415.82711	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.82712	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.82713	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.82714	LOT TYPE 1		$631.44	$9,522.32
126.4415.82715	LOT TYPE 1		$631.44	$9,522.32
126.4415.82801	LOT TYPE 1		$631.44	$9,522.32
126.4415.82802	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.82803	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.82804	LOT TYPE 1		$631.44	$9,522.32
126.4415.82805	LOT TYPE 1		$631.44	$9,522.32
126.4415.82806	LOT TYPE 1		$631.44	$9,522.32
126.4415.82807	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.82808	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.82809	LOT TYPE 1		$631.44	$9,522.32
126.4415.82810	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.82811	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.82812	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.82813	LOT TYPE 1		$631.44	$9,522.32
126.4415.82814	LOT TYPE 1		$631.44	$9,522.32
126.4415.82901	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.82902	LOT TYPE 1		$631.44	$9,522.32
126.4415.82903	LOT TYPE 1		$631.44	$9,522.32
126.4415.82904	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.82905	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.82906	LOT TYPE 1		$631.44	$9,522.32
126.4415.82907	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.82908	LOT TYPE 1		$631.44	$9,522.32
126.4415.82909	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.82910	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.82911	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.82912	LOT TYPE 1		$631.44	$9,522.32
126.4415.82913	LOT TYPE 1	(C)	$0.00	$0.00

APPENDIX A-1
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT

IMPROVEMENT AREA #1
ASSESSMENT ROLL

PROPERTY ID[A]	LOT TYPE	NOTE	ANNUAL INSTALLMENT DUE 1/31/2026[B]	OUTSTANDING ASSESMENT
126.4415.82914	LOT TYPE 1		$631.44	$9,522.32
126.4415.82915	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.82916	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.82917	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.82918	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.82919	LOT TYPE 1		$631.44	$9,522.32
126.4415.83001	LOT TYPE 1		$631.44	$9,522.32
126.4415.83002	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.83003	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.83004	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.83005	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.83006	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.83007	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.83008	LOT TYPE 1		$631.44	$9,522.32
126.4415.83009	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.83010	LOT TYPE 1		$631.44	$9,522.32
126.4415.83011	LOT TYPE 1		$631.44	$9,522.32
126.4415.83012	LOT TYPE 1		$631.44	$9,522.32
126.4415.83013	LOT TYPE 1		$631.44	$9,522.32
126.4415.83014	LOT TYPE 1		$631.44	$9,522.32
126.4415.83015	LOT TYPE 1		$631.44	$9,522.32
126.4415.83016	LOT TYPE 1		$631.44	$9,522.32
126.4415.83017	LOT TYPE 1		$631.44	$9,522.32
126.4415.83018	LOT TYPE 1		$631.44	$9,522.32
126.4415.83019	LOT TYPE 1		$631.44	$9,522.32
126.4415.83020	LOT TYPE 1		$631.44	$9,522.32
126.4415.83021	LOT TYPE 1		$631.44	$9,522.32
126.4415.83022	LOT TYPE 1		$631.44	$9,522.32
126.4415.83023	LOT TYPE 1		$631.44	$9,522.32
126.4415.83024	LOT TYPE 1		$631.44	$9,522.32
126.4415.83025	LOT TYPE 1		$631.44	$9,522.32
126.4415.83026	LOT TYPE 1		$631.44	$9,522.32
126.4415.83027	LOT TYPE 1		$631.44	$9,522.32
126.4415.83028	LOT TYPE 1		$631.44	$9,522.32
126.4415.83029	LOT TYPE 1		$631.44	$9,522.32
126.4415.83030	LOT TYPE 1		$631.44	$9,522.32
126.4415.83031	LOT TYPE 1		$631.44	$9,522.32
126.4415.83032	LOT TYPE 1		$631.44	$9,522.32

APPENDIX A-1
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT

IMPROVEMENT AREA #1
ASSESSMENT ROLL

PROPERTY ID[A]	LOT TYPE	NOTE	ANNUAL INSTALLMENT DUE 1/31/2026[B]	OUTSTANDING ASSESMENT
126.4415.83033	LOT TYPE 1		$631.44	$9,522.32
126.4415.83101	LOT TYPE 1		$631.44	$9,522.32
126.4415.83102	LOT TYPE 1		$631.44	$9,522.32
126.4415.83103	LOT TYPE 1		$631.44	$9,522.32
126.4415.83104	LOT TYPE 1		$631.44	$9,522.32
126.4415.83105	LOT TYPE 1		$631.44	$9,522.32
126.4415.83106	LOT TYPE 1		$631.44	$9,522.32
126.4415.83107	LOT TYPE 1		$631.44	$9,522.32
126.4415.83108	LOT TYPE 1		$631.44	$9,522.32
126.4415.83109	LOT TYPE 1		$631.44	$9,522.32
126.4415.83110	LOT TYPE 1		$631.44	$9,522.32
126.4415.83111	LOT TYPE 1		$631.44	$9,522.32
126.4415.83112	LOT TYPE 1		$631.44	$9,522.32
126.4415.83113	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.83114	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.83115	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.83116	LOT TYPE 1		$631.44	$9,522.32
126.4415.83117	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.83118	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.83119	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.83120	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.83121	LOT TYPE 1		$631.44	$9,522.32
126.4415.83122	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.83123	LOT TYPE 1		$631.44	$9,522.32
126.4415.83124	LOT TYPE 1		$631.44	$9,522.32
126.4415.83125	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.83126	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.83127	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.83128	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.83129	LOT TYPE 1	(D)	$315.72	$4,761.16
126.4415.83130	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.83201	LOT TYPE 1		$631.44	$9,522.32
126.4415.83202	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.83203	LOT TYPE 1		$631.44	$9,522.32
126.4415.83204	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.83205	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.83206	LOT TYPE 1		$631.44	$9,522.32
126.4415.83207	LOT TYPE 1		$631.44	$9,522.32

APPENDIX A-1
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT

IMPROVEMENT AREA #1
ASSESSMENT ROLL

PROPERTY ID[A]	LOT TYPE	NOTE	ANNUAL INSTALLMENT DUE 1/31/2026[B]	OUTSTANDING ASSESMENT
126.4415.83208	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.83209	LOT TYPE 1		$631.44	$9,522.32
126.4415.83210	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.83211	LOT TYPE 1		$631.44	$9,522.32
126.4415.83212	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.83213	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.83214	LOT TYPE 1		$631.44	$9,522.32
126.4415.83215	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.83216	LOT TYPE 1		$631.44	$9,522.32
126.4415.83217	LOT TYPE 1		$631.44	$9,522.32
126.4415.83218	LOT TYPE 1	(D)	$315.72	$4,761.16
126.4415.83219	LOT TYPE 1		$631.44	$9,522.32
126.4415.83220	LOT TYPE 1		$631.44	$9,522.32
126.4415.83221	LOT TYPE 1		$631.44	$9,522.32
126.4415.83222	LOT TYPE 1		$631.44	$9,522.32
126.4415.83223	LOT TYPE 1		$631.44	$9,522.32
126.4415.83224	LOT TYPE 1		$631.44	$9,522.32
126.4415.83225	LOT TYPE 1		$631.44	$9,522.32
126.4415.83226	LOT TYPE 1		$631.44	$9,522.32
126.4415.83227	LOT TYPE 1		$631.44	$9,522.32
126.4415.83228	NON-BENEFITED		$0.00	$0.00
126.4415.83301	LOT TYPE 1		$631.44	$9,522.32
126.4415.83302	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.83303	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.83304	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.83305	LOT TYPE 1	(C)	$0.00	$0.00
126.4415.83306	LOT TYPE 1		$631.44	$9,522.32
126.4415.83307	LOT TYPE 1		$631.44	$9,522.32
126.4415.83308	LOT TYPE 1		$631.44	$9,522.32
126.4415.83309	LOT TYPE 1		$631.44	$9,522.32
126.4415.83310	LOT TYPE 1		$631.44	$9,522.32
126.4415.83311	LOT TYPE 1		$631.44	$9,522.32
126.4415.83312	LOT TYPE 1		$631.44	$9,522.32
126.4415.83313	LOT TYPE 1		$631.44	$9,522.32
126.4415.83314	LOT TYPE 1		$631.44	$9,522.32
126.4415.83315	LOT TYPE 1		$631.44	$9,522.32
126.4415.83316	LOT TYPE 1		$631.44	$9,522.32
126.4415.83317	LOT TYPE 1		$631.44	$9,522.32

APPENDIX A-1
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT

IMPROVEMENT AREA #1
ASSESSMENT ROLL

PROPERTY ID[A]	LOT TYPE	NOTE	ANNUAL INSTALLMENT DUE 1/31/2026[B]	OUTSTANDING ASSESMENT
126.4415.83318	LOT TYPE 1		$631.44	$9,522.32
126.4415.83319	LOT TYPE 1		$631.44	$9,522.32
126.4415.83401	LOT TYPE 1		$631.44	$9,522.32
126.4415.83402	LOT TYPE 1		$631.44	$9,522.32
126.4415.83403	LOT TYPE 1		$631.44	$9,522.32
126.4415.83404	LOT TYPE 1		$631.44	$9,522.32
126.4415.83405	LOT TYPE 1		$631.44	$9,522.32
126.4415.83406	LOT TYPE 1		$631.44	$9,522.32
126.4415.83407	LOT TYPE 1		$631.44	$9,522.32
126.4415.83408	LOT TYPE 1		$631.44	$9,522.32
126.4415.83409	LOT TYPE 1		$631.44	$9,522.32
126.4415.83410	LOT TYPE 1		$631.44	$9,522.32
126.4415.83411	LOT TYPE 1		$631.44	$9,522.32
126.4415.83412	LOT TYPE 1		$631.44	$9,522.32
126.4415.83413	LOT TYPE 1		$631.44	$9,522.32
126.4415.83414	LOT TYPE 1		$631.44	$9,522.32
126.4415.83415	LOT TYPE 1		$631.44	$9,522.32
126.4415.83416	LOT TYPE 1		$631.44	$9,522.32
126.4415.83417	LOT TYPE 1		$631.44	$9,522.32
126.4415.83418	LOT TYPE 1		$631.44	$9,522.32
126.4415.83419	LOT TYPE 1		$631.44	$9,522.32
126.4415.83420	LOT TYPE 1		$631.44	$9,522.32
126.4415.83421	LOT TYPE 1		$631.44	$9,522.32
126.4415.83422	LOT TYPE 1		$631.44	$9,522.32
126.4415.83423	LOT TYPE 1		$631.44	$9,522.32
126.4415.83424	LOT TYPE 1		$631.44	$9,522.32
126.4415.83425	LOT TYPE 1		$631.44	$9,522.32
126.4415.83426	LOT TYPE 1		$631.44	$9,522.32
126.4415.83427	LOT TYPE 1		$631.44	$9,522.32
126.4415.83428	LOT TYPE 1		$631.44	$9,522.32
126.4415.83429	LOT TYPE 1		$631.44	$9,522.32
126.4415.83430	LOT TYPE 1		$631.44	$9,522.32
126.4415.83431	LOT TYPE 1		$631.44	$9,522.32
126.4415.83432	LOT TYPE 1		$631.44	$9,522.32
126.4415.83433	LOT TYPE 1		$631.44	$9,522.32
126.4415.83501	LOT TYPE 1		$631.44	$9,522.32
126.4415.83502	LOT TYPE 1		$631.44	$9,522.32
126.4415.83503	LOT TYPE 1		$631.44	$9,522.32

APPENDIX A-1
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT

IMPROVEMENT AREA #1
ASSESSMENT ROLL

PROPERTY ID[A]	LOT TYPE	NOTE	ANNUAL INSTALLMENT DUE 1/31/2026[B]	OUTSTANDING ASSESMENT
126.4415.83504	LOT TYPE 1		$631.44	$9,522.32
126.4415.83505	LOT TYPE 1		$631.44	$9,522.32
126.4415.83506	LOT TYPE 1		$631.44	$9,522.32
126.4415.83507	LOT TYPE 1		$631.44	$9,522.32
126.4415.83508	LOT TYPE 1		$631.44	$9,522.32
126.4415.83509	LOT TYPE 1		$631.44	$9,522.32
126.4415.83510	LOT TYPE 1		$631.44	$9,522.32
126.4415.83511	LOT TYPE 1		$631.44	$9,522.32
126.4415.83512	LOT TYPE 1		$631.44	$9,522.32
126.4415.83513	LOT TYPE 1		$631.44	$9,522.32
126.4415.83514	LOT TYPE 1		$631.44	$9,522.32
126.4415.83515	LOT TYPE 1		$631.44	$9,522.32
126.4415.83516	LOT TYPE 1		$631.44	$9,522.32
126.4415.83517	LOT TYPE 1		$631.44	$9,522.32
126.4415.83518	LOT TYPE 1		$631.44	$9,522.32
126.4415.83519	LOT TYPE 1		$631.44	$9,522.32
126.4415.83520	LOT TYPE 1		$631.44	$9,522.32
126.4415.83521	LOT TYPE 1		$631.44	$9,522.32
126.4415.83522	LOT TYPE 1		$631.44	$9,522.32
126.4415.83523	LOT TYPE 1		$631.44	$9,522.32
126.4415.83524	LOT TYPE 1		$631.44	$9,522.32
126.4415.83525	LOT TYPE 1		$631.44	$9,522.32
126.4415.83526	LOT TYPE 1		$631.44	$9,522.32
126.4415.83527	LOT TYPE 1		$631.44	$9,522.32
126.4415.83528	LOT TYPE 1		$631.44	$9,522.32
126.4415.83601	LOT TYPE 1		$631.44	$9,522.32
126.4415.83602	LOT TYPE 1		$631.44	$9,522.32
126.4415.83603	LOT TYPE 1		$631.44	$9,522.32
126.4415.83604	LOT TYPE 1		$631.44	$9,522.32
126.4415.83605	LOT TYPE 1		$631.44	$9,522.32
126.4415.83606	LOT TYPE 1		$631.44	$9,522.32
126.4415.83607	LOT TYPE 1		$631.44	$9,522.32
126.4415.83608	LOT TYPE 1		$631.44	$9,522.32
126.4415.83609	LOT TYPE 1		$631.44	$9,522.32
126.4415.83610	LOT TYPE 1		$631.44	$9,522.32
126.4415.83611	LOT TYPE 1		$631.44	$9,522.32
126.4415.83612	LOT TYPE 1		$631.44	$9,522.32
126.4415.83613	LOT TYPE 1		$631.44	$9,522.32

APPENDIX A-1
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT

IMPROVEMENT AREA #1
ASSESSMENT ROLL

PROPERTY ID[A]	LOT TYPE	NOTE	ANNUAL INSTALLMENT DUE 1/31/2026[B]	OUTSTANDING ASSESMENT
126.4415.83614	LOT TYPE 1		$631.44	$9,522.32
126.4415.83615	LOT TYPE 1		$631.44	$9,522.32
126.4415.83616	LOT TYPE 1		$631.44	$9,522.32
126.4415.83617	LOT TYPE 1		$631.44	$9,522.32
126.4415.83618	LOT TYPE 1		$631.44	$9,522.32
126.4415.83619	LOT TYPE 1		$631.44	$9,522.32
126.4415.83620	LOT TYPE 1		$631.44	$9,522.32
126.4415.83621	LOT TYPE 1		$631.44	$9,522.32
126.4415.83622	NON-BENEFITED		$0.00	$0.00
126.4415.83701	LOT TYPE 1		$631.44	$9,522.32
126.4415.83702	LOT TYPE 1		$631.44	$9,522.32
126.4415.83703	LOT TYPE 1		$631.44	$9,522.32
126.4415.83704	LOT TYPE 1		$631.44	$9,522.32
126.4415.83705	LOT TYPE 1		$631.44	$9,522.32
126.4415.83706	LOT TYPE 1		$631.44	$9,522.32
126.4415.83707	LOT TYPE 1		$631.44	$9,522.32
126.4415.83708	LOT TYPE 1		$631.44	$9,522.32
126.4415.83709	LOT TYPE 1		$631.44	$9,522.32
126.4415.83710	LOT TYPE 1		$631.44	$9,522.32
126.4415.83711	LOT TYPE 1		$631.44	$9,522.32
126.4415.83712	LOT TYPE 1		$631.44	$9,522.32
126.4415.83713	LOT TYPE 1		$631.44	$9,522.32
126.4415.83714	LOT TYPE 1		$631.44	$9,522.32
126.4415.83715	LOT TYPE 1		$631.44	$9,522.32
126.4415.83801	LOT TYPE 1		$631.44	$9,522.32
126.4415.83802	LOT TYPE 1		$631.44	$9,522.32
126.4415.83803	LOT TYPE 1		$631.44	$9,522.32
126.4415.83804	LOT TYPE 1		$631.44	$9,522.32
126.4415.83805	LOT TYPE 1		$631.44	$9,522.32
126.4415.83806	LOT TYPE 1		$631.44	$9,522.32
126.4415.83807	LOT TYPE 1		$631.44	$9,522.32
126.4415.83808	LOT TYPE 1		$631.44	$9,522.32
126.4415.83623	NON-BENEFITED		$0.00	$0.00
126.4415.83624	NON-BENEFITED		$0.00	$0.00
126.4415.82323	LOT TYPE 1	(D)	$315.72	$4,761.16
126.4415.83131	LOT TYPE 1	(D)	$315.72	$4,761.16
126.4415.82621	LOT TYPE 1	(D)	$315.72	$4,761.16
126.4415.82324	LOT TYPE 1	(D)	$315.72	$4,761.16

APPENDIX A-1
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT

IMPROVEMENT AREA #1
ASSESSMENT ROLL

PROPERTY ID[A]	LOT TYPE	NOTE	ANNUAL INSTALLMENT DUE 1/31/2026[B]	OUTSTANDING ASSESMENT
126.4415.82622	LOT TYPE 1	(D)	$315.72	$4,761.16
126.4415.83229	LOT TYPE 1	(D)	$315.72	$4,761.16
126.4415.82411	LOT TYPE 1	(D)	$315.72	$4,761.16
TOTAL[E]			**$172,384.24**	**$2,599,594.25**

[A] Property IDs per Johnson Central Appraisal District preliminary and subject to change.

[B] Annual Installment covers the period September 15, 2024 to September 14, 2025 and is due by January 31, 2026.

[C] Prepaid in full.

[D] Property ID represents a 50.00% ownership share of a residential lot. The Annual Installment and Outstanding Assessment shown is 50.00% of a Lot Type 1 Annual Installment and Outstanding Assessment.

[E] Total may not match Service Plan or installment schedules due to rounding or Prepayments.

APPENDIX A-2
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT

IMPROVEMENT AREA #2
ASSESSMENT ROLL

APPENDIX A-2
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT

IMPROVEMENT AREA #2
ASSESSMENT ROLL

PROPERTY ID[A]	LOT TYPE	ANNUAL INSTALLMENT DUE 1/31/2026[B]	OUTSTANDING ASSESMENT
126.4415.93601	LOT TYPE 2	$656.89	$9,925.00
126.4415.93811	LOT TYPE 2	$656.89	$9,925.00
126.4415.93602	LOT TYPE 2	$656.89	$9,925.00
126.4415.93603	LOT TYPE 2	$656.89	$9,925.00
126.4415.93604	LOT TYPE 2	$656.89	$9,925.00
126.4415.93605	LOT TYPE 2	$656.89	$9,925.00
126.4415.93606	LOT TYPE 2	$656.89	$9,925.00
126.4415.93607	LOT TYPE 2	$656.89	$9,925.00
126.4415.93608	LOT TYPE 2	$656.89	$9,925.00
126.4415.93609	LOT TYPE 2	$656.89	$9,925.00
126.4415.93610	LOT TYPE 2	$656.89	$9,925.00
126.4415.93611	LOT TYPE 2	$656.89	$9,925.00
126.4415.93612	LOT TYPE 2	$656.89	$9,925.00
126.4415.93613	LOT TYPE 2	$656.89	$9,925.00
126.4415.93614	LOT TYPE 2	$656.89	$9,925.00
126.4415.93615	LOT TYPE 2	$656.89	$9,925.00
126.4415.93616	LOT TYPE 2	$656.89	$9,925.00
126.4415.93617	LOT TYPE 2	$656.89	$9,925.00
126.4415.93618	LOT TYPE 2	$656.89	$9,925.00
126.4415.93619	LOT TYPE 2	$656.89	$9,925.00
126.4415.93620	LOT TYPE 2	$656.89	$9,925.00
126.4415.93621	NON-BENEFITED	$0.00	$0.00
126.4415.93701	LOT TYPE 2	$656.89	$9,925.00
126.4415.93702	LOT TYPE 2	$656.89	$9,925.00
126.4415.93703	LOT TYPE 2	$656.89	$9,925.00
126.4415.93704	LOT TYPE 2	$656.89	$9,925.00
126.4415.93705	LOT TYPE 2	$656.89	$9,925.00
126.4415.93706	LOT TYPE 2	$656.89	$9,925.00
126.4415.93707	LOT TYPE 2	$656.89	$9,925.00
126.4415.93708	LOT TYPE 2	$656.89	$9,925.00
126.4415.93709	LOT TYPE 2	$656.89	$9,925.00
126.4415.93710	LOT TYPE 2	$656.89	$9,925.00
126.4415.93711	LOT TYPE 2	$656.89	$9,925.00
126.4415.93712	LOT TYPE 2	$656.89	$9,925.00
126.4415.93713	LOT TYPE 2	$656.89	$9,925.00
126.4415.93714	LOT TYPE 2	$656.89	$9,925.00
126.4415.93715	LOT TYPE 2	$656.89	$9,925.00
126.4415.93801	LOT TYPE 2	$656.89	$9,925.00

APPENDIX A-2
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT

IMPROVEMENT AREA #2
ASSESSMENT ROLL

PROPERTY ID[A]	LOT TYPE	ANNUAL INSTALLMENT DUE 1/31/2026[B]	OUTSTANDING ASSESMENT
126.4415.93802	LOT TYPE 2	$656.89	$9,925.00
126.4415.93803	LOT TYPE 2	$656.89	$9,925.00
126.4415.93804	LOT TYPE 2	$656.89	$9,925.00
126.4415.93805	LOT TYPE 2	$656.89	$9,925.00
126.4415.93806	LOT TYPE 2	$656.89	$9,925.00
126.4415.93807	LOT TYPE 2	$656.89	$9,925.00
126.4415.93808	LOT TYPE 2	$656.89	$9,925.00
126.4415.93809	LOT TYPE 2	$656.89	$9,925.00
126.4415.93810	LOT TYPE 2	$656.89	$9,925.00
126.4415.93812	LOT TYPE 2	$656.89	$9,925.00
126.4415.93813	LOT TYPE 2	$656.89	$9,925.00
126.4415.93814	LOT TYPE 2	$656.89	$9,925.00
126.4415.93815	LOT TYPE 2	$656.89	$9,925.00
126.4415.93816	LOT TYPE 2	$656.89	$9,925.00
126.4415.93817	LOT TYPE 2	$656.89	$9,925.00
126.4415.93818	LOT TYPE 2	$656.89	$9,925.00
126.4415.93819	LOT TYPE 2	$656.89	$9,925.00
126.4415.93820	LOT TYPE 2	$656.89	$9,925.00
126.4415.93901	LOT TYPE 2	$656.89	$9,925.00
126.4415.93902	LOT TYPE 2	$656.89	$9,925.00
126.4415.93903	LOT TYPE 2	$656.89	$9,925.00
126.4415.93904	LOT TYPE 2	$656.89	$9,925.00
126.4415.93905	LOT TYPE 2	$656.89	$9,925.00
126.4415.93906	LOT TYPE 2	$656.89	$9,925.00
126.4415.93907	LOT TYPE 2	$656.89	$9,925.00
126.4415.93908	LOT TYPE 2	$656.89	$9,925.00
126.4415.93909	LOT TYPE 2	$656.89	$9,925.00
126.4415.93910	LOT TYPE 2	$656.89	$9,925.00
126.4415.93911	LOT TYPE 2	$656.89	$9,925.00
126.4415.93912	LOT TYPE 2	$656.89	$9,925.00
126.4415.93913	LOT TYPE 2	$656.89	$9,925.00
126.4415.93914	LOT TYPE 2	$656.89	$9,925.00
126.4415.93915	LOT TYPE 2	$656.89	$9,925.00
126.4415.93916	LOT TYPE 2	$656.89	$9,925.00
126.4415.93917	LOT TYPE 2	$656.89	$9,925.00
126.4415.93918	LOT TYPE 2	$656.89	$9,925.00
126.4415.93919	LOT TYPE 2	$656.89	$9,925.00
126.4415.93920	LOT TYPE 2	$656.89	$9,925.00

APPENDIX A-2
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT

IMPROVEMENT AREA #2
ASSESSMENT ROLL

PROPERTY ID[A]	LOT TYPE	ANNUAL INSTALLMENT DUE 1/31/2026[B]	OUTSTANDING ASSESMENT
126.4415.93921	NON-BENEFITED	$0.00	$0.00
126.4415.94001	LOT TYPE 2	$656.89	$9,925.00
126.4415.94002	LOT TYPE 2	$656.89	$9,925.00
126.4415.94003	LOT TYPE 2	$656.89	$9,925.00
126.4415.94004	LOT TYPE 2	$656.89	$9,925.00
126.4415.94005	LOT TYPE 2	$656.89	$9,925.00
126.4415.94006	LOT TYPE 2	$656.89	$9,925.00
126.4415.94007	LOT TYPE 2	$656.89	$9,925.00
126.4415.94008	LOT TYPE 2	$656.89	$9,925.00
126.4415.94009	LOT TYPE 2	$656.89	$9,925.00
126.4415.94010	LOT TYPE 2	$656.89	$9,925.00
126.4415.94011	LOT TYPE 2	$656.89	$9,925.00
126.4415.94012	LOT TYPE 2	$656.89	$9,925.00
126.4415.94013	LOT TYPE 2	$656.89	$9,925.00
126.4415.94014	LOT TYPE 2	$656.89	$9,925.00
126.4415.94015	LOT TYPE 2	$656.89	$9,925.00
126.4415.94016	LOT TYPE 2	$656.89	$9,925.00
126.4415.94017	LOT TYPE 2	$656.89	$9,925.00
126.4415.94018	LOT TYPE 2	$656.89	$9,925.00
126.4415.94019	LOT TYPE 2	$656.89	$9,925.00
126.4415.94020	LOT TYPE 2	$656.89	$9,925.00
126.4415.94021	LOT TYPE 2	$656.89	$9,925.00
126.4415.94022	LOT TYPE 2	$656.89	$9,925.00
126.4415.94023	LOT TYPE 2	$656.89	$9,925.00
126.4415.94024	LOT TYPE 2	$656.89	$9,925.00
126.4415.94025	LOT TYPE 2	$656.89	$9,925.00
126.4415.94026	LOT TYPE 2	$656.89	$9,925.00
126.4415.94027	LOT TYPE 2	$656.89	$9,925.00
126.4415.94028	LOT TYPE 2	$656.89	$9,925.00
126.4415.94029	LOT TYPE 2	$656.89	$9,925.00
126.4415.94030	LOT TYPE 2	$656.89	$9,925.00
126.4415.94031	LOT TYPE 2	$656.89	$9,925.00
126.4415.94032	LOT TYPE 2	$656.89	$9,925.00
126.4415.94033	LOT TYPE 2	$656.89	$9,925.00
126.4415.94034	LOT TYPE 2	$656.89	$9,925.00
126.4415.94035	LOT TYPE 2	$656.89	$9,925.00
126.4415.94036	LOT TYPE 2	$656.89	$9,925.00
126.4415.94037	LOT TYPE 2	$656.89	$9,925.00

APPENDIX A-2
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT

IMPROVEMENT AREA #2
ASSESSMENT ROLL

PROPERTY ID[A]	LOT TYPE	ANNUAL INSTALLMENT DUE 1/31/2026[B]	OUTSTANDING ASSESMENT
126.4415.94038	LOT TYPE 2	$656.89	$9,925.00
126.4415.94039	LOT TYPE 2	$656.89	$9,925.00
126.4415.94040	LOT TYPE 2	$656.89	$9,925.00
126.4415.94041	LOT TYPE 2	$656.89	$9,925.00
126.4415.94042	LOT TYPE 2	$656.89	$9,925.00
126.4415.94043	LOT TYPE 2	$656.89	$9,925.00
126.4415.94044	LOT TYPE 2	$656.89	$9,925.00
126.4415.94045	LOT TYPE 2	$656.89	$9,925.00
126.4415.94046	LOT TYPE 2	$656.89	$9,925.00
126.4415.94047	LOT TYPE 2	$656.89	$9,925.00
126.4415.94048	LOT TYPE 2	$656.89	$9,925.00
126.4415.94049	LOT TYPE 2	$656.89	$9,925.00
126.4415.94050	LOT TYPE 2	$656.89	$9,925.00
126.4415.94051	LOT TYPE 2	$656.89	$9,925.00
126.4415.94052	LOT TYPE 2	$656.89	$9,925.00
126.4415.94053	LOT TYPE 2	$656.89	$9,925.00
126.4415.94054	LOT TYPE 2	$656.89	$9,925.00
126.4415.94055	LOT TYPE 2	$656.89	$9,925.00
126.4415.94056	LOT TYPE 2	$656.89	$9,925.00
126.4415.94057	LOT TYPE 2	$656.89	$9,925.00
126.4415.94058	LOT TYPE 2	$656.89	$9,925.00
126.4415.94059	NON-BENEFITED	$0.00	$0.00
126.4415.94060	NON-BENEFITED	$0.00	$0.00
126.4415.94101	LOT TYPE 2	$656.89	$9,925.00
126.4415.94102	LOT TYPE 2	$656.89	$9,925.00
126.4415.94103	LOT TYPE 2	$656.89	$9,925.00
126.4415.94104	LOT TYPE 2	$656.89	$9,925.00
126.4415.94105	LOT TYPE 2	$656.89	$9,925.00
126.4415.94106	LOT TYPE 2	$656.89	$9,925.00
126.4415.94107	LOT TYPE 2	$656.89	$9,925.00
126.4415.94108	LOT TYPE 2	$656.89	$9,925.00
126.4415.94109	LOT TYPE 2	$656.89	$9,925.00
126.4415.94110	LOT TYPE 2	$656.89	$9,925.00
126.4415.94111	LOT TYPE 2	$656.89	$9,925.00
126.4415.94112	LOT TYPE 2	$656.89	$9,925.00
126.4415.94113	LOT TYPE 2	$656.89	$9,925.00
126.4415.94114	LOT TYPE 2	$656.89	$9,925.00
126.4415.94115	LOT TYPE 2	$656.89	$9,925.00

APPENDIX A-2
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT

IMPROVEMENT AREA #2
ASSESSMENT ROLL

PROPERTY ID[A]	LOT TYPE	ANNUAL INSTALLMENT DUE 1/31/2026[B]	OUTSTANDING ASSESMENT
126.4415.94116	LOT TYPE 2	$656.89	$9,925.00
126.4415.94117	LOT TYPE 2	$656.89	$9,925.00
126.4415.94118	LOT TYPE 2	$656.89	$9,925.00
126.4415.94119	LOT TYPE 2	$656.89	$9,925.00
126.4415.94120	LOT TYPE 2	$656.89	$9,925.00
126.4415.94121	LOT TYPE 2	$656.89	$9,925.00
126.4415.94122	LOT TYPE 2	$656.89	$9,925.00
126.4415.94123	LOT TYPE 2	$656.89	$9,925.00
126.4415.94124	LOT TYPE 2	$656.89	$9,925.00
126.4415.94125	LOT TYPE 2	$656.89	$9,925.00
126.4415.94126	LOT TYPE 2	$656.89	$9,925.00
126.4415.94127	LOT TYPE 2	$656.89	$9,925.00
126.4415.94128	LOT TYPE 2	$656.89	$9,925.00
126.4415.94129	LOT TYPE 2	$656.89	$9,925.00
126.4415.94130	LOT TYPE 2	$656.89	$9,925.00
126.4415.94131	LOT TYPE 2	$656.89	$9,925.00
126.4415.94132	LOT TYPE 2	$656.89	$9,925.00
126.4415.94133	LOT TYPE 2	$656.89	$9,925.00
126.4415.94134	LOT TYPE 2	$656.89	$9,925.00
126.4415.94135	LOT TYPE 2	$656.89	$9,925.00
126.4415.94136	LOT TYPE 2	$656.89	$9,925.00
126.4415.94137	LOT TYPE 2	$656.89	$9,925.00
126.4415.94138	LOT TYPE 2	$656.89	$9,925.00
126.4415.94139	LOT TYPE 2	$656.89	$9,925.00
126.4415.94140	LOT TYPE 2	$656.89	$9,925.00
126.4415.94141	LOT TYPE 2	$656.89	$9,925.00
126.4415.94142	LOT TYPE 2	$656.89	$9,925.00
126.4415.94143	LOT TYPE 2	$656.89	$9,925.00
126.4415.94144	LOT TYPE 2	$656.89	$9,925.00
126.4415.94145	LOT TYPE 2	$656.89	$9,925.00
126.4415.94146	LOT TYPE 2	$656.89	$9,925.00
126.4415.94147	LOT TYPE 2	$656.89	$9,925.00
126.4415.94148	LOT TYPE 2	$656.89	$9,925.00
126.4415.94149	NON-BENEFITED	$0.00	$0.00
126.4415.94201	LOT TYPE 2	$656.89	$9,925.00
126.4415.94202	LOT TYPE 2	$656.89	$9,925.00
126.4415.94203	LOT TYPE 2	$656.89	$9,925.00
126.4415.94204	LOT TYPE 2	$656.89	$9,925.00

APPENDIX A-2
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT

IMPROVEMENT AREA #2
ASSESSMENT ROLL

PROPERTY ID[A]	LOT TYPE	ANNUAL INSTALLMENT DUE 1/31/2026[B]	OUTSTANDING ASSESMENT
126.4415.94205	LOT TYPE 2	$656.89	$9,925.00
126.4415.94206	LOT TYPE 2	$656.89	$9,925.00
126.4415.94207	LOT TYPE 2	$656.89	$9,925.00
126.4415.94208	LOT TYPE 2	$656.89	$9,925.00
126.4415.94209	LOT TYPE 2	$656.89	$9,925.00
126.4415.94210	LOT TYPE 2	$656.89	$9,925.00
126.4415.94211	LOT TYPE 2	$656.89	$9,925.00
126.4415.94212	LOT TYPE 2	$656.89	$9,925.00
126.4415.94213	LOT TYPE 2	$656.89	$9,925.00
126.4415.94214	LOT TYPE 2	$656.89	$9,925.00
126.4415.94215	LOT TYPE 2	$656.89	$9,925.00
126.4415.94216	LOT TYPE 2	$656.89	$9,925.00
126.4415.94217	LOT TYPE 2	$656.89	$9,925.00
126.4415.94218	LOT TYPE 2	$656.89	$9,925.00
126.4415.94219	LOT TYPE 2	$656.89	$9,925.00
126.4415.94220	LOT TYPE 2	$656.89	$9,925.00
126.4415.94221	LOT TYPE 2	$656.89	$9,925.00
126.4415.94222	LOT TYPE 2	$656.89	$9,925.00
126.4415.94223	LOT TYPE 2	$656.89	$9,925.00
126.4415.94224	LOT TYPE 2	$656.89	$9,925.00
126.4415.94225	LOT TYPE 2	$656.89	$9,925.00
126.4415.94226	LOT TYPE 2	$656.89	$9,925.00
126.4415.94227	LOT TYPE 2	$656.89	$9,925.00
126.4415.94301	LOT TYPE 2	$656.89	$9,925.00
126.4415.94302	LOT TYPE 2	$656.89	$9,925.00
126.4415.94303	LOT TYPE 2	$656.89	$9,925.00
126.4415.94304	LOT TYPE 2	$656.89	$9,925.00
126.4415.94305	LOT TYPE 2	$656.89	$9,925.00
126.4415.94306	LOT TYPE 2	$656.89	$9,925.00
126.4415.94307	LOT TYPE 2	$656.89	$9,925.00
126.4415.94308	LOT TYPE 2	$656.89	$9,925.00
126.4415.94309	LOT TYPE 2	$656.89	$9,925.00
126.4415.94310	LOT TYPE 2	$656.89	$9,925.00
126.4415.94311	LOT TYPE 2	$656.89	$9,925.00
126.4415.94312	LOT TYPE 2	$656.89	$9,925.00
126.4415.94313	LOT TYPE 2	$656.89	$9,925.00
126.4415.94314	LOT TYPE 2	$656.89	$9,925.00
126.4415.94315	LOT TYPE 2	$656.89	$9,925.00

APPENDIX A-2
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT

IMPROVEMENT AREA #2
ASSESSMENT ROLL

PROPERTY ID[A]	LOT TYPE	ANNUAL INSTALLMENT DUE 1/31/2026[B]	OUTSTANDING ASSESMENT
126.4415.94316	LOT TYPE 2	$656.89	$9,925.00
126.4415.94317	LOT TYPE 2	$656.89	$9,925.00
126.4415.94318	LOT TYPE 2	$656.89	$9,925.00
126.4415.94319	LOT TYPE 2	$656.89	$9,925.00
126.4415.94320	LOT TYPE 2	$656.89	$9,925.00
126.4415.94401	LOT TYPE 2	$656.89	$9,925.00
126.4415.94402	LOT TYPE 2	$656.89	$9,925.00
126.4415.94403	LOT TYPE 2	$656.89	$9,925.00
126.4415.94404	LOT TYPE 2	$656.89	$9,925.00
126.4415.94405	LOT TYPE 2	$656.89	$9,925.00
126.4415.94406	LOT TYPE 2	$656.89	$9,925.00
126.4415.94407	LOT TYPE 2	$656.89	$9,925.00
126.4415.94408	LOT TYPE 2	$656.89	$9,925.00
126.4415.94409	LOT TYPE 2	$656.89	$9,925.00
126.4415.94410	LOT TYPE 2	$656.89	$9,925.00
126.4415.94411	LOT TYPE 2	$656.89	$9,925.00
126.4415.94412	LOT TYPE 2	$656.89	$9,925.00
126.4415.94413	LOT TYPE 2	$656.89	$9,925.00
126.4415.94414	LOT TYPE 2	$656.89	$9,925.00
126.4415.94415	LOT TYPE 2	$656.89	$9,925.00
126.4415.94416	LOT TYPE 2	$656.89	$9,925.00
126.4415.94417	LOT TYPE 2	$656.89	$9,925.00
126.4415.94418	LOT TYPE 2	$656.89	$9,925.00
126.4415.94419	NON-BENEFITED	$0.00	$0.00
126.4415.94501	LOT TYPE 2	$656.89	$9,925.00
126.4415.94816	LOT TYPE 2	$656.89	$9,925.00
126.4415.94815	LOT TYPE 2	$656.89	$9,925.00
126.4415.94814	LOT TYPE 2	$656.89	$9,925.00
126.4415.94813	LOT TYPE 2	$656.89	$9,925.00
126.4415.94812	LOT TYPE 2	$656.89	$9,925.00
126.4415.94811	LOT TYPE 2	$656.89	$9,925.00
126.4415.94810	LOT TYPE 2	$656.89	$9,925.00
126.4415.94809	LOT TYPE 2	$656.89	$9,925.00
126.4415.94808	LOT TYPE 2	$656.89	$9,925.00
126.4415.94502	LOT TYPE 2	$656.89	$9,925.00
126.4415.94503	LOT TYPE 2	$656.89	$9,925.00
126.4415.94504	LOT TYPE 2	$656.89	$9,925.00
126.4415.94505	LOT TYPE 2	$656.89	$9,925.00

APPENDIX A-2
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT

IMPROVEMENT AREA #2
ASSESSMENT ROLL

PROPERTY ID[A]	LOT TYPE	ANNUAL INSTALLMENT DUE 1/31/2026[B]	OUTSTANDING ASSESMENT
126.4415.94506	LOT TYPE 2	$656.89	$9,925.00
126.4415.94507	LOT TYPE 2	$656.89	$9,925.00
126.4415.94508	LOT TYPE 2	$656.89	$9,925.00
126.4415.94509	LOT TYPE 2	$656.89	$9,925.00
126.4415.94510	LOT TYPE 2	$656.89	$9,925.00
126.4415.94511	LOT TYPE 2	$656.89	$9,925.00
126.4415.94512	LOT TYPE 2	$656.89	$9,925.00
126.4415.94513	LOT TYPE 2	$656.89	$9,925.00
126.4415.94514	LOT TYPE 2	$656.89	$9,925.00
126.4415.94515	LOT TYPE 2	$656.89	$9,925.00
126.4415.94516	LOT TYPE 2	$656.89	$9,925.00
126.4415.94517	LOT TYPE 2	$656.89	$9,925.00
126.4415.94518	LOT TYPE 2	$656.89	$9,925.00
126.4415.94519	LOT TYPE 2	$656.89	$9,925.00
126.4415.94520	LOT TYPE 2	$656.89	$9,925.00
126.4415.94521	LOT TYPE 2	$656.89	$9,925.00
126.4415.94522	LOT TYPE 2	$656.89	$9,925.00
126.4415.94523	LOT TYPE 2	$656.89	$9,925.00
126.4415.94524	LOT TYPE 2	$656.89	$9,925.00
126.4415.94525	LOT TYPE 2	$656.89	$9,925.00
126.4415.94526	LOT TYPE 2	$656.89	$9,925.00
126.4415.94527	LOT TYPE 2	$656.89	$9,925.00
126.4415.94528	LOT TYPE 2	$656.89	$9,925.00
126.4415.94529	LOT TYPE 2	$656.89	$9,925.00
126.4415.94807	LOT TYPE 2	$656.89	$9,925.00
126.4415.94806	LOT TYPE 2	$656.89	$9,925.00
126.4415.94805	LOT TYPE 2	$656.89	$9,925.00
126.4415.94804	LOT TYPE 2	$656.89	$9,925.00
126.4415.94803	LOT TYPE 2	$656.89	$9,925.00
126.4415.94802	LOT TYPE 2	$656.89	$9,925.00

APPENDIX A-2
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT

IMPROVEMENT AREA #2
ASSESSMENT ROLL

PROPERTY ID[A]	LOT TYPE	ANNUAL INSTALLMENT DUE 1/31/2026[B]	OUTSTANDING ASSESMENT
126.4415.94801	LOT TYPE 2	$656.89	$9,925.00
126.4415.94710	LOT TYPE 2	$656.89	$9,925.00
126.4415.94709	LOT TYPE 2	$656.89	$9,925.00
126.4415.94708	LOT TYPE 2	$656.89	$9,925.00
126.4415.94707	LOT TYPE 2	$656.89	$9,925.00
126.4415.94706	LOT TYPE 2	$656.89	$9,925.00
126.4415.94530	LOT TYPE 2	$656.89	$9,925.00
126.4415.94531	LOT TYPE 2	$656.89	$9,925.00
126.4415.94532	LOT TYPE 2	$656.89	$9,925.00
126.4415.94533	LOT TYPE 2	$656.89	$9,925.00
126.4415.94534	LOT TYPE 2	$656.89	$9,925.00
126.4415.94535	LOT TYPE 2	$656.89	$9,925.00
126.4415.94536	LOT TYPE 2	$656.89	$9,925.00
126.4415.94537	LOT TYPE 2	$656.89	$9,925.00
126.4415.94538	LOT TYPE 2	$656.89	$9,925.00
126.4415.94539	LOT TYPE 2	$656.89	$9,925.00
126.4415.94540	NON-BENEFITED	$0.00	$0.00
126.4415.94601	LOT TYPE 2	$656.89	$9,925.00
126.4415.94602	LOT TYPE 2	$656.89	$9,925.00
126.4415.94603	LOT TYPE 2	$656.89	$9,925.00
126.4415.94604	LOT TYPE 2	$656.89	$9,925.00
126.4415.94605	LOT TYPE 2	$656.89	$9,925.00
126.4415.94606	LOT TYPE 2	$656.89	$9,925.00
126.4415.94607	LOT TYPE 2	$656.89	$9,925.00
126.4415.94608	LOT TYPE 2	$656.89	$9,925.00
126.4415.94609	LOT TYPE 2	$656.89	$9,925.00
126.4415.94701	LOT TYPE 2	$656.89	$9,925.00
126.4415.94702	LOT TYPE 2	$656.89	$9,925.00
126.4415.94703	LOT TYPE 2	$656.89	$9,925.00
126.4415.94704	LOT TYPE 2	$656.89	$9,925.00
126.4415.94705	LOT TYPE 2	$656.89	$9,925.00
TOTAL[D]		**$210,203.80**	**$3,176,000.00**

[A]Property IDs per Johnson Central Appraisal District preliminary and subject to change.

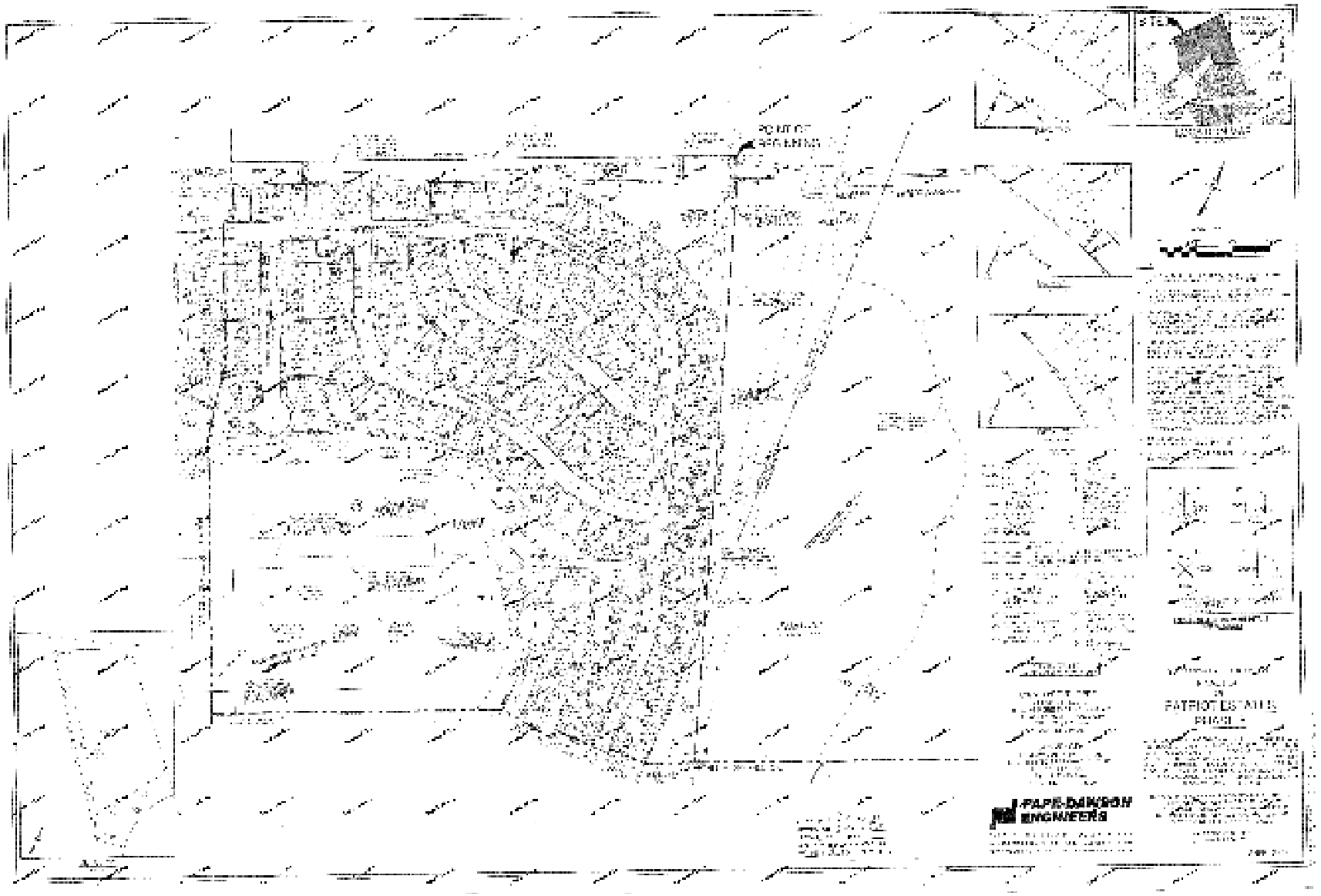
[B] Annual Installment covers the period September 15, 2024 to September 14, 2025 and is due by January 31, 2026.

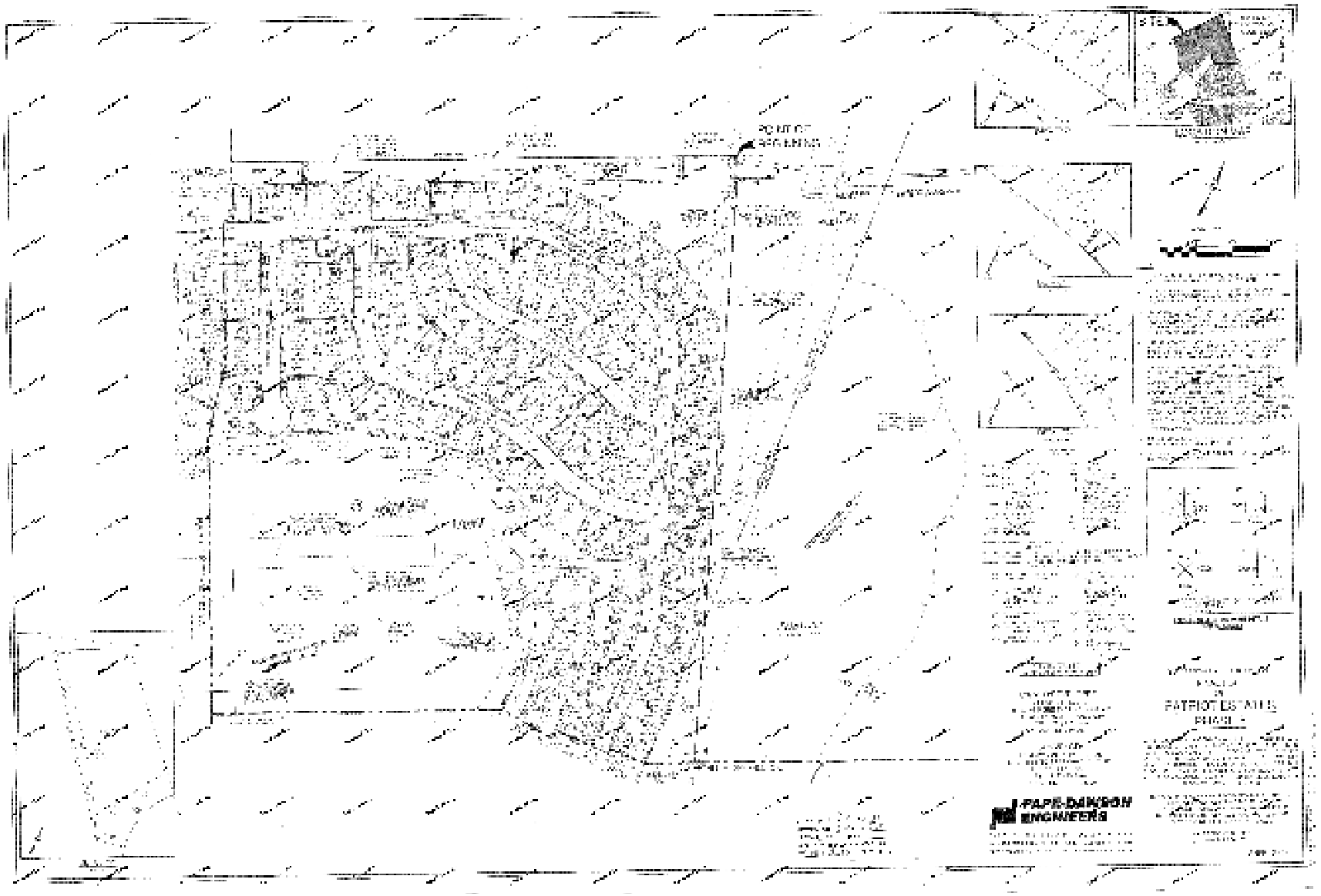
[C]Prepaid in full.

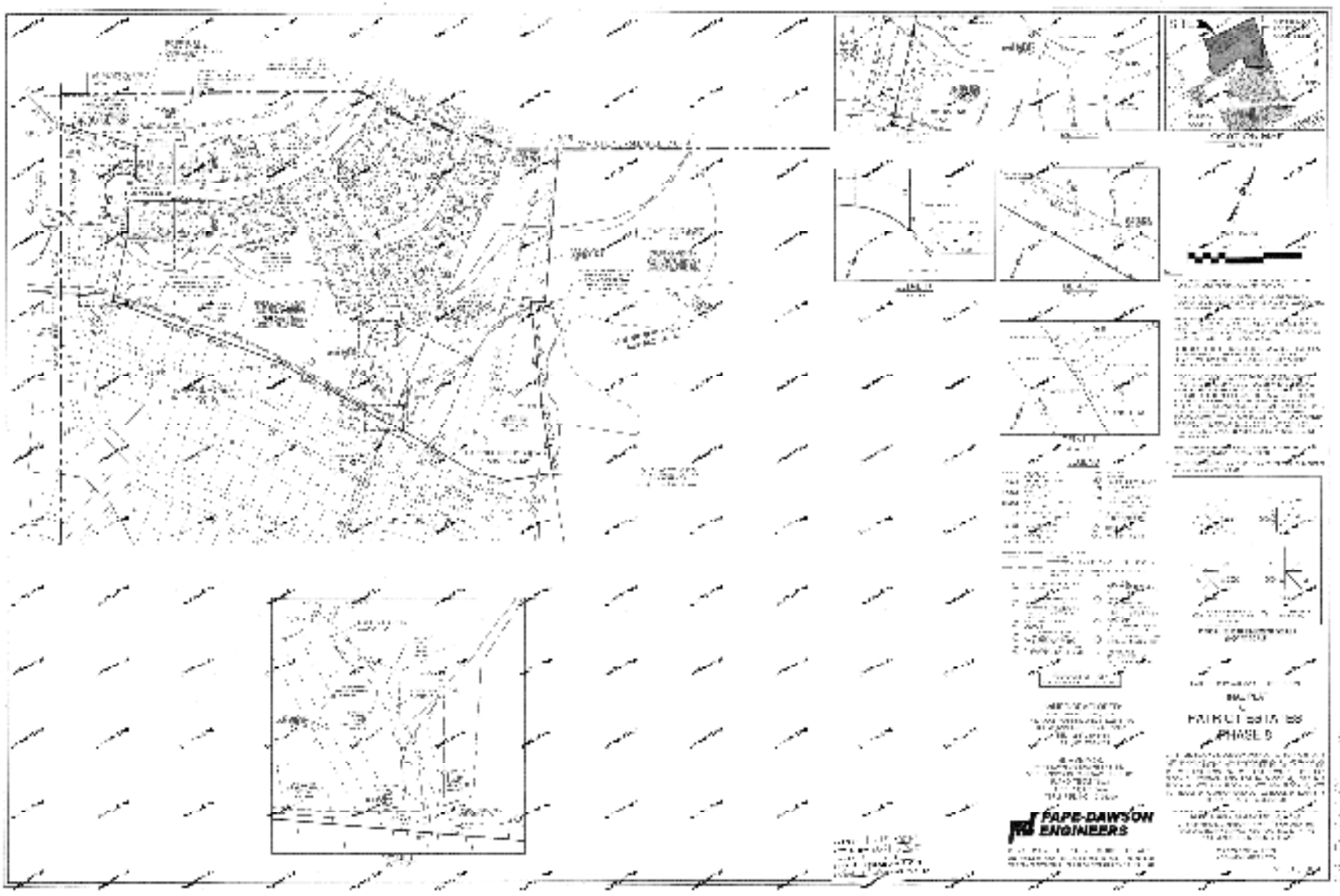
[D]Total may not match Service Plan or installment schedules due to rounding or Prepayments.

EXHIBIT A-1
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT

IMPROVEMENT AREA #1
PHASE 8 FINAL PLAT


PAPE-DAWSON ENGINEERS


PAPE-DAWSON ENGINEERS


PAPE-DAWSON ENGINEERS

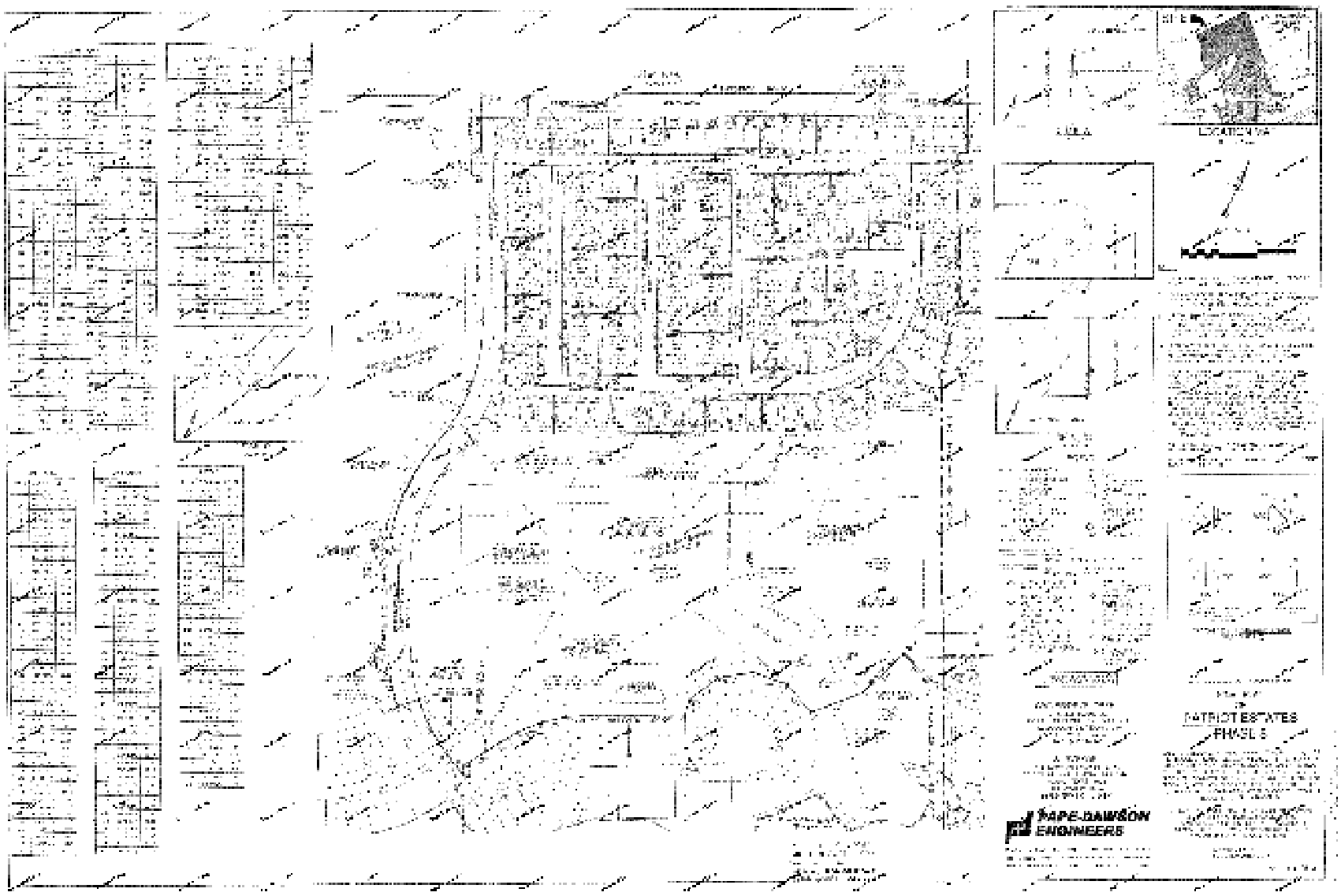

PATRIOT ESTATES
PHASE 5
PAPE-DAWSON
ENGINEERS

EXHIBIT A-2
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT

IMPROVEMENT AREA #2
PHASE 9 FINAL PLAT

PAPE-DAWSON ENGINEERS

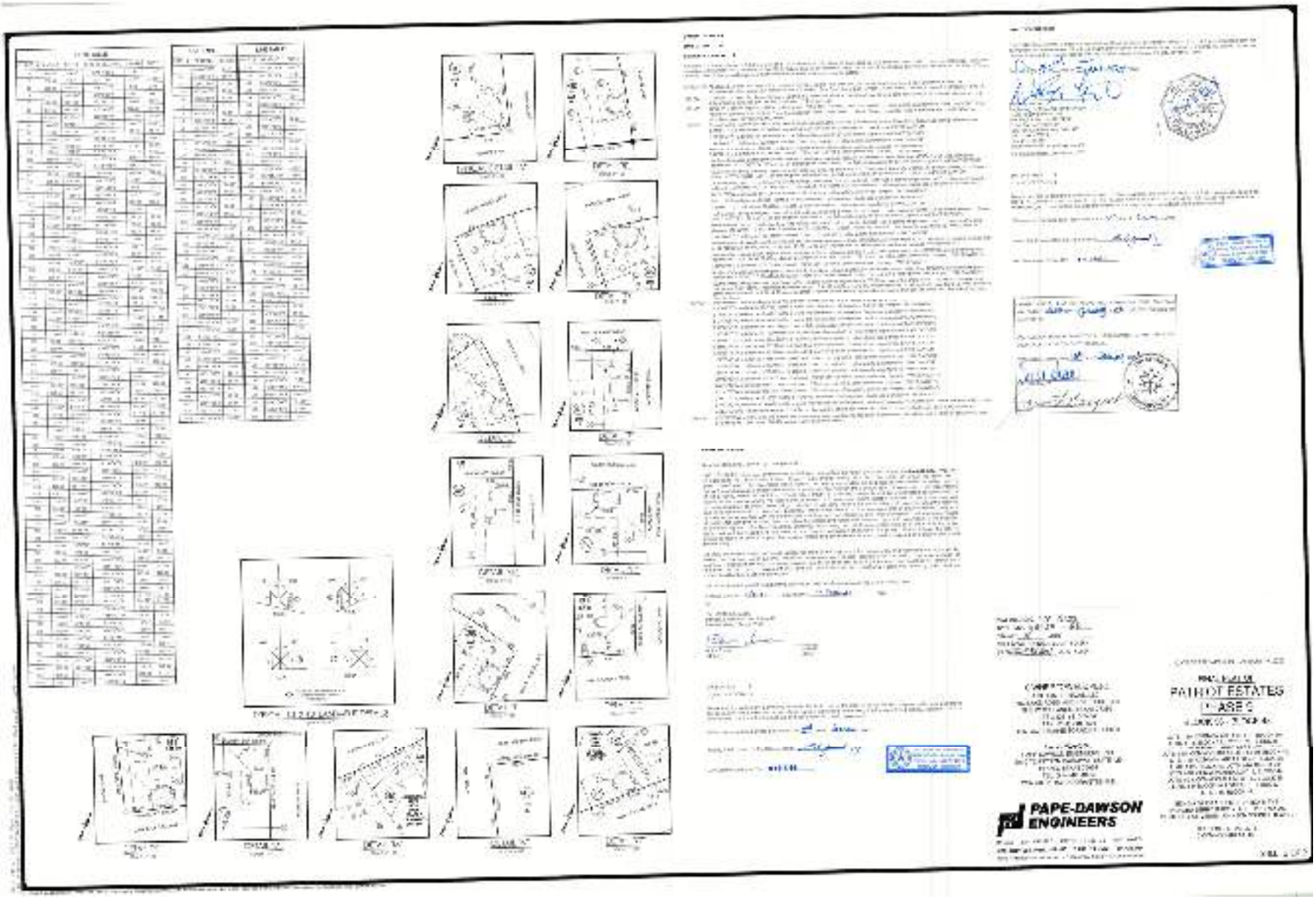

PAPE-DAWSON ENGINEERS

EXHIBIT B
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT

IMPROVEMENT AREA #1-2 BONDS
DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

The following table sets forth the anticipated debt service requirements for the Bonds:

Year Ending (September 30)	Principal	Interest	Total
2022	$ 98,000	$ 196,140	$ 294,140
2023	149,000	245,184	394,184
2024	153,000	241,273	394,273
2025	157,000	237,256	394,256
2026	160,000	233,135	393,135
2027	164,000	228,935	392,935
2028	169,000	223,810	392,810
2029	174,000	218,529	392,529
2030	179,000	213,091	392,091
2031	185,000	207,498	392,498
2032	191,000	201,716	392,716
2033	197,000	195,270	392,270
2034	203,000	188,621	391,621
2035	210,000	181,770	391,770
2036	217,000	174,683	391,683
2037	224,000	167,359	391,359
2038	231,000	159,799	390,799
2039	239,000	152,003	391,003
2040	247,000	143,936	390,936
2041	256,000	135,600	391,600
2042	264,000	126,960	390,960
2043	275,000	116,400	391,400
2044	286,000	105,400	391,400
2045	297,000	93,960	390,960
2046	309,000	82,080	391,080
2047	322,000	69,720	391,720
2048	334,000	56,840	390,840
2049	348,000	43,480	391,480
2050	362,000	29,560	391,560
2051	377,000	15,080	392,080
Total[1]	**$6,977,000**	**$4,685,087**	**$11,662,087**

(1) Totals may not add due to rounding.

EXHIBIT C-1
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT

IMPROVEMENT AREA #1
PARCEL/LOT TYPE MAP

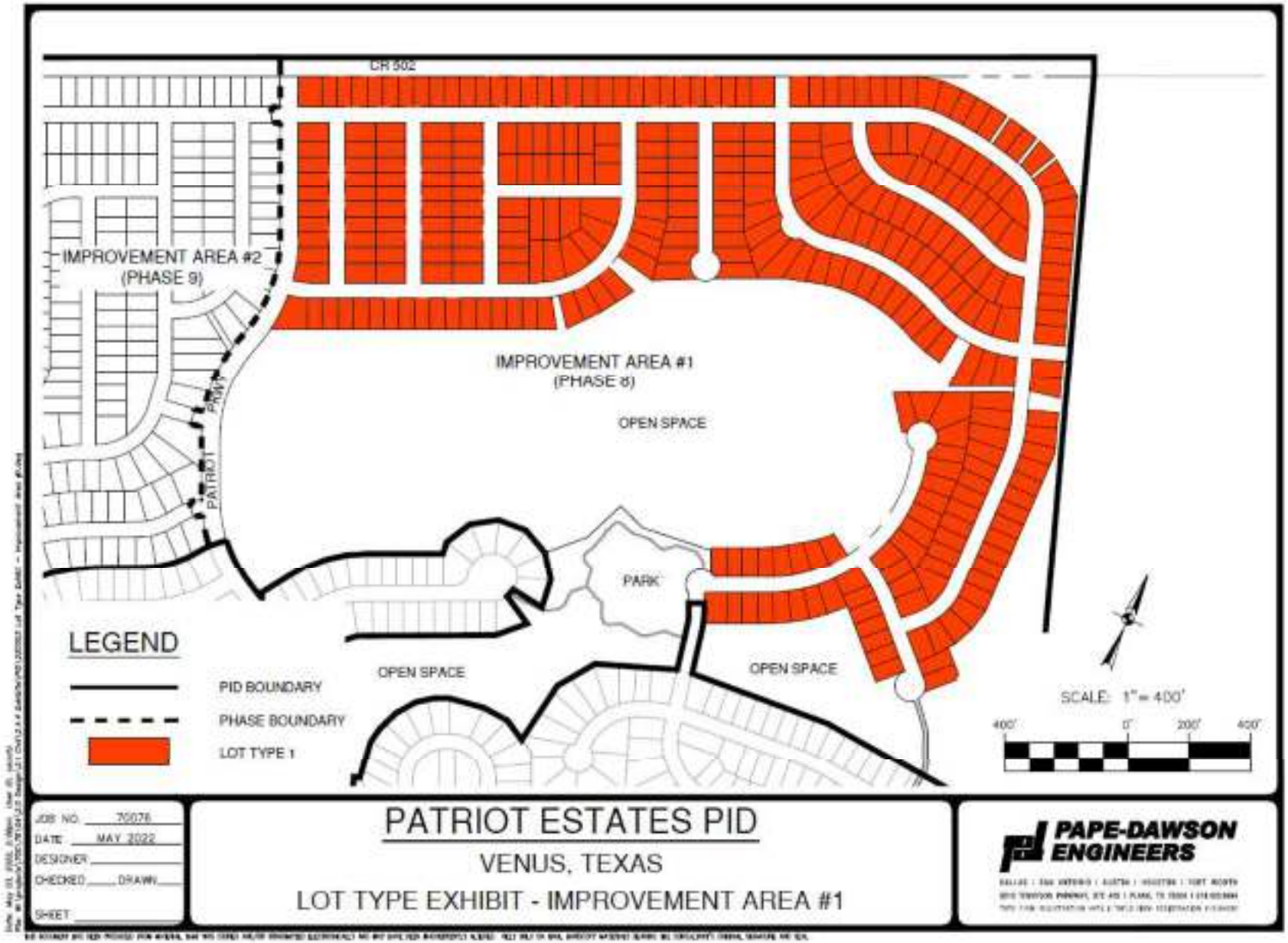

CR 502
IMPROVEMENT AREA #2
(PHASE 9)
IMPROVEMENT AREA #1
(PHASE 8)
OPEN SPACE
PARK
OPEN SPACE
OPEN SPACE
PATRIOT PKWY
LEGEND
PID BOUNDARY
PHASE BOUNDARY
LOT TYPE 1
SCALE: 1" = 400'
400' 0' 200' 400'
JOB NO. 70076
DATE MAY 2022
DESIGNER
CHECKED DRAWN
SHEET
PATRIOT ESTATES PID
VENUS, TEXAS
LOT TYPE EXHIBIT - IMPROVEMENT AREA #1
PAPE-DAWSON ENGINEERS

EXHIBIT C-2
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT

IMPROVEMENT AREA #2
PARCEL/LOT TYPE MAP

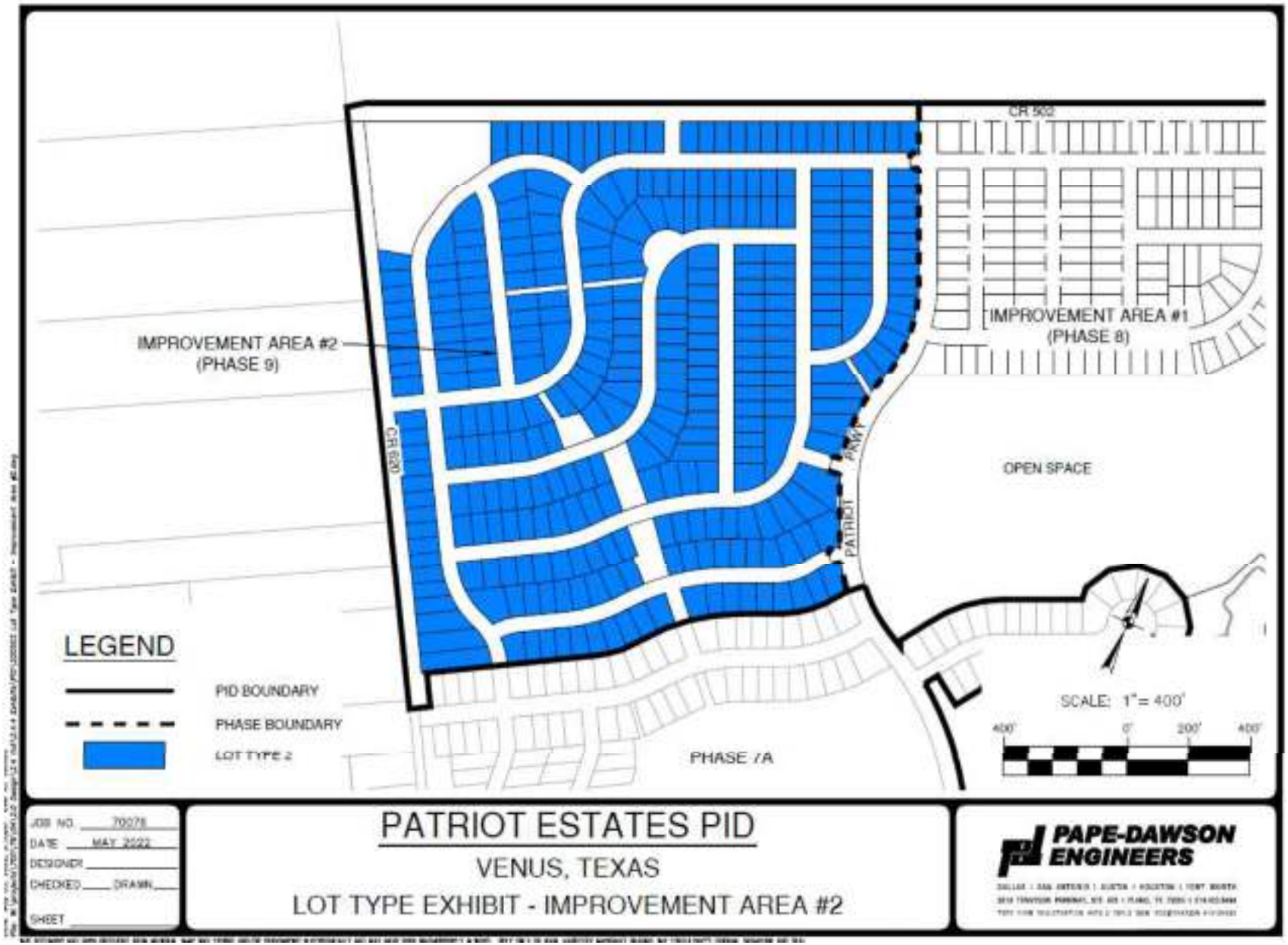

CR 502
IMPROVEMENT AREA #2
(PHASE 9)
IMPROVEMENT AREA #1
(PHASE 8)
CR 620
PATRIOT PKWY
OPEN SPACE
LEGEND
PID BOUNDARY
PHASE BOUNDARY
LOT TYPE 2
PHASE 7A
SCALE: 1"= 400'
400' 0' 200' 400'
JOB NO. 70078
DATE MAY 2022
DESIGNED
CHECKED DRAWN
SHEET
PATRIOT ESTATES PID
VENUS, TEXAS
LOT TYPE EXHIBIT - IMPROVEMENT AREA #2
PAPE-DAWSON ENGINEERS

EXHIBIT D-1
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT

LOT TYPE 1
FORM OF HOMEBUYER DISCLOSURE

TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)

PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT
BUYER DISCLOSURE
IMPROVEMENT AREA #1

LOT TYPE 1

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF VENUS, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
PROPERTY ADDRESS

IMPROVEMENT AREA #1

LOT TYPE 1

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Venus, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Patriot Estates Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Venus. The exact amount of each annual installment will be approved each year by the City Council of the City of Venus in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Venus.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: _____ DATE: _____

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: _____ DATE: _____

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)

CITY OF VENUS
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT
IMPROVEMENT AREA #1
LOT TYPE 1

ESTIMATED ANNUAL INSTALLMENT SCHEDULE[1]

YEAR[2]	PRINCIPAL	INTEREST	ADDITIONAL INTEREST	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR ENDING PRINCIPAL BALANCE
2025	$238.10	$345.74	$47.61	$0.00	$631.44	$9,284.23
2026	$245.42	$339.49	$46.42	$85.75	$717.08	$9,038.81
2027	$252.75	$331.82	$45.19	$87.46	$717.22	$8,786.06
2028	$260.07	$323.92	$43.93	$89.21	$717.13	$8,525.99
2029	$263.74	$315.79	$42.63	$91.00	$713.15	$8,262.25
2030	$274.73	$307.55	$41.31	$92.82	$716.40	$7,987.52
2031	$282.05	$298.97	$39.94	$94.67	$715.63	$7,705.47
2032	$293.04	$289.45	$38.53	$96.57	$717.58	$7,412.43
2033	$300.37	$279.56	$37.06	$98.50	$715.48	$7,112.07
2034	$311.36	$269.42	$35.56	$100.47	$716.80	$6,800.71
2035	$322.34	$258.91	$34.00	$102.48	$717.73	$6,478.37
2036	$333.33	$248.03	$32.39	$104.53	$718.28	$6,145.03
2037	$340.66	$236.78	$30.73	$106.62	$714.78	$5,804.37
2038	$355.31	$225.28	$29.02	$108.75	$718.37	$5,449.06
2039	$366.30	$213.29	$27.25	$110.92	$717.76	$5,082.76
2040	$380.95	$200.93	$25.41	$113.14	$720.44	$4,701.81
2041	$391.94	$188.07	$23.51	$115.40	$718.93	$4,309.87
2042	$406.59	$172.39	$21.55	$117.71	$718.25	$3,903.28
2043	$424.91	$156.13	$19.52	$120.07	$720.62	$3,478.37
2044	$439.56	$139.13	$17.39	$122.47	$718.56	$3,038.81
2045	$457.88	$121.55	$15.19	$124.92	$719.54	$2,580.93
2046	$476.19	$103.24	$12.90	$127.42	$719.75	$2,104.74
2047	$494.51	$84.19	$10.52	$129.96	$719.18	$1,610.24
2048	$516.48	$64.41	$8.05	$132.56	$721.51	$1,093.75
2049	$538.46	$43.75	$5.47	$135.21	$722.90	$555.29
2050	$555.29	$22.21	$2.78	$137.92	$718.20	$0.00
TOTAL	$9,522.32	$5,580.00	$733.87	$2,746.51	$18,582.71	

[1] Subject to change.
[2] Annual installments collected with property taxes and due no later than January 31 of following calendar year.

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN THE APPLICABLE COUNTY DEED OF RECORDS)

AFTER RECORDING RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF VENUS, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
PROPERTY ADDRESS

IMPROVEMENT AREA #1

LOT TYPE 1

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Venus, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Patriot Estates Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Venus. The exact amount of each annual installment will be approved each year by the City Council of the City of Venus in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Venus.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN THE APPLICABLE COUNTY DEED OF RECORDS)

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: _____ DATE: _____

_____ _____
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____ , 20__.

Notary Public, State of Texas

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN THE APPLICABLE COUNTY DEED OF RECORDS)

The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: _____ DATE: _____

_____ _____
SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____ , 20__.

Notary Public, State of Texas

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN THE APPLICABLE COUNTY DEED OF RECORDS)

CITY OF VENUS
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT
IMPROVEMENT AREA #1
LOT TYPE 1

ESTIMATED ANNUAL INSTALLMENT SCHEDULE[1]

YEAR[2]	PRINCIPAL	INTEREST	ADDITIONAL INTEREST	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR ENDING PRINCIPAL BALANCE
2025	$238.10	$345.74	$47.61	$0.00	$631.44	$9,284.23
2026	$245.42	$339.49	$46.42	$85.75	$717.08	$9,038.81
2027	$252.75	$331.82	$45.19	$87.46	$717.22	$8,786.06
2028	$260.07	$323.92	$43.93	$89.21	$717.13	$8,525.99
2029	$263.74	$315.79	$42.63	$91.00	$713.15	$8,262.25
2030	$274.73	$307.55	$41.31	$92.82	$716.40	$7,987.52
2031	$282.05	$298.97	$39.94	$94.67	$715.63	$7,705.47
2032	$293.04	$289.45	$38.53	$96.57	$717.58	$7,412.43
2033	$300.37	$279.56	$37.06	$98.50	$715.48	$7,112.07
2034	$311.36	$269.42	$35.56	$100.47	$716.80	$6,800.71
2035	$322.34	$258.91	$34.00	$102.48	$717.73	$6,478.37
2036	$333.33	$248.03	$32.39	$104.53	$718.28	$6,145.03
2037	$340.66	$236.78	$30.73	$106.62	$714.78	$5,804.37
2038	$355.31	$225.28	$29.02	$108.75	$718.37	$5,449.06
2039	$366.30	$213.29	$27.25	$110.92	$717.76	$5,082.76
2040	$380.95	$200.93	$25.41	$113.14	$720.44	$4,701.81
2041	$391.94	$188.07	$23.51	$115.40	$718.93	$4,309.87
2042	$406.59	$172.39	$21.55	$117.71	$718.25	$3,903.28
2043	$424.91	$156.13	$19.52	$120.07	$720.62	$3,478.37
2044	$439.56	$139.13	$17.39	$122.47	$718.56	$3,038.81
2045	$457.88	$121.55	$15.19	$124.92	$719.54	$2,580.93
2046	$476.19	$103.24	$12.90	$127.42	$719.75	$2,104.74
2047	$494.51	$84.19	$10.52	$129.96	$719.18	$1,610.24
2048	$516.48	$64.41	$8.05	$132.56	$721.51	$1,093.75
2049	$538.46	$43.75	$5.47	$135.21	$722.90	$555.29
2050	$555.29	$22.21	$2.78	$137.92	$718.20	$0.00
TOTAL	$9,522.32	$5,580.00	$733.87	$2,746.51	$18,582.71	

[1]Subject to change.
[2]Annual installments collected with property taxes and due no later than January 31 of following calendar year.

EXHIBIT D-2
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT

LOT TYPE 2
FORM OF HOMEBUYER DISCLOSURE

TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)

PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT
BUYER DISCLOSURE
IMPROVEMENT AREA #2

LOT TYPE 2

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF VENUS, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
PROPERTY ADDRESS

IMPROVEMENT AREA #2

LOT TYPE 2

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Venus, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Patriot Estates Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Venus. The exact amount of each annual installment will be approved each year by the City Council of the City of Venus in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Venus.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: _____ DATE: _____

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: _____ DATE: _____

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)

CITY OF VENUS
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT
IMPROVEMENT AREA #2
LOT TYPE 2

ESTIMATED ANNUAL INSTALLMENT SCHEDULE[1]

YEAR[2]	PRINCIPAL	INTEREST	ADDITIONAL INTEREST	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR ENDING PRINCIPAL BALANCE
2025	$246.88	$360.39	$49.63	$0.00	$656.89	$9,678.13
2026	$253.13	$353.91	$48.39	$73.97	$729.39	$9,425.00
2027	$262.50	$346.00	$47.13	$75.45	$731.07	$9,162.50
2028	$268.75	$337.79	$45.81	$76.95	$729.31	$8,893.75
2029	$278.13	$329.39	$44.47	$78.49	$730.48	$8,615.63
2030	$287.50	$320.70	$43.08	$80.06	$731.34	$8,328.13
2031	$296.88	$311.72	$41.64	$81.66	$731.90	$8,031.25
2032	$306.25	$301.70	$40.16	$83.30	$731.40	$7,725.00
2033	$315.63	$291.36	$38.63	$84.96	$730.58	$7,409.38
2034	$325.00	$280.71	$37.05	$86.66	$729.42	$7,084.38
2035	$337.50	$269.74	$35.42	$88.40	$731.06	$6,746.88
2036	$343.75	$258.35	$33.73	$90.16	$726.00	$6,403.13
2037	$356.25	$246.75	$32.02	$91.97	$726.98	$6,046.88
2038	$368.75	$234.73	$30.23	$93.81	$727.52	$5,678.13
2039	$381.25	$222.28	$28.39	$95.68	$727.60	$5,296.88
2040	$393.75	$209.41	$26.48	$97.60	$727.25	$4,903.13
2041	$406.25	$196.13	$24.52	$99.55	$726.44	$4,496.88
2042	$425.00	$179.88	$22.48	$101.54	$728.90	$4,071.88
2043	$440.63	$162.88	$20.36	$103.57	$727.43	$3,631.25
2044	$459.38	$145.25	$18.16	$105.64	$728.42	$3,171.88
2045	$478.13	$126.88	$15.86	$107.75	$728.61	$2,693.75
2046	$496.88	$107.75	$13.47	$109.91	$728.00	$2,196.88
2047	$515.63	$87.88	$10.98	$112.11	$726.59	$1,681.25
2048	$537.50	$67.25	$8.41	$114.35	$727.51	$1,143.75
2049	$559.38	$45.75	$5.72	$116.64	$727.48	$584.38
2050	$584.38	$23.38	$2.92	$118.97	$729.64	$0.00
TOTAL	$9,925.00	$5,817.94	$765.13	$2,369.15	$18,877.22	

[1] Subject to change.
[2] Annual installments collected with property taxes and due no later than January 31 of following calendar year.

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN THE APPLICABLE COUNTY DEED OF RECORDS)

AFTER RECORDING RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF VENUS, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
PROPERTY ADDRESS

IMPROVEMENT AREA #2

LOT TYPE 2

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Venus, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Patriot Estates Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Venus. The exact amount of each annual installment will be approved each year by the City Council of the City of Venus in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Venus.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN THE APPLICABLE COUNTY DEED OF RECORDS)

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: _____ DATE: _____

_____ _____
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____ , 20__.

Notary Public, State of Texas

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN THE APPLICABLE COUNTY DEED OF RECORDS)

The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: _____ DATE: _____

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____ , 20__.

Notary Public, State of Texas

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN THE APPLICABLE COUNTY DEED OF RECORDS)

CITY OF VENUS
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT
IMPROVEMENT AREA #2
LOT TYPE 2

ESTIMATED ANNUAL INSTALLMENT SCHEDULE[1]

YEAR[2]	PRINCIPAL	INTEREST	ADDITIONAL INTEREST	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR ENDING PRINCIPAL BALANCE
2025	$246.88	$360.39	$49.63	$0.00	$656.89	$9,678.13
2026	$253.13	$353.91	$48.39	$73.97	$729.39	$9,425.00
2027	$262.50	$346.00	$47.13	$75.45	$731.07	$9,162.50
2028	$268.75	$337.79	$45.81	$76.95	$729.31	$8,893.75
2029	$278.13	$329.39	$44.47	$78.49	$730.48	$8,615.63
2030	$287.50	$320.70	$43.08	$80.06	$731.34	$8,328.13
2031	$296.88	$311.72	$41.64	$81.66	$731.90	$8,031.25
2032	$306.25	$301.70	$40.16	$83.30	$731.40	$7,725.00
2033	$315.63	$291.36	$38.63	$84.96	$730.58	$7,409.38
2034	$325.00	$280.71	$37.05	$86.66	$729.42	$7,084.38
2035	$337.50	$269.74	$35.42	$88.40	$731.06	$6,746.88
2036	$343.75	$258.35	$33.73	$90.16	$726.00	$6,403.13
2037	$356.25	$246.75	$32.02	$91.97	$726.98	$6,046.88
2038	$368.75	$234.73	$30.23	$93.81	$727.52	$5,678.13
2039	$381.25	$222.28	$28.39	$95.68	$727.60	$5,296.88
2040	$393.75	$209.41	$26.48	$97.60	$727.25	$4,903.13
2041	$406.25	$196.13	$24.52	$99.55	$726.44	$4,496.88
2042	$425.00	$179.88	$22.48	$101.54	$728.90	$4,071.88
2043	$440.63	$162.88	$20.36	$103.57	$727.43	$3,631.25
2044	$459.38	$145.25	$18.16	$105.64	$728.42	$3,171.88
2045	$478.13	$126.88	$15.86	$107.75	$728.61	$2,693.75
2046	$496.88	$107.75	$13.47	$109.91	$728.00	$2,196.88
2047	$515.63	$87.88	$10.98	$112.11	$726.59	$1,681.25
2048	$537.50	$67.25	$8.41	$114.35	$727.51	$1,143.75
2049	$559.38	$45.75	$5.72	$116.64	$727.48	$584.38
2050	$584.38	$23.38	$2.92	$118.97	$729.64	$0.00
TOTAL	$9,925.00	$5,817.94	$765.13	$2,369.15	$18,877.22	

[1]Subject to change.
[2]Annual installments collected with property taxes and due no later than January 31 of following calendar year.

Item: 7.4.

ITEM REPORT

To:	City Council
From:	Becky Wilkins, Finance Director
Subject:	Discuss and consider approval for the 2025 Annual Service Plan update to the Service and Assessment Plan for Bluestem Hills Public Improvement District No. 1. (Presented by, Mitch Mosesman with 30 Three Sixty Public Finance, Inc.)
Department/Office:	Finance

Summary:

Recommended Action:
Approve 2025 Annual Service Plan update to the Service and Assessment Plan for Bluestem Hills Public Improvement District No. 1

Budget:
No budget impact.

Attachments:
1. Bluestem Hills PID 2025 SAP Update (002)
2. City of Venus Bluestem Hills PID Ord approving 2025 SAP Update

CITY OF VENUS
BLUESTEM HILLS PUBLIC IMPROVEMENT DISTRICT NO. 1

ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE

AUGUST 11, 2025

PREPARED FOR:
City of Venus
700 W. US Highway 67
Venus, Texas 76084

PREPARED BY:
30 Three Sixty Public Finance, Inc.
5860 Owens Avenue, Suite 210
Carlsbad, CA 92008

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II. Annual Service Plan……2

III. Assessment Plan……3

EXHIBITS

Exhibit A Assessment Roll

Exhibit B Parcel/Lot Type Map

Exhibit C Form of Homebuyer Disclosure

I. Introduction

Bluestem Hills Public Improvement District No. 1 (the "District") was created pursuant to the PID Act by Resolution No. 01-2019-01 on January 14, 2019 by the City Council to finance certain Authorized Improvements for the benefit of the property in the District. On February 11, 2019, the City Council passed and approved Resolution No. 05-2019-02 amending Resolution No. 01-2019-01, in its entirety, for purposes of updating the Authorized Improvements as set forth in the aforementioned resolution. On March 25, 2019, the City Council approved the Service and Assessment Plan for the District by adopting Ordinance No. 672-2019-03, which approved the levy of Assessments on Assessed Property within the District and approved the Assessment Roll.

On August 9, 2021, the City Council approved an Amended and Restated Service and Assessment Plan (the "Amended & Restated SAP") for the District by adopting Ordinance No. 733-2021-08, which amended and restated the Service and Assessment Plan, including all previously approved Annual Service Plan Updates for the purposes of (a) specifying the Authorized Improvements benefiting the Non-Assessed Property within the District and (b) updating the Assessment Roll. The Amended & Restated SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Property, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements.

Pursuant to the PID Act, the Amended & Restated SAP must be reviewed and updated annually. Capitalized terms used in this Annual Service Plan Update shall have the meanings set forth in the Amended & Restated SAP.

II. Annual Service Plan

Section 372.013 of the PID Act requires that the Annual Service Plan (i) define the annual indebtedness and the projected costs for improvements and (ii) cover a period of at least five (5) years.

A. Projected Five-Year Cashflows

TABLE II-1

CITY OF VENUS
BLUESTEM HILLS PID NO. 1

PROJECTED FIVE-YEAR CASHFLOWS

ANNUAL INSTALLMENTS	DUE JANUARY 31 OF FOLLOWING CALENDAR YEAR				
	2025	**2026**	**2027**	**2028**	**2029**
PRINCIPAL	$9,290.65	$9,895.47	$10,539.67	$11,225.80	$11,956.60
INTEREST	$32,919.35	$32,314.53	$31,670.33	$30,984.20	$30,253.40
ADMINISTRATIVE EXPENSES	$5,500.00	$5,610.00	$5,722.20	$5,836.64	$5,953.38
TOTAL ANNUAL INSTALLMENT	**$47,710.00**	**$47,820.00**	**$47,932.20**	**$48,046.64**	**$48,163.38**

B. Parcel Subdivision

The final plat of Bluestem Hills was filed and recorded within the Official Records of Ellis County on November 7, 2017 and consists of 50 residential Lots classified as Lot Type 1 Acre Minimum. See Exhibit B.

C. Lot and Home Sales

All homes in the District have been sold to end-users. See Exhibit C for the form of the buyer disclosure.

D. Authorized Improvements

The Authorized Improvements listed in the Amended & Restated SAP were dedicated to the City in November 2021.

A. Outstanding Assessments

Total outstanding Assessments are $505,673.57.

B. Annual Installment Due 1/31/2026

- **Principal and Interest:** The total principal and interest required for the Annual Installment is $42,210.00.

- **Administrative Expenses:** The cost of administering the PID and collecting the Annual Installments are allocated on a pro rata basis to each Parcel based on the amount of outstanding Assessment for each Parcel. The total Administrative Expenses budgeted for the Annual Installment is $5,500.00.

TABLE III-1

CITY OF VENUS
BLUESTEM HILLS PID NO. 1

ANNUAL INSTALLMENT DUE 1/31/2026

ANNUAL INSTALLMENT	TOTAL
PRINCIPAL	$9,290.65
INTEREST	$32,919.35
SUBTOTAL	$42,210.00
ADMINISTRATIVE EXPENSES	$5,500.00
TOTAL	**$47,710.00**

C. Prepayment of Assessments in Full

Eight (8) Parcels have prepaid the Assessment in full. The following table lists each Parcel for which the Assessment has been prepaid in full within the District.

.

TABLE III-2 CITY OF VENUS BLUESTEM HILLS PID NO. 1 PREPAYMENTS OF ASSESSMENTS IN FULL			
PROPERTY ID	PROPERTY ADDRESS	LOT TYPE	PREPAYMENT DATE
270865	150 Cliff Ridge Ln	1 Acre Minimum	7/13/2021
270857	340 Cliff Ridge Ln	1 Acre Minimum	1/5/2022
270849	141 Highgate Dr	1 Acre Minimum	5/27/2022
270852	211 Highgate Dr	1 Acre Minimum	9/29/2022
270893	160 Highgate Dr	1 Acre Minimum	2/8/2023
270874	120 Ocelot Lane	1 Acre Minimum	3/4/2025
270853	221 Highgate Dr	1 Acre Minimum	3/31/2025
270888	221 Tiger Ridge	1 Acre Minimum	4/30/2025

D. Partial Prepayment of Assessments

No partial prepayments of Assessments have occurred within the District.

E. Assessment Roll

The list of current Parcels or Lots within the District, the corresponding total assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as Appendix A. The Parcels or Lots shown on the Assessment Roll will receive the bills for the 2025 Annual Installments which will be delinquent if not paid by January 31, 2026.

EXHIBIT A
BLUESTEM HILLS PUBLIC IMPROVEMENT DISTRICT NO. 1

ASSESSMENT ROLL

Assessment Roll

Property ID	Lot Type	Installment Due 1/31/2025[a]	Outstanding Assessment[a]	Note
270847	1 Acre Minimum	$12,039.85	$1,135.95	
270848	1 Acre Minimum	$12,039.85	$1,135.95	
270849	1 Acre Minimum	$0.00	$0.00	Prepaid in full
270850	1 Acre Minimum	$12,039.85	$1,135.95	
270851	1 Acre Minimum	$12,039.85	$1,135.95	
270852	1 Acre Minimum	$0.00	$0.00	Prepaid in full
270853	1 Acre Minimum	$0.00	$0.00	Prepaid in full
270854	1 Acre Minimum	$12,039.85	$1,135.95	
270855	1 Acre Minimum	$12,039.85	$1,135.95	
270856	1 Acre Minimum	$12,039.85	$1,135.95	
270857	1 Acre Minimum	$0.00	$0.00	Prepaid in full
270858	1 Acre Minimum	$12,039.85	$1,135.95	
270859	1 Acre Minimum	$12,039.85	$1,135.95	
270860	1 Acre Minimum	$12,039.85	$1,135.95	
270861	1 Acre Minimum	$12,039.85	$1,135.95	
270862	1 Acre Minimum	$12,039.85	$1,135.95	
270863	1 Acre Minimum	$12,039.85	$1,135.95	
270864	1 Acre Minimum	$12,039.85	$1,135.95	
270865	1 Acre Minimum	$0.00	$0.00	Prepaid in full
270866	1 Acre Minimum	$12,039.85	$1,135.95	
270867	1 Acre Minimum	$12,039.85	$1,135.95	
270868	1 Acre Minimum	$12,039.85	$1,135.95	
270869	1 Acre Minimum	$12,039.85	$1,135.95	
270870	1 Acre Minimum	$12,039.85	$1,135.95	
270871	1 Acre Minimum	$12,039.85	$1,135.95	
270872	1 Acre Minimum	$12,039.85	$1,135.95	
270873	1 Acre Minimum	$12,039.85	$1,135.95	
270874	1 Acre Minimum	$0.00	$0.00	Prepaid in full
270875	1 Acre Minimum	$12,039.85	$1,135.95	
270876	1 Acre Minimum	$12,039.85	$1,135.95	
270877	1 Acre Minimum	$12,039.85	$1,135.95	
270878	1 Acre Minimum	$12,039.85	$1,135.95	
270879	1 Acre Minimum	$12,039.85	$1,135.95	
270880	1 Acre Minimum	$12,039.85	$1,135.95	
270881	1 Acre Minimum	$12,039.85	$1,135.95	
270882	1 Acre Minimum	$12,039.85	$1,135.95	
270883	1 Acre Minimum	$12,039.85	$1,135.95	
270884	1 Acre Minimum	$12,039.85	$1,135.95	
270885	1 Acre Minimum	$12,039.85	$1,135.95	
270886	1 Acre Minimum	$12,039.85	$1,135.95	
270887	1 Acre Minimum	$12,039.85	$1,135.95	
270888	1 Acre Minimum	$0.00	$0.00	Prepaid in full
270889	1 Acre Minimum	$12,039.85	$1,135.95	
270890	1 Acre Minimum	$12,039.85	$1,135.95	
270891	1 Acre Minimum	$12,039.85	$1,135.95	
270892	1 Acre Minimum	$12,039.85	$1,135.95	
270893	1 Acre Minimum	$0.00	$0.00	Prepaid in full
270894	1 Acre Minimum	$12,039.85	$1,135.95	
270895	1 Acre Minimum	$12,039.85	$1,135.95	
270896	1 Acre Minimum	$12,039.85	$1,135.95	
Total		**$505,673.57**	**$47,710.00**	

[a] Totals may not sum due to rounding.

EXHIBIT B
BLUESTEM HILLS PUBLIC IMPROVEMENT DISTRICT NO. 1

PARCEL/LOT TYPE MAP

Note that all lots receive equal benefit, and therefore, there is only one (1) Lot Type.

Exhibit B

EXHIBIT C
BLUESTEM HILLS PUBLIC IMPROVEMENT DISTRICT NO. 1

LOT TYPE 1 ACRE MINIMUM
FORM OF HOMEBUYER DISCLOSURE

TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)

BLUESTEM HILLS PUBLIC IMPROVEMENT DISTRICT NO. 1
BUYER DISCLOSURE

LOT TYPE 1 ACRE MINIMUM

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF VENUS, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
PROPERTY ADDRESS

LOT TYPE 1 ACRE MINIMUM

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Venus, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Bluestem Hills Public Improvement District No. 1 (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Venus. The exact amount of each annual installment will be approved each year by the City Council of the City of Venus in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Venus.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: _____ DATE: _____

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: _____ DATE: _____

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)

CITY OF VENUS
BLUESTEM HILLS PUBLIC IMPROVEMENT DISTRICT NO. 1
LOT TYPE 1 ACRE MINIMUM

ESTIMATED ANNUAL INSTALLMENT SCHEDULE[1]

TAX YEAR[2]	PRINCIPAL	INTEREST	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR ENDING PRINCIPAL BALANCE
2025	$221.21	$783.79	$130.95	$1,135.95	$11,818.64
2026	$235.61	$769.39	$133.57	$1,138.57	$11,583.03
2027	$250.94	$754.06	$136.24	$1,141.24	$11,332.09
2028	$267.28	$737.72	$138.97	$1,143.97	$11,064.81
2029	$284.68	$720.32	$141.75	$1,146.75	$10,780.13
2030	$303.21	$701.79	$144.58	$1,149.58	$10,476.91
2031	$322.95	$682.05	$147.47	$1,152.47	$10,153.96
2032	$343.98	$661.02	$150.42	$1,155.42	$9,809.98
2033	$366.37	$638.63	$153.43	$1,158.43	$9,443.61
2034	$390.22	$614.78	$156.50	$1,161.50	$9,053.39
2035	$415.62	$589.38	$159.63	$1,164.63	$8,637.77
2036	$442.68	$562.32	$162.82	$1,167.82	$8,195.09
2037	$471.50	$533.50	$166.08	$1,171.08	$7,723.59
2038	$502.19	$502.81	$169.40	$1,174.40	$7,221.39
2039	$534.89	$470.11	$172.79	$1,177.79	$6,686.51
2040	$569.71	$435.29	$176.24	$1,181.24	$6,116.80
2041	$606.80	$398.20	$179.77	$1,184.77	$5,510.00
2042	$646.30	$358.70	$183.36	$1,188.36	$4,863.70
2043	$688.37	$316.63	$187.03	$1,192.03	$4,175.33
2044	$733.19	$271.81	$190.77	$1,195.77	$3,442.14
2045	$780.92	$224.08	$194.59	$1,199.59	$2,661.23
2046	$831.75	$173.25	$198.48	$1,203.48	$1,829.47
2047	$885.90	$119.10	$202.45	$1,207.45	$943.57
2048	$943.57	$61.43	$206.50	$1,211.50	$0.00
TOTAL	$12,039.84	$12,080.16	$3,983.79	$28,103.79	

[1] Subject to change.
[2] Annual installments collected with property taxes and due no later than January 31 of following calendar year.

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN ELLIS COUNTY DEED OF RECORDS)

AFTER RECORDING RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF VENUS, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
PROPERTY ADDRESS

LOT TYPE 1 ACRE MINIMUM

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Venus, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Bluestem Hills Public Improvement District No. 1 (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Venus. The exact amount of each annual installment will be approved each year by the City Council of the City of Venus in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Venus.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN ELLIS COUNTY DEED OF RECORDS)

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: _____ DATE: _____

_____ _____
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____ , 20__.

Notary Public, State of Texas

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN ELLIS COUNTY DEED OF RECORDS)

The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: _____ DATE: _____

_____ _____
SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____ , 20__.

Notary Public, State of Texas

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN COLLIN COUNTY DEED OF RECORDS)

CITY OF VENUS
BLUESTEM HILLS PUBLIC IMPROVEMENT DISTRICT NO. 1
LOT TYPE 1 ACRE MINIMUM

ESTIMATED ANNUAL INSTALLMENT SCHEDULE[1]

TAX YEAR[2]	PRINCIPAL	INTEREST	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR ENDING PRINCIPAL BALANCE
2025	$221.21	$783.79	$130.95	$1,135.95	$11,818.64
2026	$235.61	$769.39	$133.57	$1,138.57	$11,583.03
2027	$250.94	$754.06	$136.24	$1,141.24	$11,332.09
2028	$267.28	$737.72	$138.97	$1,143.97	$11,064.81
2029	$284.68	$720.32	$141.75	$1,146.75	$10,780.13
2030	$303.21	$701.79	$144.58	$1,149.58	$10,476.91
2031	$322.95	$682.05	$147.47	$1,152.47	$10,153.96
2032	$343.98	$661.02	$150.42	$1,155.42	$9,809.98
2033	$366.37	$638.63	$153.43	$1,158.43	$9,443.61
2034	$390.22	$614.78	$156.50	$1,161.50	$9,053.39
2035	$415.62	$589.38	$159.63	$1,164.63	$8,637.77
2036	$442.68	$562.32	$162.82	$1,167.82	$8,195.09
2037	$471.50	$533.50	$166.08	$1,171.08	$7,723.59
2038	$502.19	$502.81	$169.40	$1,174.40	$7,221.39
2039	$534.89	$470.11	$172.79	$1,177.79	$6,686.51
2040	$569.71	$435.29	$176.24	$1,181.24	$6,116.80
2041	$606.80	$398.20	$179.77	$1,184.77	$5,510.00
2042	$646.30	$358.70	$183.36	$1,188.36	$4,863.70
2043	$688.37	$316.63	$187.03	$1,192.03	$4,175.33
2044	$733.19	$271.81	$190.77	$1,195.77	$3,442.14
2045	$780.92	$224.08	$194.59	$1,199.59	$2,661.23
2046	$831.75	$173.25	$198.48	$1,203.48	$1,829.47
2047	$885.90	$119.10	$202.45	$1,207.45	$943.57
2048	$943.57	$61.43	$206.50	$1,211.50	$0.00
TOTAL	$12,039.84	$12,080.16	$3,983.79	$28,103.79	

[1]Subject to change.
[2] Annual installments collected with property taxes and due no later than January 31 of following calendar year.

CITY OF VENUS, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS APPROVING THE 2025 ANNUAL SERVICE PLAN UPDATE TO THE SERVICE AND ASSESSMENT PLAN, INCLUDING THE ASSESSMENT ROLL, FOR BLUESTEM HILLS PUBLIC IMPROVEMENT DISTRICT NO. 1 IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, on January 14, 2019, the City Council passed and approved Resolution No. 01-2019-01, which was amended by Resolution No. 05-2019-02 passed and approved by the City Council on February 11, 2019, which authorized and approved the creation and establishment of the Bluestem Hills Public Improvement District No. 1 (the " District "); and

WHEREAS, on March 25, 2019, after notice and a public hearing in the manner required by law, the City Council passed Ordinance No. 672-2019-03 approving the Bluestem Hills Public Improvement District No. 1 Service and Assessment Plan; and

WHEREAS, August 9, 2021, the City Council passed Ordinance No. 733-2021-08 approving the "Bluestem Hills Public Improvement District No. 1 Amended and Restated Service and Assessment Plan," including the Assessment Roll attached to the Service and Assessment Plan (the "Assessment Roll"), (the "Service and Assessment Plan") and levied the Assessments on property within District in accordance with the Assessment Roll for the purposes of financing the public improvements (the "Authorized Improvements") undertaken for the benefit of such property; and

WHEREAS, Chapter 372, Texas Local Government Code (as amended, the "PID Act") requires the Service and Assessment Plan to be reviewed and updated annually for the purposes of determining the annual budget for the Authorized Improvements; and

WHEREAS, the City Council has received the "Bluestem Hills Public Improvement District No. 1 2025 Annual Service Plan Update" (the "Annual Service Plan Update") which includes the updated Assessment Roll and now desires to proceed with the adoption of this Ordinance which approves and adopts the Annual Service Plan Update and updated Assessment Roll for District as required by the PID Act.

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

Section 1. Terms. Terms not otherwise defined herein are defined in the Service and Assessment Plan.

Section 2. Findings. That the recitals and findings in the Recitals of this Ordinance are hereby found and determined to be true and correct and constitute the legislative findings and determinations of the City Council.

Section 3. Assessment Plan. The Annual Service Plan Update, including the updated Assessment Roll contained therein, in the form attached as **Exhibit A** is hereby approved and the same is incorporated as part of this Ordinance as if fully set forth in the body of this Ordinance.

Section 4. Severability. If any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the governing body of the City in adopting this Ordinance that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 5. Filing in Land Records. The City Secretary is directed to cause a copy of this Ordinance, including the 2025 Annual Service Plan Update, to be recorded in the real property records of Ellis County, Texas, on or before August 18, 2025. The City Secretary is further directed to similarly file each Annual Service Plan Update approved by the City Council, with each such filing to occur within seven days of the date each respective Annual Service Plan Update is approved.

Section 6. Effective Date. This Ordinance shall take effect immediately from and after its passage in accordance with applicable law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS, THIS 11TH DAY OF AUGUST, 2025.

APPROVED:

_____

Alejandro Galaviz, Mayor

ATTEST:

_____

Callie Green, City Secretary

APPROVED AS TO FORM:

_____

MICHAEL HALLA

City Attorney

Exhibit A

2025 Annual Service Plan Update

[Remainder of page left intentionally blank.]

ITEM REPORT

To: City Council
From: Joshua Jones, City Administrator
Subject: Discuss and consider approving a Resolution to Amend the city's official Master Fee Schedule.
Department/Office: Administration

Summary:
This is an update to the City's 2024 Master Fee Schedule and includes amendments requested by city council members, as well as updates from city staff.

All fee updates have been highlighted in yellow for convenience.

Recommended Action:
Approve item as presented or provide further direction.

Budget:
N/A

Attachments:
1. VENUS Resolution Amended master fee 2025
2. COV_Master Fee Schedule 8_11_25

RESOLUTION NO. _____

AN RESOLUTION OF THE CITY OF VENUS, JOHNSON & ELLIS COUNTY, TEXAS, REPEALING THE "MASTER FEE SCHEDULE" IN ITS ENTIRETY AND REPLACING IT WITH A NEW MASTER FEE SCHEDULE WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT A, PROVIDING FOR THE AMOUNT OF ALL FEES ASSESSED BY THE CITY; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Venus ("City") has established fees for various services, permits and necessary items and which are contained in the Master Fee Schedule; and

WHEREAS, after reviewing said fees, the City has determined certain fees are inappropriate and should be amended; and

WHEREAS, the City Council has determined that it is more appropriate to repeal the previous Master Fee Schedule in its entirety and replace it with a new Master Fee Schedule.

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

SECTION 1. That the City of Venus' current "Master Fee Schedule" established by Resolution No. 08-2024-03 should be repealed in its entirety and replaced by this Master Fee Schedule which is attached hereto and incorporated herein for all purposes as Exhibit "A", is hereby adopted.

SECTION 2. That all provisions of any resolution of the City of Venus, Texas, in conflict with the provisions of this Resolution be, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this Resolution shall remain in full force and effect.

SECTION 3. That should any word, phrase, paragraph, or section of this Resolution be held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Resolution as a whole, or any part or provision thereof other than the part so decided to be unconstitutional, illegal or invalid, and shall not affect the validity of the Resolution as a whole.

SECTION 4. That this Resolution shall take effect on and after its adoption by the City Council of the City of Venus.

SECTION 5. The recitals to this Resolution are incorporated herein by reference as if fully recited.

PASSED AND APPROVED this 11th day of August 2025.

APPROVED:

By: _____
Alejandro Galaviz, Mayor

ATTEST:

By: _____
Callie Green, City Secretary

EXHIBIT "A"
MASTER FEE SCHEDULE

Johnson & Ellis Counties

Master Fee Schedule

Proposed: 08/11/2025

Master Fee Schedule

Table of Contents

Proposed: 08/11/2025

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Utility Billing	17-18

Code Enforcement & Police

Description	Fee
Code Enforcement & Police - Animal Control Fees	
Registration: Cat & Dog - every 2 years	$ 10.00
Registration: Dangerous Dog	$ 50.00
Registration waiver: Assist hearing/visual/phyiscal imparied, law enforcement, residents 65yrs or older	$-
Lost or Replacement Registration tag:	$ 5.00
Impoundment Fee: City holding pens - per animal/day	$ 100.00
Pickup and disposal of dead animal for owner	$ 75.00
Surrender Animal (72hr Hold) per animal	**$ 300.00**
Puppies or Kitten up to 4mths - per litter	**$ 400.00**
10 Day Observation Period per animal at shelter	**$ 450.00**
Animal Trap Deposit (Refundable if not damaged)	$ 100.00
Code Enforcement & Police - Alarm Permits	
Annual Residential Alarm Registration	$ 50.00
Annual Commercial Alarm Registration	$ 100.00
Annual Education/Government/Non Profit Alarm Registrtion	$-
Penalty for operation without permit	$ 200.00
Code Enforcement & Police - False Alarms	
Burglary: more than 3 fewer than 6 in the preceding 12mths	$ 50.00
Burglary: more than 5 fewer than 8 in the preceding 12mths	$ 75.00
Burglary: more than 8 in the preceding 12mths	$ 100.00
Fire alarm: excess 2 alarms in preceding 12mth	$ 200.00
Robbery: excess 2 alarms in preceding 12mth	$ 200.00
Emergency medical assistance, panic, distress: excess 2 alarms in preceding 12mth	$ 75.00
Code Enforcement & Police - Police Retiree Firearms Qualification Course	
Qualified Retired Officer in Good Standing without 10 YOS	$ 75.00
Qualified Retired Officer in Good Standing with 10 YOS	$-

Fire Prevention

Description	Fee
Fire Prevention - Fire Underground	
Fire Code Plan review	$ 200.00
Fire Code Plan inspection	$ 250.00
Fire Prevention - Fire Extinguisher Suppression System	
Per permit, one inspection	$ 450.00
Each, re-inspection	$ 100.00
Fire Prevention - Fire Site Plan	
Fire Code Plan review	$ 250.00
Fire Code Plan inspection	$ 250.00
Fire Prevention - Fire Certificate of Occupannoy Inspections	
Fire Certificate of Occupany inspections (min. 1hr per inspection)	$ 150.00
Fire Prevention - Fire Safety Inspections	
Day Care, Foster Care, Commercial Business (each inspection and re-inspection per location)	**$ 125.00**
Nursing Home/Assisted Living/Group Home/School (each inspection and re-inspection per location)	$ 150.00
Fire Prevention - Underground/Above ground Fuel Storage tanks	
Fire Code Plan review	$ 350.00
Fire Code Plan inspection	$ 450.00
Installation or testing underground flammable liquid storage tank system (per location)	$ 400.00
Testing of underground flammable liquid storage tank system lines only (per location)	$ 125.00
Removal of underground flammable liquid storage tanks (per tank)	$ 75.00
Abandonment of underground/lines (per tank)	$ 250.00
Above ground waste oil tank inspection	$ 75.00
Above ground protected tank inspection	$ 125.00
Mobile fueling inspection	$ 250.00
Fire Prevention - Single Family Residential - Fire Services	
Fire Code Plan Review (fire sprinkler)	$ -
Fire Code Inspection (fire sprinkler)	$ 400.00
Fire Prevention - Explosive Material	
2021 International Fire Code Sec 5601.2 related to explosive material	$ 125.00
Conduct authorized burning operations	$ 1,000.00
Fireworks displays direction	$ 200.00
Pyrotechnic special or theatrical effects (per event)	$ 75.00
Pyrotechnic special or theatrical effects - annual	$ 700.00
Flame effects (only required if not used in conjunction with either fireworks display or pyrotechnic) per event	$ 75.00
Flame effects (only required if not used in conjunction with either fireworks display or pyrotechnic) annual	$ 700.00
Fire Prevention - Fire Alarm System	
Commercial/Multi-Family (construction plan review)	
Valued at Less than $6,250.00	$200.00
Valued at $6,251.00 to $250,999.00	$300.00
Valued at $251,000.00 to $500,999.00	$425.00
Valued at $501,000.00 to $1,000,999.00	$550.00
Valued at $1,001,000.00 to $3,000,999.00	$800.00
Valued at $3,001,000.00 to $6,000,999.00	$1,200.00
Valued at $6,001,000.00 and up	$1,200.00 plus $0.38 for
Commercial/Multi-Family (inspection)	
Valued at Less than $6,250.00	$300.00
Valued at $6,251.00 to $250,999.00	$425.00
Valued at $251,000.00 to $500,999.00	$525.00
Valued at $501,000.00 to $1,000,999.00	$675.00
~~Valued at $1,001,000.00 to $3,000,999.00~~	~~$950.00~~
Valued at $3,001,000.00 to $6,000,999.00	$1,425.00
Valued at $6,001,000.00 and up	$1,425.00 plus $0.38 for
Fire Prevention - Fire Sprinkler System	
Commercial/Multi-Family (construction plan review)	**Fee**
Valued at Less than $6,250.00	
Valued at $6,251.00 to $250,999.00	All Sprinkler submittals will be reviewed by a 3rd Party prior to being submitted
Valued at $251,000.00 to $500,999.00	
Valued at $501,000.00 to $1,000,999.00	
Valued at $1,001,000.00 to $3,000,999.00	
Valued at $3,001,000.00 to $6,000,999.00	
Valued at $6,001,000.00 and up	
Commercial/Multi-Family (inspection)	**Fee**
Valued at Less than $6,250.00	$ 300.00

Valued at $6,251.00 to $250,999.00	$ 425.00
Valued at $251,000.00 to $500,999.00	$ 525.00
Valued at $501,000.00 to $1,000,999.00	$ 675.00
Valued at $1,001,000.00 to $3,000,999.00	$ 950.00
Valued at $3,001,000.00 to $6,000,999.00	$ 1,425.00
Valued at $6,001,000.00 and up	$1,425.00 plus $0.38 for

Parks and Recreation

Description	Fee
All Rental Fees and Deposit Due 5 Days prior to Rental	
Parks and Rec - Fielder Park	
Large Baseball Field without Lights (Resident) per day	$ 25.00
Large Baseball Field with Lights (Resident) per day	$ 50.00
Large Baseball Field without Lights (Non-Resident) per day	$ 50.00
Large Baseball Field with Lights (Non-Resident) per day	$ 75.00
Small Baseball Field without Lights (Resident) per day	$ 20.00
Small Baseball Field with Lights (Resident) per day	$ 40.00
Small Baseball Field without Lights (Non-Resident) per day	$ 40.00
Small Baseball Field with Lights (Non-Resident) per day	$ 60.00
Baseball Field Clean up Fee (Charged only if area around bleachers & dugouts not cleaned by renter)	$ 100.00
Concession Stand Rental for Associations & Organizations (For private sales in Park) per day	$ 60.00
Concession Stand Deposit (Refundable)	$ 150.00
Concession Stand Cleanup Fee (Only charged if Concession Stand Not cleaned by Renter)	$ 150.00
Key Deposit (Restroom & Lights)	$ 50.00
Association/Organization Baseball Fields (Per season, per person)	
Youth- Resident	$ 5.00
Adult - Resident	$ 10.00
Adult - Non-resident	$ 15.00
Parks and Rec - Large Pavilion/Downtown Gazebo	
Basic Usage Fee/First 2hrs of event	$ 25.00
Additional Hours (Per hour)	$ 10.00
Gazebo & Pavilion Cleanup Fee (Charged only if area around Pavilion not cleaned by renter)	$ 150.00
Parks and Rec - Civic Center Rental Fees	
Level A: Rental of Lobby	
Cleaning Fee	$ 40.00
Resident Rental fee for first 2 hours	$ 75.00
Non-Resident Rental fee for first 2hrs	$ 100.00
Non-Profit Organization	$ 75.00
Additional per hour (after first 2hrs)	$ 25.00
Parks and Rec - Level B: Rental of Lobby & Main Hall	
Cleaning Fee	$ 75.00
Resident Rental fee for first 2 hours	$ 100.00
Non-Resident Rental fee for first 2hrs	$ 125.00
Non-Profit Organization Rental fee for first 2hrs	$100.00
Additional per hour (after first 2hrs)	$ 25.00
Parks and Rec - Level C: Rental of Lobby, Main Hall, & Kitchen)	
Cleaning Fee	$ 100.00
Resident Rental fee for first 2 hours	$ 125.00
Non-Resident Rental fee for first 2hrs	$ 150.00
Non-Profit Organization Rental fee for first 2hrs	$ 125.00
Additional per hour (after first 2hrs)	$ 25.00
Parks and Rec - Miscellanous Fees	
Reservation fee (due at booking) nonrefundable	$ 20.00
Deposit for Civic Center Rentals (Refundable)	$ 300.00
Lost or Damaged Key(s) Fee	$ 300.00
Damage Fee (if any facility/equipment is damaged in any way)	Cost +
Cancellation Fee Less than 20 Days from event	$ 100.00

General Fees

Description	Fee
General Fees - Alcohol	
Mixed Beverage Permit (Bar)	1/2 of TABC
Mixed Beverage w/Food Permit (Bar, Restaurant, etc)	1/2 of TABC
Package Store Permit (Liquor)	1/2 of TABC
Wine & Beer Off Premise	1/2 of TABC
General Fees - Food Establishments	
Food Permit	$ 75.00
Food Permit Renewal	$ 50.00
Mobile Food Vendor Permit Each Event on Public/City Property	$ 50.00
Inspection of food establishment plans	$ 85.00
Re-inspections	$ 120.00
Inspect Food Establishment for Cert of Occupancy	$ 275.00
Complaint	$ 200.00
Restaurant 2x Required Inspections (Price for both)	$ 310.00
General Fees - Grease, Grit, Sand Trap	
Grease, Grit, Sand Trap	$ 100.00
General Fees - Demolition	
Residential	$ 100.00
Commercial (require asbestos report)	$ 100.00
General Fees - Miscellaneous	
Garage Sale Permit	$ 10.00
Special Event Permit	$ 65.00
General Fees - Peddler, Solicitors, Itinerant Vendor	
Peddler, Solicitors, Itinerant Vendor Permit (business + one agent)	$ 200.00
Additional individual agent	$ 150.00
General Fees - Residential Rental Property	
Property Registration	$ 25.00
Registration Renewal	$ 10.00
General Fees - Certificate of Occupancy	
New Building	$ 25.00
Existing Building	$ 125.00
Clean & Show (for owner to get power turned on prior to tenant	$ 50.00
Certificate replacement	$ 10.00
General Fees - Contractor Registration	
Licensed Irrigator	$ 100.00
General Contractor	$ 100.00

Backflow Inspector	$ 100.00

General Fees - Trade Permits		
Electrical	$	100.00
Mechanical	$	100.00
Plumbing	$	100.00
Irrigation System	$	100.00
Backflow	$	100.00
General Fees - Fence		
Residential	$	50.00
Commercial	$	100.00
General Fees - Pool		
Residential: In-ground	$	200.00
Residential: Above Ground 24"	$	100.00
Commercial	$	200.00
Commercial Pool Inspections	$	175.00
General Fees - Roofing		
Residential		
Roof shingle replacement	$	100.00
Roof decking/shingle replacement	$	100.00
Commercial		
Roof shingle replacement	$	100.00
Roof decking/shingle replacement	$	300.00
General Fees - Signs		
Pole signs	$	150.00
Monument Sign	$	150.00
Wall signs, marquee, projecting or roof sign	$	75.00
Portable Sign	$	25.00
Builder directional sign (annually)	$	30.00
Lighted sign, electrical fee	$	150.00
Awning/Canopy sign	$	75.00
Reface	$	75.00
Development/project sign (annually)	$	150.00
Banners, flags, and pennants	$	25.00
Temporary (45 days during a single calendar year)	$	25.00
General Fees - Solar Panels		
Solar Panel review & inspections	$	160.00
General Fees - Accessory / Storage Building		
Under 400 sq ft	$	75.00
Over 400 sq ft	$	100.00
General Fees - Moving of Building(s)		
Structure moving	$	100.00

Open Records	
Description	**Fee**
Paper Copy	$0.10 per page
Diskette	$ 1.00
Rewritable CD (CD-RW)	$ 1.00
Non-writable CD (CD-R)	$ 1.00
Digital video disc (DVD)	$ 3.00
Other electronic media	Actual cost
Audio Cassette	$ 1.00
Oversized paper copy	$ 0.50
Specialty paper	Actual cost
Postage and shipping	Actual cost
Accident report	$ 6.00
Certified accident report	$ 8.00
Police Dash cam video	$3.00 per DVD
Police Body Worn camera	$10.00 per recording + $1.00 per full minute
Thumb drives	Actual cost
Notary Stamp	$10.00 first stamp, $1.00 each additional stamp
Fax	$2.00 first page, $1.00 each additional page
Labor charge for programming	$28.50 an hour
Other Labor Charges	$15.00 an hour
Overhead charge for programming or items requiring labor	20% of total fee
Miscellaneous supplies(e.g.; labels, boxes)	Actual cost

Building Permits	
Description	**Fee**
Permit Fee	$0.56 per sq ft
Building Permits - Plan Review	
Residential - New Construction - Add ons closed-in area per sq ft	**Proposed**
Plan Amendement Fee over 10+ pages	$75.00
Re-Review Fee after 2nd re review small project (accessory used ect.)	$75.00
Re-Review Fee after 2nd re review	$295.00
0 - 1500 sq ft	$785.00
1501 - 10,000 sq ft	$785.00 for the first 1,500 sq ft. plus $0.35 for each additional sq ft to and included 10,000 sq ft
Over 10,001 sq ft	$3,760.00 for the first 10,000 sq ft. plus $0.15 for each additional sq ft to and included 10,000 sq ft
Building Permits - Commercial/Multi-Family	
Valuation	**Proposed**
Plan Amendment Fee over 10-30 pages	$175.00
Plan Amendement Fee over 31+ pages	$395.00 + 50% project plan review fee $2000 max
$1.00 to $10,000	$50.00
$10,001 to $25,000	$70.69 for the first $10,000.00 plus $5.46 for each additional $1,000.00
$25,001 to $50,000	$152.59 for the first $25,000.00 plus $3.94 for each additional $1,000.00
$50,001 to $100,000	$251.09 for the first $50,000.00 plus $2.73 for each additional $1,000.00
$100,001 to $500,000	$387.59 for the first $100,000.00 plus $2.19 for each additional $1,000.00
$500,001 to $1,000,000	$1,800.00 for the first $500,000 plus $2.75 for each addistional $1,000; or fraction thereof, to and including $1,000,000
$1,000,001 and up	$3,250.00 for the first $1,000,001 plus $1.75 for each additional $1,000; or fraction thereof
Building Permits - Inspections	
Description	**Proposed**
Residential - New Construction	Fee calculated with plan review
Residential - Reinspection Fee / Not Ready for Inspection Fee	$55.00
Building Permits - Commercial / Mutli-Family	
Description	**Proposed**
Commercial - Reinspection Fee / Not Ready for Inspection Fee	$165.00
Multi- Family - Reinspection Fee / Not Ready for Inspection Fee	$255.00
Valuation	**Proposed**
$1.00 to $10,000	$75.00
$10,001 to $25,000	$108 for the first $10,001 plus $8.00 for each additional $1,000; or fraction thereof, to including $25,000
$25,001 to $50,000	$230 for the first $25,001 plus $5.75 for each additional $1,000; or fraction thereof, to and including $50,000
$50,001 to $100,000	$375 for the first $50,001 plus $4.00 for each additional $1,000; or fraction thereof, to and including $100,000
$100,001 to $500,000	$560 for the first $100,001 plus $3.20 for each additional $1,000; or fraction thereof, to and including $500,000
$500,001 to $1,000,000	$1,800 for the first $500,001 plus $2.75 for each additional $1,000; or fraction thereof, to and including $1,000,000
$1,000,001 and up	$3,250 for the first $1,000,001 plus $1.75 for each additional $1,000; or fraction thereof
Building Permits - Residential Alterations / Additions	
Carports, decks, patios, pergola,gazebos, garages, retaining walls, window replacement	
Valuation	**Proposed**
Additions to an existing building. Vertical Structures, New Structural	$0.68 cents per sq ft, min $230.00
Interior Remodel Residential, Infill, Non Structural improvements	$0.24 cents per sq ft, min $115.00
Building Permits - Commercial Alterations / Additions	
Carports, decks, patios, pergola,gazebos, garages, retaining walls, window replacement	
Valuation	**Proposed**
$1.00 to $10,000	$75.00
$10,001 to $25,000	$108.00 for the first $10,001 plus $8.00 for each additional $1,000; or fraction thereof, to and including $25,000
$25,001 to $50,000	$230.00 for the first $25,001 plus $5.75 for each additional $1,000; or fraction thereof, to and including $50,000

$50,001 to $100,000	$375.00 for the first $50,001 plus $4.00 for each additional $1,000; or fraction thereof, to and including $100,000
$100,001 to $500,000	$560.00 for the first $100,001 plus $3.20 for each additional $1,000;or fraction thereof, to and including $500,000
$500,001 to $1,000,000	$1,800.00 for the 1st $500,001 plus $2.75 for each additional $1,000; or fraction thereof, to and including $1,000,000
$1,000,001 and up	$3,250 for the 1st $1,000,001 plus $1.75 for each additional $1,000; or fraction thereof

Development	
Description	**Proposed**
Development - Venus Park Fees	
Required Park fees are enumerated in City Ordinance Chapter 26	
Development - Extra Territorial Jurisdiction (ETJ) Release Petition	
Release Petition Fee	$ 500.00
Development - Certificate of Appropriateness (COA)	
Certificate of Appropriateness App	$ 500.00
Development - Outdoor Warning Siren - New Home	
Required Warning Siren fees are enumerated in City Ordinance Chapter 26	
Development - Plats - Includes initial review and one review after re-submittal	
Prelim or Final - Cost 1 to 5 lots	$400.00 (+50 per lot/acre)
Prelim or Final - Cost 6 to 20 lots	$800.00 (+50 per lot/acre)
Prelim or Final - Cost 21 or more lots	$1,250.00 (+50 per lot/acre) Max $6,500.00
Additional Review - Preliminary and/or Final Plat	$ 500.00
Plat Revision	50% of Current Plat Fee
Filing/Recording Plat Any County	$100.00+Actual Cost
Replat - Residential Application	$ 500.00
Replat - All Other Zones	$ 1,000.00
Amending/Minor/ Vacating Residential Application fee	$ 500.00
Amending/Minor/ Vacating Commercial Application Fee	$ 1,000.00

Development - Development Plans	
Site Plan Less than 2.00 Acres	$ 1,000.00
Site Plan More than 2.00 Acres	$1000.00 + $50.00/acre (150 acre max)
Amendments to Approved Site Plan	$ 200.00
Floodplain Study Review	Engineer's review actual cost + 15%
Development - Agreements	
Development Agreement	$1,000.00 + $10.00/acre
Annexation Agreement	$1,000.00 + $10.00/acre
Pre-annexation Agreement	$1,000.00 + $10.00/acre
Agreement Amendment	$750.00 +$10.00 acre
Development - Board of Adjustment	
Variance Application	$400.00+$10.00/acre
Per code section	$ 100.00
Development - Change Order	
	$ 100.00
Development - Conditional Use	
With new construction	$ 1,000.00
Without new construction	$ 500.00
Development - Planned Development	
Site Plan less than 2.0 acres	$ 1,000.00
Site Plan More than 2.00 Acres	$1,000.00+$50.00/acre - 150 acre max

Development - Site Plans		
Amendment to approved Site Plan	$	200.00
Site Plan Review	$	600.00
PD - Site Plan less than 2.0 acres	$	1,000.00
PD - Site Plan More than 2.00 Acres	$1,000.00+$50.00/acre - 150 acre max	
Development - Zoning		
Zoning/Rezoning	$700.00 +$10.00/acre	
Zone Change-Planned Development	$700.00+30.00/acre	
Request for Information Per Hour	$	50.00
Zoning Verification Letter (ZLV)	$	50.00
Development - Consultant Plan Review		
Escrow (Refundable based on actual cost)	$	5,000.00
Development - Impact Fees		
Water	$	3,500.00
Sewer	$	3,500.00
Development - PID Fees		
Fee (per lot)	$	2,500.00
Development - Professional Service Reimbursement Agreement		
Initial Escrow Amount for Large Projects	$15,000.00	
Initial Escrow Amount for Small Projects	As Determined by Staff	
Fee for inspecting utility and street construction	As Determined by Staff	
Engineering Review Fees	As Determined by Staff	
Extraordinary Review/City Engineeer	As Determined by Staff	

Public Works

Description	Fee
Public Works - Water Meter Connection: Service at property Line	
All meter connections include meter box/vault	
3/4" Meter	$ 525.00
1" Meter	$ 575.00
2" Meter	$ 1,400.00
Larger than 2" Meter	Cost +10%
Public Works - Water Meter Fees	
3/4" Meter fees	$ 360.00
1" Meter fees	$ 550.00
1-1/2" Meter fees	$ 900.00
2" Meter fees	$ 1,165.00
3" Meter fees	$ 2,705.00
4" Meter fees	$ 4,400.00
Larger than 4" fees	Cost of meter +5%
Public Works - Water Meter Tap & Pavement Repair: Service from main to property Line	
Based on materials & labor + 100% of pavement repairs charges	
3/4" Tap	$ 1,000.00
1" Tap	$ 1,750.00
2" Tap	$ 2,000.00
Larger than 2" Meter	Cost +10%
Public Works - Wastewater Fees Connection	
Private sewer to city sewer available near property line	
4" Residential	$ 500.00
6" Non-Residential	$ 1,000.00
8" Non-Residential	$ 1,200.00
Public Works - Wastewater Tap & Pavement Repair	
Up to 15 feet of sewer piping + 100% of pavement repair charges material for service from main to property	
Service Line - 4"	$ 1,000.00
Service Line - 6"	$ 1,250.00
Based on materials & labor + 100% of pavement repairs charges	$ 55.00
Public Works - On Site Sewer Facility (OSSF)	
OSSF System Plan review & inspection	$ 600.00
Repairs to exisiting system	$ 200.00
Re-inspections	$ 200.00
Public Works - Pavement Repairs and Road Bores	
Road Bore	Cost + 10%
Bore Under City R.O.W Permit (per project)	$ 300.00
Sidewalk Repair (per sq ft)	Cost + 10%
Street Repair (per sq ft)	Cost + 10%
Public Works - Bulk Water/Fire Hydrant Meter	
Deposit	$ 3,000.00

Non-Refundable Deposit	$	250.00
Per 1,000 Gallons of Water	$	22.50
Public Works - Weeds, Grass, and Unsanitary Accumlations		
Tall Grass Mowing Fee/acre 1st Time Cal Yr	$	200.00
Tall Grass Mowing Fee/acre 2nd Time Cal Yr	$	300.00
Tall Grass Mowing Fee/acre 3+ Time Cal Yr	$	400.00
Public Works - Gas Well		
Gas Well Plan review	Actual cost + $50 admin fee	
Gas Well permit	$	5,500.00
Public Works - Driveway, Curb, Sidewalk, Approach Inspection Fees		
Residential	$	100.00
Commercial	$	125.00

LIVING UNIT EQUIVALENCIES
FOR VARIOUS TYPES AND SIZES OF WATER METERS

Meter Type	Meter Size	Continuous Duty Maximum Rate (mgd) [a]	Living Unit Per Meter Size
Simple	3/4"	10	1.0
Simple	1"	25	2.5
Simple	1½"	50	5.0
Simple	2"	80	8.0
Compound	2"	80	8.0
Turbine	2"	100	10.0
Compound	3"	160	16.0
Turbine	3"	240	24.0
Compound	4"	250	25.0
Turbine	4"	420	42.0
Compound	6"	500	50.0
Turbine	6"	920	92.0
Compound	8"	800	80.0
Turbine	8"	1,600	160.0
Compound	10"	1,150	115.0
Turbine	10"	2,500	250.0
Turbine	12"	3,300	330.0

Utility Billing		
Description		**Proposed**
Utility Billing - Water		
Refundable water deposit for a home owner		$ 100.00
Refundable water deposit for a renter		$ 150.00
Refundable water deposit for commercial		$ 200.00
Returned check fee		$ 25.00
Residential - Water (monthly) /1,000 gallons	(2,001-5,000: $5.36 (5,001-Above: $9.36 /1,000 gallons)	$56.34 min/1st 2,000 gallons
Small Business - Water (monthly) $7.91 /1,000 gallons)	(2,001-Above:	$75.41 min/1st 2,000 gallons
Retail Business - Water (monthly) $7.91 /1,000 gallons	(5,001 -15,000: 15,001 - Above: $9.08 /1,000 gallons)	$378.58 min/1st 5,000 gallons
Commercial - Water (monthly) $8.77 /1,000 gallons) Fixed Monthly Charge $422.13	(50,001 - Above:	$468.56 min/1st 50,000 gallons
Multi-Family - Water (monthly) $9.08 /1,000 gallons)	(5,001- Above:	$1,373.80 min/1st 5,000 gallons
Residential - Sewer (monthly)		$68.64 minimum
Small Business - Sewer (monthly) $11.60 /1,000 gallons)	(10,001 - Above:	$105.55 min/1st 10,000 gallons
Retail Business - Sewer (monthly) $11.60 /1,000 gallons)	(15,001 - Above:	$ 160.86 min/1st 15,000 gallons
Commercial - Sewer (monthly) $11.60 /1,000 gallons)	(50,001 - Above:	$527.50 min/1st 50,000 gallons
Multi-Family - Sewer (monthly) $11.60 /1,000 gallons)	(5,001 - Above:	$560.64 min/1st 5,000
Monthly charge for Commerical Irrigation		$ 422.13
Bulk water base		$ 25.00
Water late fee		10% of balance
Disconnect fee		$ 25.00
After hours Reconnect or Call Out Fee		$ 100.00
Tamper Fee		$ 50.00
Leak Check		$ 50.00
Meter Testing		$ 50.00
Re-read request		$ 25.00
Utility Billing - Garbage		
Residental Polycart		$ 17.38
Residental Extra Polycart		$ 6.25
Commerical Load		$ 22.57
Extra Commerical Load		$ 13.55
Dumpster 2 yard dumped 1x a week		$ 70.28
Dumpster 2 yard dumped 2x a week		$ 122.06
Dumpster 2 yard dumped 3x a week		$ 218.21
Dumpster 3 yard dumped 1x a week		$ 88.77
Dumpster 3 yard dumped 2x a week		$ 159.03
Dumpster 3 yard dumped 3x a week		$ 282.94
Dumpster 4 yard dumped 1x a week		$ 107.26
Dumpster 4 yard dumped 2x a week		$ 196.00
Dumpster 4 yard dumped 3x a week		$ 312.53

Dumpster 6 yard dumped 1X a week	$ 144.23
Dumpster 6 yard dumped 2x a week	$ 257.05
Dumpster 6 yard dumped 3x a week	$ 355.05
Dumpster 8 yard dumped 1x a week	$ 181.23
Dumpster 8 yard dumped 2x a week	$ 301.43
Dumpster 8 yard dumped 3x a week	$ 423.49

ITEM REPORT

To:	City Council
From:	Joshua Jones, City Administrator
Subject:	Discuss and consider approving a Resolution to Approve and Adopt the Classification and Compensation Update provided by PCSC for fiscal year 2025-2026. (Presentation by J. Jones)
Department/Office:	Human Resource

Summary:
As part of the 2024-2025 budget, the City Council approved a process to review all city jobs and pay ranges. This review was conducted by the same third-party consulting company (Public Sector Personnel Consultants) that conducted the city's last analysis in 2022 and to help the city make sure job titles, duties, and pay are fair, clear, and match what similar cities pay. The new plan shows how each job is classified and sets pay ranges for each one. Adopting the plan will help the city hire and keep good employees, treat staff fairly, and follow the rules. The City Council must approve the plan before it can be used.

Recommended Action:
Approve as presented or provide further direction.

Budget:
The total annual cost of adopting the plan as presented is ≈ $485,600 for fiscal year 2025-2026.

Attachments:
1. Resolution to Approve and Adopt FY 2025-2026 Classification and Compensation Plan
2. FY2025-2026_Compensation Study

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS, APPROVING AND ADOPTING THE UPDATED CLASSIFICATION AND COMPENSATION PLAN

WHEREAS, as part of the Fiscal Year 2024-2025 Operating Budget, the City Council approved a process to review and update the City's classification and compensation plan to ensure that job titles, duties, and pay ranges are fair, consistent, and competitive with similar jurisdictions; and

WHEREAS, the review process has been completed, and a proposed updated Classification and Compensation Plan has been prepared based on the findings; and

WHEREAS, the updated plan promotes internal equity, aids in recruiting and retaining qualified employees, and ensures compliance with applicable laws; and

WHEREAS, the City Council finds it in the best interest of the City to approve and adopt the updated Classification and Compensation Plan;

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

SECTION 1.

the updated Classification and Compensation Plan, as presented to the City Council on August 11, 2025, is hereby approved and adopted, effective October 1, 2025

PASSED AND APPROVED this ___ day of _____, 2025.

APPROVED AND ADOPTED at a regular meeting of the Venus City Council on August 11, 2025, by a vote of _____ayes, _____nays, and _____abstentions.

APPROVED:

_____
ALEJANDRO GALAVIZ
MAYOR

ATTEST:

_____
CALLIE GREEN
CITY SECRETARY

FY 2025/2026 Compensation Study

FINDINGS & RECOMMENDATIONS

Made with GAMMA

Purpose and Objectives

Group Comparable Jobs

Classify similar responsibilities appropriately across departments.

Establish Competitive Pay

Set salary ranges that align with identified market benchmarks.

Provide Consistent Framework

Support HR administration and address evolving job functions.

Key Components

Job Analysis

Conduct desk audits and questionnaires to understand roles.

Classification Structure

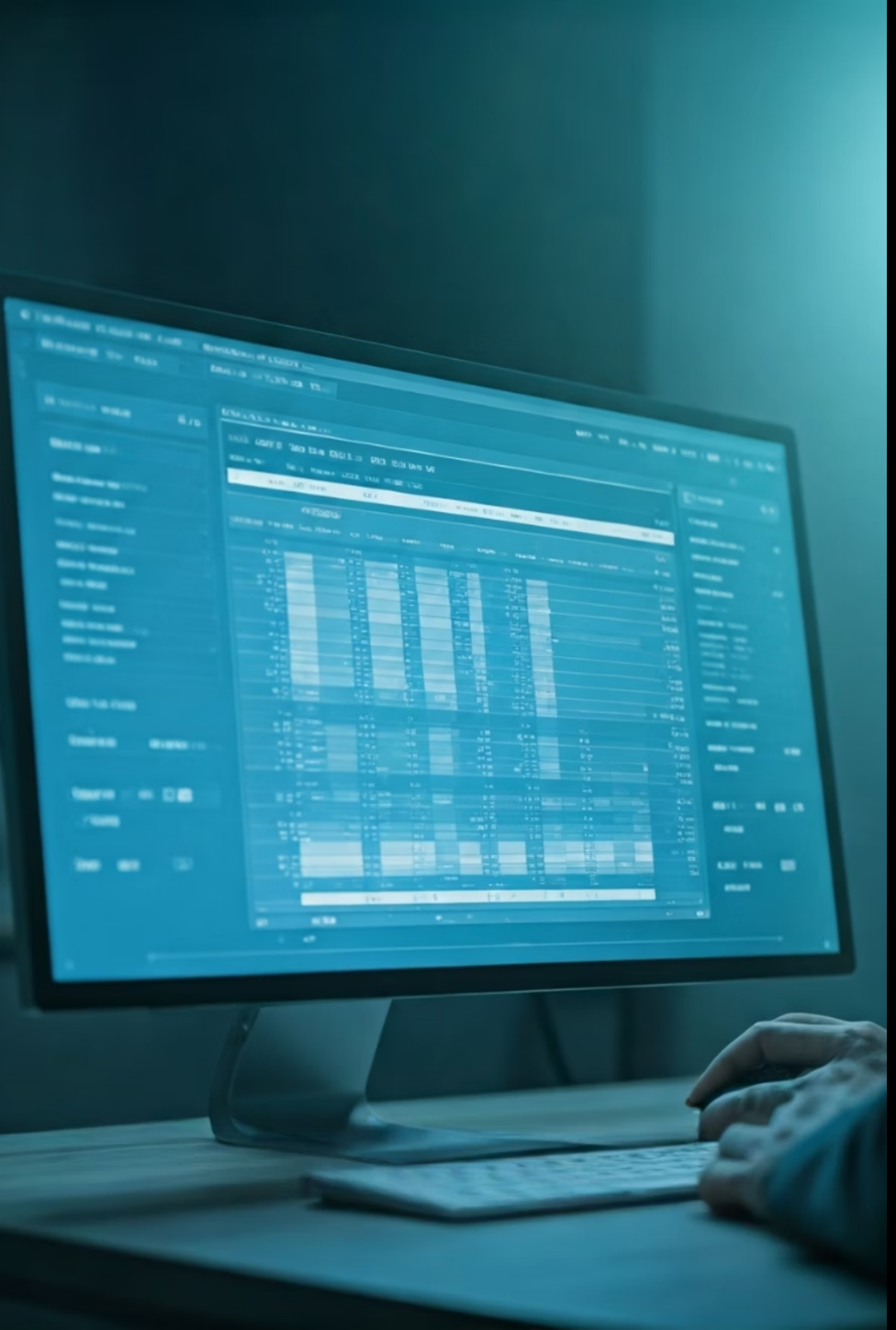
Develop comprehensive classification and compensation plans.

Position Documentation

Create detailed position description questionnaires (PDQs).

Market Surveys

Benchmark against comparable organizations and positions.



Market Analysis

Identify Comparables

Select similar organizations and equivalent positions.

Collect Salary Data

Gather compensation information through targeted surveys.

Analyze Trends

Examine current market dynamics and trajectories.

Establish Ranges

Create salary structures based on findings.

EXTERNAL COMPARISONS

A. SURVEY COMPARATORS

We obtained salary plan and job description details from the following competitor employers for comparison, matching the most recent past (2022) salary survey methodology:

Burleson	Kennedale
Cedar Hill	Mansfield
Ennis	Midlothian
Forest Hill	Red Oak
Glenn Heights	Waxahachie
Granbury	Joshua
Alvarado	Keene

Data from the private sector was also included wherever job matches exist utilizing Economic Research Institute’s Salary Assessor for the immediate / surrounding statistical area.

EXTERNAL COMPARISONS

B. SURVEY METHODOLOGY – MIDPOINT SALARY GRADE COMPARISONS

Market salary structures and the prevailing rates are often represented by their Midpoints, which are the amounts employers pay for sustained competent job performance.

The Midpoint is the most objective, occupation-specific and consistent component of salary structures among employers, as the varying widths of salary grades are too great to utilize Minimum or Maximum. Midpoint is not affected by actual salary averages which may reflect longevity, pay-for-performance, and a myriad of subjective salary plan administration characteristics of the comparator employers.

We compared the City’s mathematical midpoints to the same calculated midpoints found in the market.

EXTERNAL COMPARISONS

C. PREVAILING RATES COMPARISONS – SALARY GRADE STRUCTURE

The City’s current salary grades are below market for 87% of the survey sample:

Market Relationship	Data Count	% of Sample	Average Variance
-5% or More Behind	33	87%	-18.76%
Within +/- 5%	5	13%	-0.58%
+5% or More Ahead	-	-	-

SUMMARY OF FINDINGS

The City has approximately 40 job descriptions in use for providing municipal services.

87% of the City's classifications survey -5% or more below market, and 13% of the classifications survey within 5% of market averages.

Updated salary grade placements have been modeled for all job classifications using the available market data and internal logic.

Should the City adopt the pay grade placements ("market adjustments") as proposed, the estimated annual cost specific to the study would be ≈$280,000.

SUMMARY OF RECOMMENDATIONS

Adopt the proposed salary grades as modeled.

Provide market salary adjustments on 10/1/2025 for employees whose pay grades moved the most to allow employee salaries to move within their salary grade if their salary grade moved, and to avoid.

Should the City adopt the pay grade placements as proposed, the estimated annual cost specific to the study would be ≈$280,000.

For the 2025-2026 fiscal year, provide a COLA to all employees on 10/1/2025 (≈$136,000), then an additional Step on 3/1/2025 (≈$140,000).

Prevailing Rates Comparisons

Job Classification Title	Venus Midpoint	Market Midpoint	Variance	
			$	%
Finance Director	$103,906	$169,945	-$66,039	-38.86%
EDC Director	$94,245	$150,213	-$55,968	-37.26%
Police Chief	$120,284	$174,247	-$53,963	-30.97%
City Administrator	$153,517	$217,801	-$64,285	-29.52%
Fire Captain	$81,413	$113,631	-$32,218	-28.35%
Fire Chief	$120,284	$167,876	-$47,592	-28.35%
Human Resources Director	$94,245	$130,749	-$36,504	-27.92%
Public Works Director	$120,284	$166,346	-$46,062	-27.69%
Court Administrator	$63,789	$85,477	-$21,688	-25.37%
City Secretary	$94,245	$124,093	-$29,848	-24.05%

Percentages represent pay grade variance at midpoint, not actual salaries

Applying survey results includes accounting for size differences among competitor cities

Police Sergeant	$81,413	$105,109	-$23,696	-22.54%
FD Driver / Engineer	$73,844	$95,032	-$21,188	-22.30%
Police Lieutenant	$94,245	$118,845	-$24,600	-20.70%
Administrative Assistant (PT)	$41,120	$50,694	-$9,575	-18.89%
Building Maintenance Technician	$39,161	$48,140	-$8,979	-18.65%
Chief Building Official	$94,245	$115,643	-$21,398	-18.50%
Water Crew Leader	$52,479	$62,612	-$10,133	-16.18%
Accounts Payable Clerk	$45,334	$53,582	-$8,248	-15.39%
Streets Crew Leader	$52,479	$61,376	-$8,897	-14.50%
Code Enforcement	$49,981	$58,421	-$8,440	-14.45%

Percentages represent pay grade variance at midpoint, not actual salaries

Applying survey results includes accounting for size differences among competitor cities

Police Officer	$70,328	$82,173	-$11,845	-14.41%
PW Supervisor	$63,789	$74,398	-$10,609	-14.26%
Water Technician II	$47,601	$55,390	-$7,789	-14.06%
Parks Crew Leader	$52,479	$60,629	-$8,150	-13.44%
PW Administrative Assistant	$45,334	$51,687	-$6,353	-12.29%
City Planner	$85,484	$95,738	-$10,254	-10.71%
Streets Technician II	$47,601	$53,084	-$5,483	-10.33%
Firefighter / EMT	$66,979	$74,332	-$7,353	-9.89%
Civil Inspector	$57,859	$63,531	-$5,673	-8.93%
Court Clerk	$45,334	$49,408	-$4,074	-8.25%

Percentages represent pay grade variance at midpoint, not actual salaries

Applying survey results includes accounting for size differences among competitor cities

Plans Examiner	$57,859	$62,619	-$4,761	-7.60%
Permit Clerk	$45,334	$49,021	-$3,687	-7.52%
Inspector	$57,859	$62,182	-$4,323	-6.95%
Parks Technician II	$47,601	$48,916	-$1,315	-2.69%
Utility Operator	$52,479	$53,664	-$1,185	-2.21%
Animal Control	$49,981	$50,983	-$1,003	-1.97%
Utility Billing Specialist	$45,334	$45,540	-$206	-0.45%
Police Administrative Assistant	$55,103	$52,766	$2,337	4.43%

Percentages represent pay grade variance at midpoint, not actual salaries

Applying survey results includes accounting for size differences among competitor cities

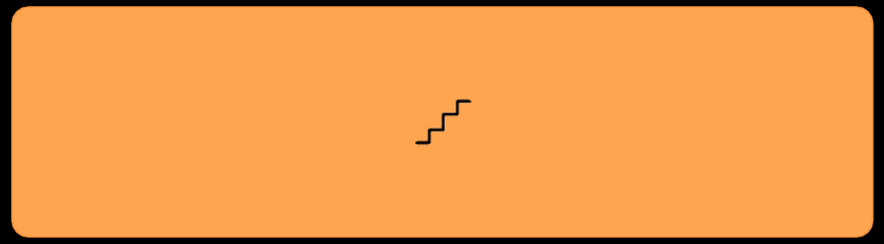
Implementation Planning

Communication Plan

Clear messaging for employees

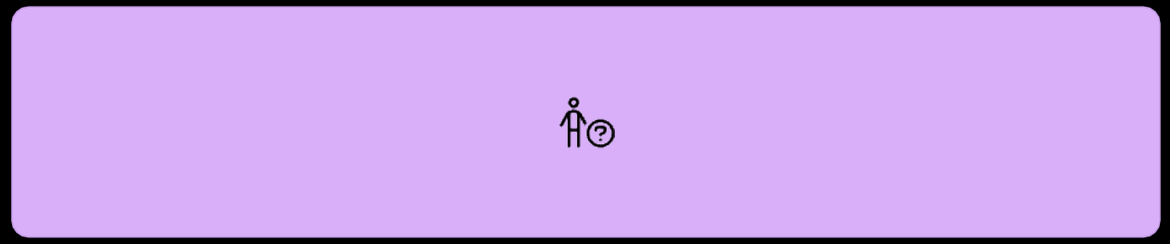
Budget Strategy

Financial planning for implementation



Phased Approach

Structured rollout if needed



Appeals Process

System for handling reclassification requests

PROPOSED SALARY GRADE PLACEMENTS AND IMPLEMENTATION

PROPOSED SALARY GRADE TABLES

The City’s current salary grade table remains the recommended table; jobs have been proposed to move to new pay below market.

ASSIGNMENT OF JOB CLASSES TO SALARY GRADES

Job classes were placed within 10% of the market prevailing rates for comparable job classes as was practical, with consideration given for job complexity, minimum qualifications, and supervision exercised.

We utilized our professional judgment to prevent illogical relationships that could result from survey data directly linked into salary grades, as there is no automatic logical job content relationship among survey data collected from various employers. Non-benchmark job classes were linked to benchmark job classes by professional judgment.

PROPOSED SALARY GRADE PLACEMENTS AND IMPLEMENTATION

INITIAL IMPLEMENTATION AND ANNUAL UPDATES

It is recommended that the City's salary plan be established with approval of the proposed salary grade placements, and subsequent plan updates made based on the external prevailing rates.

Proposed Implementation – "***At 90% of Market***"

- Adopt the proposed pay tables and placements at 90% of market.

- Provide salary adjustments within the proposed salary grades for employees whose salary grade moved the greatest due to market (12-month base cost before benefits):

    1. $280,000 for study-related increases for full calendar year.
    2. Provide a COLA/STEP increase on 10/1/2025 (estimated to cost $136,000)
    3. Provide a mid-year "STEP" on 3/1/2026 (estimated to cost $70,000 for ½ of fiscal year)

FY 2026 and Subsequent Years

- Regular adjustments to salaries within adopted grades (step increases)
- Periodic adjustment to pay tables (1.5%-2% increments) as market inflates, and/or
- Individual salary grade placement adjustments per market survey (every 2-4 years)

PROPOSED SALARY GRADE PLACEMENTS AND IMPLEMENTATION

REGULAR PLAN UPDATE STEPS

1. Secure re-affirmation of the City’s market competitiveness policy or philosophy.
2. Obtain latest pay data from approved comparator employers (suggest every 2-4 years).
3. Compute the prevailing rate for each of the benchmark job classes.
4. Re-assign job classes to the salary grades whose Midpoints most closely match prevailing rates.
5. Utilize professional judgment in job class re-assignment to prevent internal inequities and relationships not supported by relative job complexity.
6. Provide information to City Council for budgeting purposes.
7. Provide individual salary increases on the adopted date of the new plan.

Benefits to the City of Venus

Workforce Attraction

Recruits and retains qualified talent through competitive compensation.

Employee Morale

Improves satisfaction through transparency and equitable pay practices.

Career Development

Creates clear paths for advancement within the organization.

Regulatory Compliance

Ensures adherence to compensation laws and regulations.

ITEM REPORT

To:	City Council
From:	Scott Williams, Public Works Director
Subject:	Discussion and consideration of the planned 1-MG elevated storage (water tower) and alternate projects. (Presentaton by S. Williams)
Department/Office:	Public Works

Summary:
The City of Venus has been planning for the construction of a 1 million-gallon (MG) elevated storage tank to support future water demands. However, upon further evaluation of system needs, cost considerations, and operational flexibility, staff recommends that the City Council consider canceling the planned elevated storage tank project and instead pursue the construction of a ground storage reservoir (GSR) and pump station. A GSR and pump station located strategically within the distribution system can provide comparable storage capacity, increased system reliability, and operational benefits such as improved water storage, distribution management and redundancy. This approach offers more flexibility to meet peak demands and support future elevated storage needs without immediately committing to the capital cost and long-term maintenance of an oversized elevated tank.

Recommended Action:
Staff is requesting City Council’s consideration and direction on canceling the current elevated tank project and seeking further direction to move forward with an engineering evaluation and a Project Work Order to be brought back for the City Council's approval.

Budget:
No budget consideration is necessary for action on this Agenda item.

Attachments:
1. Concerns Regarding the 1-MG EST
2. Explanation of Water Systems
3. 2025.08.11_Final_City Council Meeting EST
4. Water_Distribution_System_Presentation

Public Works Department

Memorandum

TO: Joshua Jones, City Administrator

FROM: Scott Williams, Public Works Director

DATE: July 9, 2025

SUBJECT: Concerns for the Justification of a 1-MG Elevated Storage Tank

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This memo aims to outline the rationale for why the City of Venus should consider alternate solutions to a 1-million-gallon (MG) elevated storage tank.

Limited Water System Size and Service Area Constraints

The City of Venus currently operates a relatively small public water system, serving approximately 521 active water connections. Even with future growth, the system is not projected to exceed 1,600 total connections. This projection is based on the geographic limits defined by the City's Certificate of Convenience and Necessity (CCN)—the area legally designated by the State for the City to provide water service.

While Venus is experiencing notable growth in population and development activity, the majority of this growth is occurring within the service area of Mountain Peak Special Utility District (SUD), not within the City's own CCN. Mountain Peak SUD holds exclusive water service rights in these surrounding areas, and it is highly unlikely that they would voluntarily relinquish any portion of their CCN. This legal boundary significantly limits the number of new connections the City can realistically add to its water system.

Given this constraint, it may be unwise and fiscally irresponsible to plan for major water infrastructure—such as a 1-million-gallon elevated storage tank—based on what seems to be incorrect data and/or hypothetical service expansion outside the City's regulatory control.

Capital Cost Implications

The estimated cost of constructing a 1-million-gallon (MG) elevated storage tank is approximately $8 million. Additionally, this tank would require the construction of a dedicated transmission line to integrate with the existing system, at an estimated cost of $2.5 million. This brings the total investment to approximately $10.5 million.

This is a significant expense that is not justified given the City's projected service population and current water system size. From both a financial and regulatory perspective, this infrastructure

would far exceed what is necessary to maintain compliance and operational efficiency for a system with no more than 1,600 connections.

That said, the City does need additional water storage capacity, but it should be right-sized to reflect our actual current and growth needs—not built for scenarios outside our control. A more appropriate and cost-effective approach might include, for example:

- Adding a new ground storage tank and pump station near the City's water intake point from Midlothian. This would enhance storage flexibility, improve distribution pressure, firefighting capacity, and help meet TCEQ minimum storage requirements.

- Constructing a 0.5 MG elevated storage tank at or near the site of the City's existing, unused 50,000-gallon elevated tank near the Square. This location is already within the system's pressure zone and could be repurposed with far less cost than a completely new site.

Importantly, the cost savings from not pursuing the 1 MG elevated tank and associated transmission line—roughly $10.5 million—would cover a large part of the cost of implementing these more targeted infrastructure improvements.

This approach ensures the City is making smart, strategic investments that meet both regulatory standards and fiscal responsibility, while also addressing our system's actual storage and operational needs. Additionally, I would recommend waiting for the City's Water Master Plan to guide the next steps for water infrastructure.

TCEQ Water Storage Requirements

The Texas Commission on Environmental Quality (TCEQ) establishes minimum water storage capacity requirements for public water systems based on the number of service connections:

- Total Storage Requirement:
  Public water systems must provide a minimum of 200 gallons of total storage per connection. This total may be satisfied through any combination of ground storage, and elevated storage.
- Elevated tanks provide gravity-fed pressure and fire flow support. The minimum elevated storage requirement is 100 gallons per connection.
- Ground storage tanks can be used to supplement capacity but do not contribute to pressure maintenance. They are typically paired with booster pumps or pressure tanks to distribute water into the system.

TCEQ mandates that all public water systems maintain adequate pressure throughout the distribution network:

- Normal Operating Pressure:
  The system must maintain at least 35 pounds per square inch (psi) under normal demand.

- Minimum Emergency Pressure:
  Even under peak demand or emergency conditions, such as firefighting or line breaks, the pressure must never drop below 20 psi.

Fire Flow Considerations

While TCEQ does not universally mandate fire flow capacity, certain municipalities and utilities may adopt additional standards. The baseline fire flow recommendation is 1500 gpm for two hours while maintaining at least 20 psi system pressure. This requirement is not applicable unless the City has adopted specific fire flow standards or is classified as an "affected utility."

Conclusion

Given the following key facts:

- The City's CCN limits its service to no more than 1,600 connections.
- The majority of growth is occurring outside the City's CCN in areas controlled by Mountain Peak SUD.
- And the construction of a 1 MG elevated storage tank and associated infrastructure would cost over $10 million.
- The City still needs additional water storage, elevated and ground, and should consider a strategic approach going forward.

A 1-MG elevated storage tank is not justified from either a regulatory, operational, or financial standpoint. The City should continue to plan and invest in water infrastructure that is right sized to our legally defined service area, cost-effective, and fully compliant with TCEQ requirements to meet current and growth-related water infrastructure.

Scott Williams
Director of Public Works

It's important to have both **ground storage** and **elevated storage** because they serve different but complementary roles in maintaining a reliable, efficient, and resilient water distribution system:

🔹 Ground Storage Reservoir (GSR)

- Primary water reserve: Holds a large volume of water at ground level.
- Supports high demand: Acts as a buffer between supply from Midlothian and water demand.
- Prepares for emergencies: Provides reserve water in case of fire, main breaks, or drought.
- Enables treatment flexibility: Water can be stored after treatment and before pumping.

🔹 Elevated Storage Tank

- Maintains constant pressure: Uses gravity to provide consistent system pressure without constant pumping.
- Reduces energy costs: Water is pumped into the elevated tank during low-demand times (off-peak hours) and flows out by gravity when needed.
- Provides pressure during outages: Keeps water flowing even if the pumps or power fail.

🔸 Why You Need Both

- A GSR alone cannot maintain consistent pressure without running pumps constantly — which is inefficient and vulnerable to power loss.
- An elevated tank alone can't be filled fast enough during high demand periods without an adequate reserve supply from the GSR.

Together, they ensure:

✅ System pressure reliability
✅ Energy efficiency
✅ Fire protection readiness
✅ Operational flexibility and redundancy

A public water system should prioritize adding **ground storage** before building additional **elevated storage** for several strategic and operational reasons:

- **1. Cost-Effective Capacity Expansion**
  - Ground storage tanks (GSRs) are significantly cheaper to construct than elevated tanks.
  - They can be built faster and provide high-volume storage for growing demand without the major structural investment of a tower.
- **2. Supports and Optimizes Existing Elevated Storage**
  - GSRs act as a buffer between supply from Midlothian and water demand to help keep elevated tanks full during peak usage.
  - This reduces the strain on pumps and avoids pressure drops in the system.
  - Ensures the elevated tank can perform its true purpose: maintaining pressure and providing emergency flow.
- **3. Provides Operational Flexibility**
  - Water can be pumped into the system as needed, rather than relying solely on gravity-fed elevated tanks.
  - GSRs allow for better coordination of pump schedules, energy use, and water turnover.
- **4. Improves Fire Flow and Emergency Resilience**
  - GSRs provide a large volume reserve available on demand during fire emergencies or main breaks.
  - They increase the system's redundancy, giving operators more options during crises or repairs.
- **5. Stabilizes Supply for Treatment or Source Limitations**
  - Systems that experience source variability (e.g., treatment bottlenecks) benefit from storing treated water in GSRs.

- Ensures steady supply availability even if treatment output temporarily dips.

🔹 **6. Enables Future Elevated Storage Planning**

- Once ground storage is in place, it becomes easier to:
  - Fill existing elevated tanks efficiently,
  - Justify the exact size and timing of any additional elevated tanks,
  - Design future phases with greater control and data.

✅ **Summary:**

Ground storage increases reliability, lowers costs, and provides critical operational and emergency capacity — all of which support and extend the effectiveness of elevated storage. It's a foundational investment for long-term water system growth and performance.

A public water system needs a pump station with ground storage reservoirs (GSRs) to move water into the distribution system and to elevated tanks — and placing the pump station close to the GSR is essential for efficient, reliable operation.

🔹 **Why a Pump Station Is Needed with GSRs**

1. **Ground storage is not pressurized**
   - GSRs store large volumes of water at or near atmospheric pressure.
   - Water must be mechanically pumped from the GSR to enter the pressurized distribution system or to fill elevated storage tanks.
2. **Provides system pressure**
   - The pump station creates the necessary pressure to:
     - Serve customers directly during demand periods, and
     - Push water into elevated tanks.
   - **Controls flow and demand**

- Pumping allows the system to adjust flow rates in real-time to match usage patterns.
- This improves energy efficiency and ensures system responsiveness during peak demand or fire emergencies.

3. **Redundancy and reliability**
   - Multiple pumps (duty/standby/lag) can be operated to ensure backup capacity and maintenance flexibility.

🔹 Why the Pump Station Should Be Located Close to the GSR

1. **Hydraulic efficiency**
   - Shorter suction lines between the GSR and pumps reduce:
     - Friction loss,
     - Energy consumption, and
     - The chance of cavitation (air pockets that damage pumps).
2. **Better pressure control**
   - Minimizing distance avoids pressure drops or fluctuations in suction.
   - Close placement ensures smooth, consistent water flow into the pumps.
3. **Simpler infrastructure and cost savings**
   - Shorter pipe runs and fewer valves or fittings between the tank and pumps lower construction and maintenance costs.
4. **Operational safety and monitoring**
   - Locating the pump station adjacent to the GSR makes it easier to:
     - Monitor tank levels,
     - Control flow automation (e.g., SCADA), and
     - Quickly respond to alarms or failures.

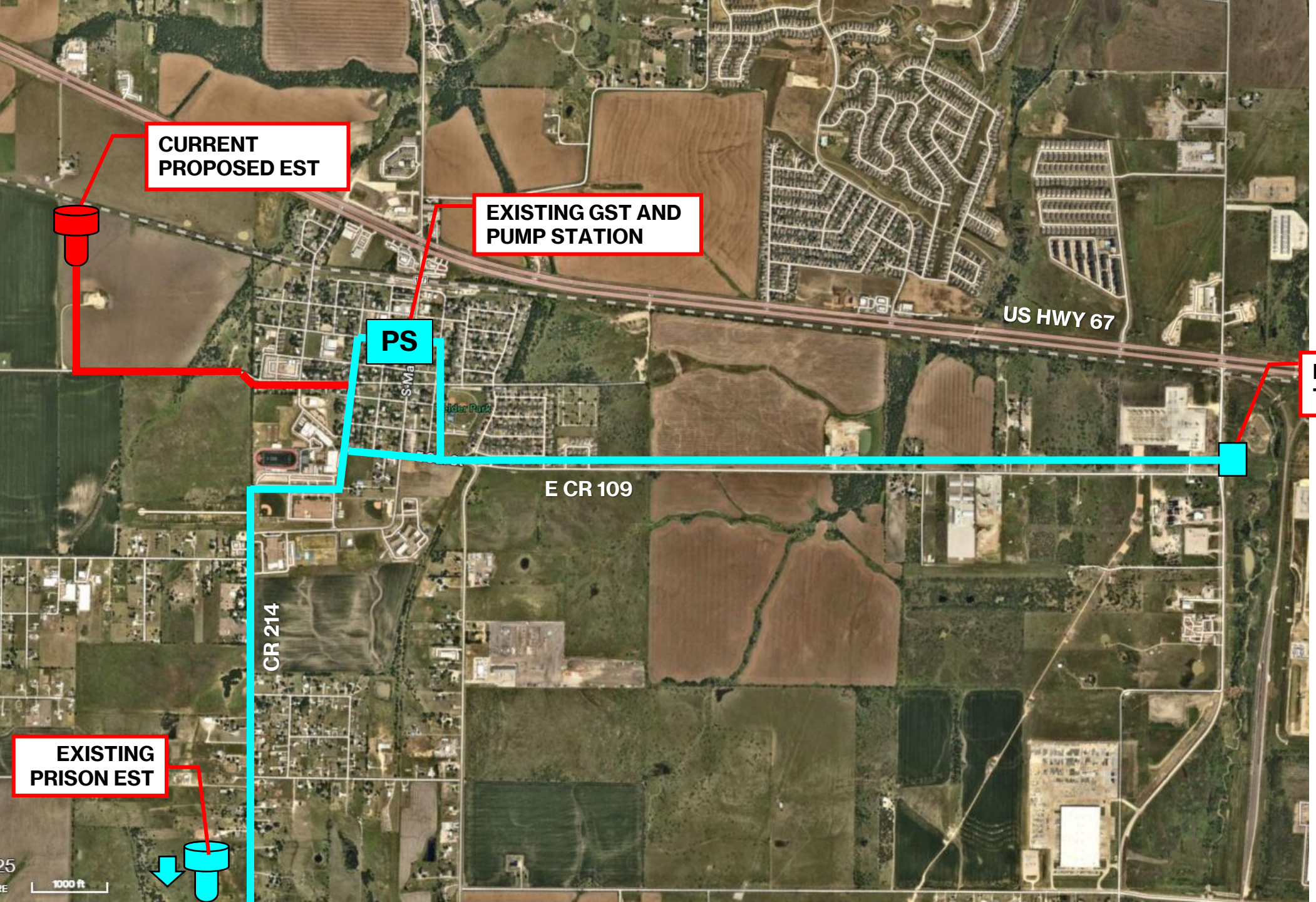
✅ **Summary:**

A pump station is essential to pressurize and distribute water from a GSR. Locating it close to the GSR ensures efficient water movement, system reliability, energy savings, and lower infrastructure costs — all critical for a well-performing public water system.

City of Venus

Overall Water System Analysis

August 11th, 2025



Existing City of Venus Water System

Legend:

- Existing
- Proposed

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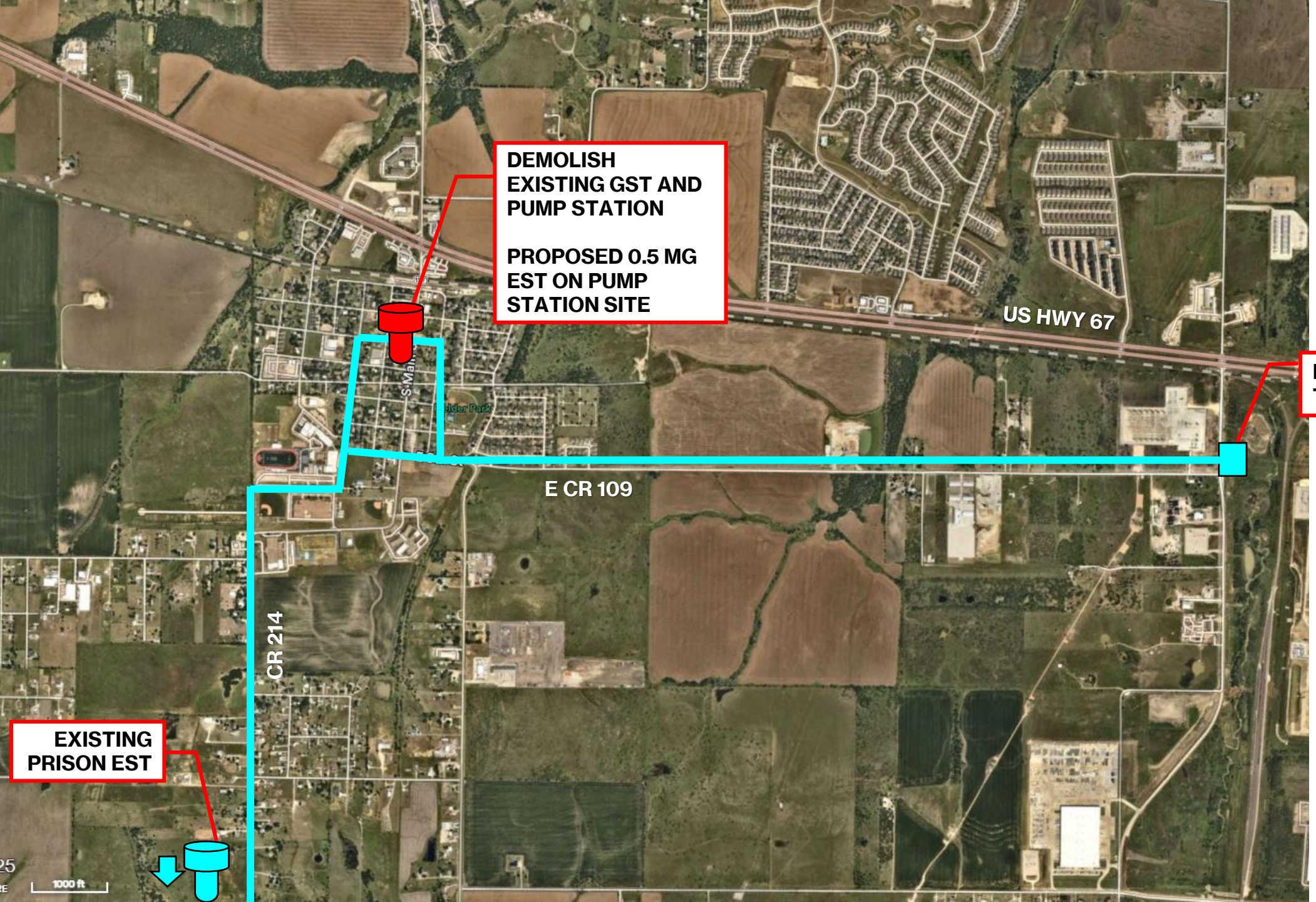

Proposed City of Venus Water System

- Proposed pump station located along E CR 109

Legend:

- Existing
- Proposed

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CITY OF VENUS

Kimley»Horn

HOW A WATER DISTRIBUTION SYSTEM WORKS

From Ground Storage and Pump Stations to Elevated Tanks and Distribution

④ Ground storage tanks hold large volumes of water at ground level. They act as a reservoir for the water system and help meet peak demand while ensuring adequate supply before it is pumped into the system.

1. GROUND STORAGE TANK

④ Pump stations pressurize water from the ground storage tank and push it into the distribution system. They are critical for moving water to higher elevations and for filling elevated storage tanks along with providing water distribution pressure while the elevated is filling.

2. PUMP STATION

GROUND
STORAGE
TANK
PUMP STATION

④ Elevated tanks use gravity to provide consistent water pressure throughout the distribution system. They also serve as backup supply during peak demand or power outages.

3. ELEVATED STORAGE TANK

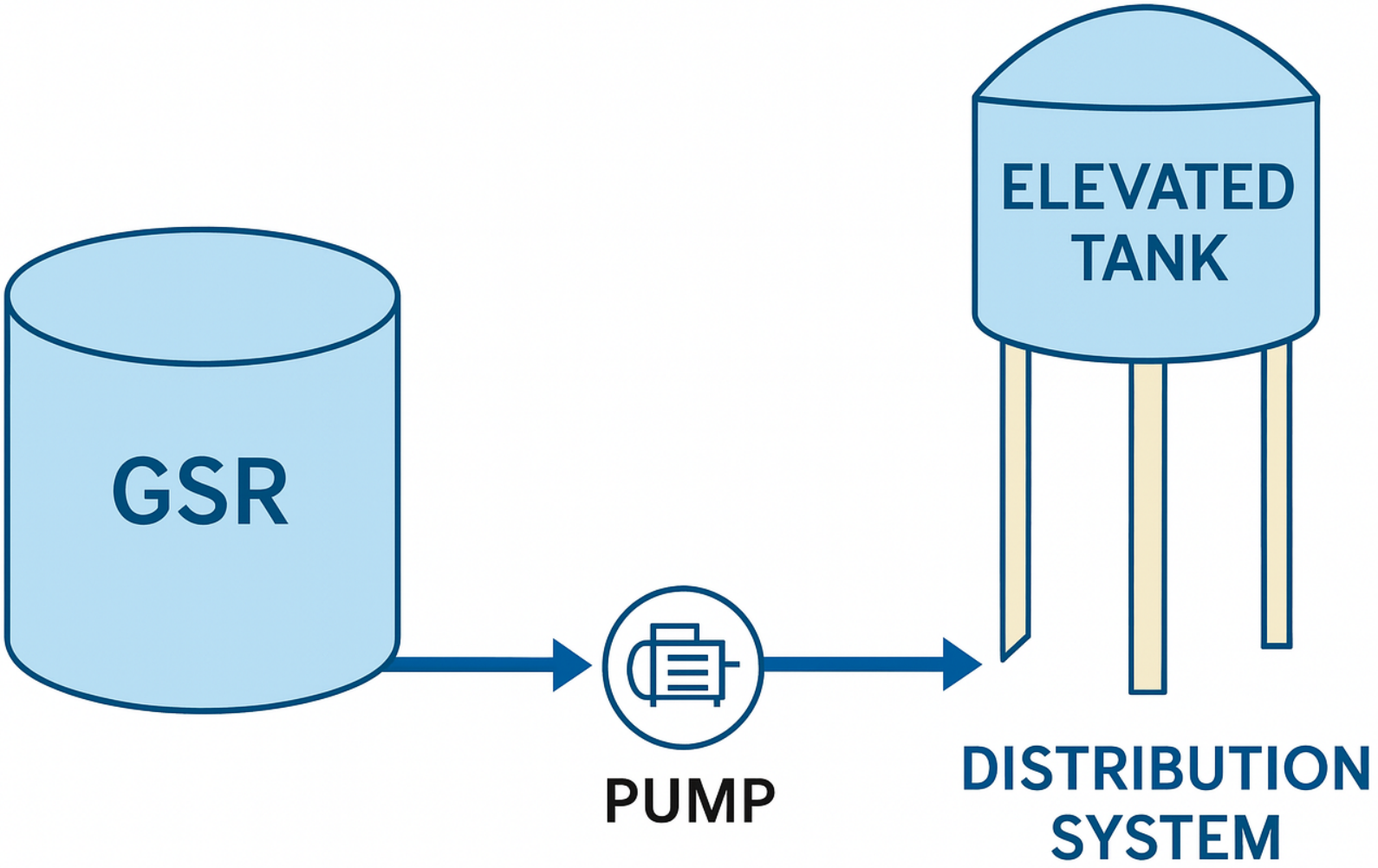
VENUS

④ Water flows from the elevated tank through a network of mains, valves, and service lines. Pressure is regulated and maintained to ensure reliable delivery to homes, businesses, and hydrants.

4. DISTRIBUTION SYSTEM

- Ground storage ensures a large water reserve.
- Pump stations move water efficiently.
- Elevated tanks maintain pressure without continuous pumping.
- The system ensures reliability, redundancy, and consistent service.

5. WHY THIS SYSTEM IS NECESSARY


ELEVATED TANK
GSR
PUMP
DISTRIBUTION SYSTEM