



City Council

Monday, March 23, 2026 - 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:

Anyone wishing to speak on an item not listed on the agenda may do so during this section. Please turn in a speaker card to the City Secretary. Each speaker has five minutes. By law, the Council cannot deliberate or take action on non-agenda items. The Council may listen, ask brief clarifying questions, provide factual responses, or explain existing policy.

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 special called meeting on March 4, 2026.

4.2. Approval of meeting minutes for regular called meeting on March 9, 2026.

4.3. Ratify monthly report and bills for February 2026.

4.4. Approval to Purchase Bunker Gear that has been approved by Johnson County ESD #1 for reimbursement in the amount of \$67,620.00.

5. Presentation and Proclamations:

6. Public Hearings and Action Items:

7. Discussion and Consideration Items:

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).

- 7.1. Discuss and consider a Resolution repealing the Master Fee Schedule in its entirety and replacing it with a new Resolution to update the Master Fee Schedule, "Utility Billing" section, to include Frontier rate increases effective 4/1/2026.
- 7.2. Discuss and consider an appointment to the Venus Community Service Development Corporation Place 5. (Councilmember Wilson)
- 7.3. 2026 State of the Infrastructure Update

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: 551.071-CONSULTATION WITH ATTORNEY

- 8.1. Discuss options for equipment lease with AUC for the Brahman Ranch WWTP terminated by the City Council on December 8, 2025, and its potential impact on the Brahman Ranch Subdivision and Development Agreement.
- 8.2. Any action to be taken on Executive Session.

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).

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 to the City's website www.cityofvenus.org, on Monday, March 16, 2026.

Callie Driggars, 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
Special Called Council Meeting
MARCH 4, 2026

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

Mayor Pro Tem Bovinich called the meeting to order at 06:30 PM, gave the Invocation, and all led the Pledge of Allegiance and Pledge to the Texas Flag. Councilmembers present: Teresa Hoffman, Tony Bovinich, Sheryl Kiser, Michelle Hamm and Drew Wilson arrived at 6:51pm. Councilmembers absent: Alejandro Galaviz. Staff present: Callie Driggers, Melissa Westen, Chief Smith and James Hawthorne.

2. Announcements from Mayor:

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3. Citizen Public Comment Period:

Anyone wishing to speak on an item not listed on the agenda may do so during this section. Please turn in a speaker card to the City Secretary. Each speaker has five minutes. By law, the Council cannot deliberate or take action on non-agenda items. The Council may listen, ask brief clarifying questions, provide factual responses, or explain existing policy.

None.

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.

None.

5. Presentation and Proclamations:

None.

6. Public Hearings and Action Items:

None.

7. Discussion and Consideration Items:

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).

None.

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: SECTION 551.074- Personnel Matters

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

Recess into Executive Session at 6:34pm

Reconvene into Open Session at 9:08pm.

No action was taken on Executive Session.

9. Adjournment:

Mayor Pro Tem Bovinich adjourned the meeting at 09:08 PM.

Mayor

City Secretary

CITY COUNCIL
MEETING MINUTES
Regular Council Meeting
MARCH 9, 2026

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

Mayor Galaviz called the meeting to order at 06:31 PM, Attorney Halla gave the Invocation, and all led the Pledge of Allegiance and Pledge to the Texas Flag. Councilmembers present: Alejandro Galaviz, Teresa Hoffman, Sheryl Kiser and Michelle Hamm.

Councilmembers absent: Tony Bovinich and Drew Wilson.

Staff present: City Attorney, Callie Driggars, Melissa Westen, Chief Smith, James Hawthorne, Scott Williams, Ron Hearn, Oscar Ortiz, and numerous Peace Officers.

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. Mayor Pro Tem, under the weather, and Councilmember Wilson, who is caught up at work, announced that it's Halla's birthday tomorrow, and introduced and welcomed, Interim City Administrator, James Hawthorne.

3. Citizen Public Comment Period:

Anyone wishing to speak on an item not listed on the agenda may do so during this section. Please turn in a speaker card to the City Secretary. Each speaker has five minutes. By law, the Council cannot deliberate or take action on non-agenda items. The Council may listen, ask brief clarifying questions, provide factual responses, or explain existing policy.

No public speakers.

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 a Resolution appointing the Election Judge and Alternate Election Judge for the May 2, 2026 General and Special Elections.

4.2. Approval of meeting minutes for special called on February 25, 2026.

4.3. Citywide staff reports.

4.4. 2026 Street Improvements - Capital Projects

I make a motion to approve the consent agenda.

Moved by: Teresa Hoffman

Seconded by: Sheryl Kiser

For: Unanimous. Motion carried Yes 3, No 0, Abstained 0.

5. Presentation and Proclamations:

5.1. Badge Pinning Ceremony for Officer Kermin Salcinovic.

5.2. Recognition of Employee for 5 years of Dedicated Service — Officer Joel Barron

6. Public Hearings and Action Items:

6.1. Conduct a Public Hearing regarding a zoning change for approximately 91.270 acre parcel of land, known as 1350 FM 1807, from AG (Agriculture) District to MHS (Manufactured Home Subdivision) District.

Oscar Ortiz presented.

Open Public Hearing: At 6:52 pm

No public speakers.

Close Public Hearing: At 6:53pm

Discuss and consider an Ordinance to authorize a zoning change from AG (Agriculture) District to MHS (Manufactured Home Subdivision) District located at 1350 FM 1807, Venus, Texas 76084, being approximately 91.89 acres legally described as being part of the J.T. Cadenhead Survey, Abstract 134, Johnson County, Texas.

I make a motion to approve item 6.1, Authorizing a zoning change from AG (Agriculture) District to MHS (Manufactures Home Subdivision) District located at 1350 FM 1807, Venus, Texas 76084, being approximately 91.89 acres legally described as being part of the J.T. Cadenheas survey, Abstract 134, Johnson County, Texas.

Moved by: Michelle Hamm

Seconded by: Sheryl Kiser

For: Unanimous. Motion carried Yes 3, No 0, Abstained 0.

7. Discussion and Consideration Items:

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).

7.1. Discuss and consider an appointment to the Venus Community Service Development Corporation Place 5. (Councilmember Wilson)

No action taken.

7.2. Discuss and consider an Ordinance amending our sign Ordinance to provide a designated election sign location. (Williams)

I make a motion to approve Ordinance amending our sign Ordinance to provide a designated election sign location.

Moved by: Michelle Hamm

Seconded by: Teresa Hoffman

For: Unanimous. Motion carried Yes 3, No 0, Abstained 0.

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: SECTION 551.074(a)(1)- Personnel Matters

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

Did not go into Executive Session.

9. Adjournment:

Mayor Galaviz adjourned the meeting at 07:02 PM.

Mayor

City Secretary

ITEM REPORT

To: City Council
From: Becky Wilkins, Finance Director
Subject: Ratify monthly report and bills for February 2026.
Department/Office: Finance

Summary:
Monthly financial report and paid invoices.

Recommended Action:
Approve as presented.

Budget:

Attachments:

1. feb 2026 Dashboard
2. APCouncilReport8_11 AM feb 2026



General Fund

Revenue Summary

	Budget	YTD	% of Budget
Fees & Services	24,175	20,244	84%
Fines & Forfeitures	116,280	47,367	41%
Franchise Taxes	172,350	30,215	18%
Property Taxes	3,878,345	4,296,635	111%
Sales Taxes	1,588,240	509,531	32%
Contributions	36,000	-	0%
Interest	125,000	72,667	58%
Licenses & Permits	646,885	257,631	40%
Miscellaneous	10,000	44,510	445%
Intergovernmental	751,550	397,690	53%
Other Financing Sources (Uses)			0%
Total Revenue	7,348,825	5,676,490	77%

Expenditure Summary

	Budget	YTD	% of Budget
Council	21,750	4,302	20%
City Administrator Office	1,114,905	353,217	32%
Permits & Inspections	347,475	104,124	30%
Planning	151,035	60,328	40%
Police Department	2,945,650	1,222,901	42%
Code Enforcement/Animal Control	127,605	28,135	22%
Municipal Court	150,425	77,086	51%
Fire Department	1,891,900	790,018	42%
Streets	580,645	136,014	23%
Parks & Recreation	346,640	113,848	33%
City-Wide Nondepartmental	415,160	159,642	38%
Total Expenditures	8,093,190	3,049,616	38%

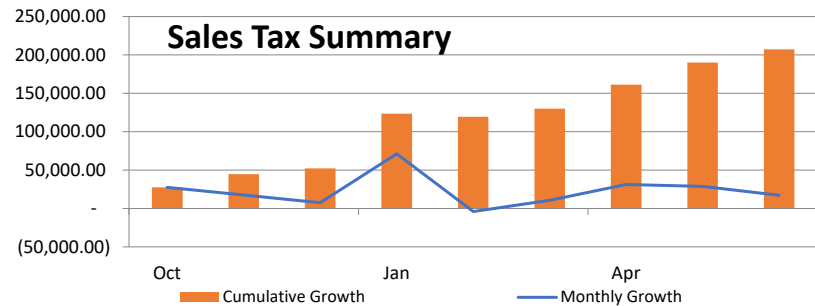
Net Surplus (deficit)	(744,365)	2,626,874
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Key Revenue Sources

	Budget	YTD	% of Budget
Sales Tax City	1,588,240	509,531	32%
Property Taxes	3,878,345	4,296,635	111%

Moving Average Comparisons to Collections

12 Month Moving Average	12-MA	Collections February 28, 2026
Sales Tax City	88,778	128,475



City of Venus Dashboard

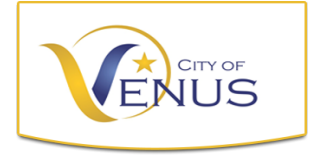
Fiscal Year Overview:

FY26

Period Ending:

February 28, 2026

42% of the fiscal year



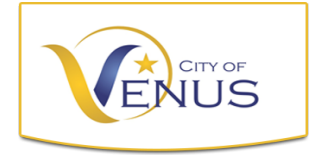
Debt Service Fund

Revenue Summary

	Budget	YTD	% of Budget
Current Property Taxes	800,345	886,274	111%
Delinquent I&S Taxes	4,500	6,484	144%
Penalties & Interest	3,000	2,236	75%
Total Revenues	807,845	894,994	111%

Expenditure Summary

	Budget	YTD	% of Budget
Other contracted services	650	1,470	226%
Bond Principal	490,000	370,000	76%
Bond Interest	640,626	177,006	28%
Total Expenses	1,131,276	548,476	48%



Venus Community Service Development Corporation

Revenue Summary

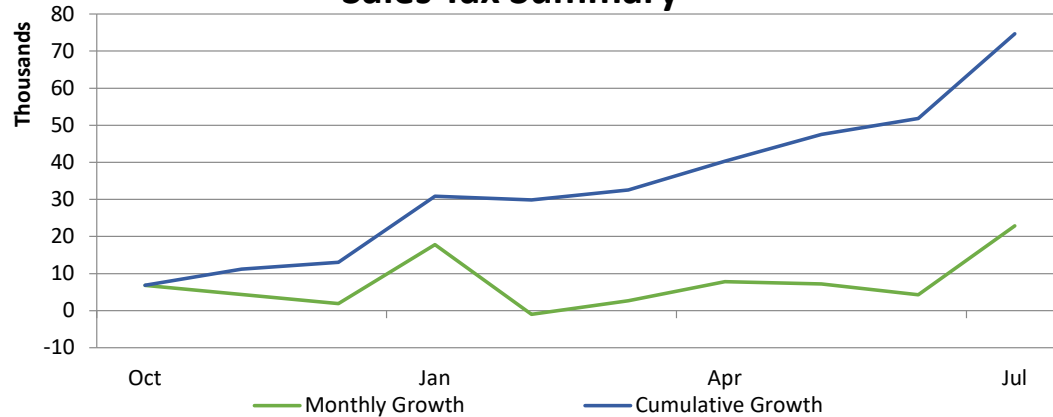
	Budget	YTD	% of Budget
Sales Tax	498,655	203,812	41%
Special events	-	-	0%
Interest Income	10,070	3,019	30%
Total Revenues	508,725	206,831	41%

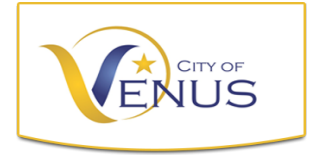
Expenditure Summary

	Budget	YTD	% of Budget
Nondepartmental	537,595	54,234	10%
Total Expenses	537,595	54,234	10%

Net Surplus (deficit)	(28,870)	152,597
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Sales Tax Summary





Street Maintenance Sales Tax

Revenue Summary

	Budget	YTD	% of Budget
Street Maintenance Sales Tax	282,165	101,906	36%
Total Revenues	282,165	101,906	36%

Expenditure Summary

	Budget	YTD	% of Budget
Street Repairs	450,000	50,999	11%
Total Expenses	450,000	50,999	11%

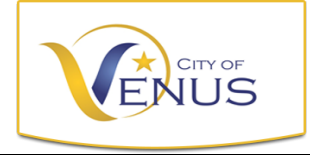
Net Surplus (deficit)	(167,835)	50,907
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City of Venus Dashboard

Fiscal Year Overview: FY26

Period Ending: February 28, 2026

42% 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%

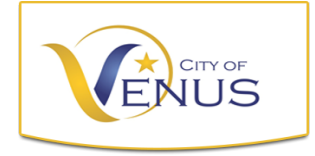
Net Surplus (deficit) - 566,940

City of Venus Dashboard

Fiscal Year Overview: FY26

Period Ending: February 28, 2026

42% of the fiscal year



Utility Fund

Revenue Summary

	Budget	YTD	% of Budget
Water Revenue	1,664,500	640,720	38%
Sewer Revenue	3,000,000	1,159,745	39%
Sanitation Revenues	750,000	317,537	42%
Administrative Fees	73,750	35,361	48%
Interest	-	12,272	
Total Revenues	5,488,250	2,165,634	39%

Expenditure Summary

	Budget	YTD	% of Budget
Non-Departmental	492,205	288,085	59%
Administration	502,230	239,775	48%
Water Department	1,411,200	754,019	53%
Sanitation Department	656,410	249,790	38%
Sewer Department	3,402,085	1,348,979	40%
Total Expenses	6,464,130	2,880,648	45%

Net Surplus (deficit)	(975,880)	(715,014)
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Cash Balances

Fund/Account	Balance	% of total
General Fund		
Cash	(122,338)	-2.49%
Pinnacle Bank - Savings	1,693,181	34.49%
Pinnacle Bank - MERP	17,247	0.35%
Debt Service Fund		
Cash	380,018	7.74%
VCSDC		
Cash	780,948	15.91%
Pinnacle Bank Checking	307,336	6.26%
ARPA		
Cash	135,133	2.75%
Court Technology		
Cash	10,294	0.21%
Court Security		
Cash	18,691	0.38%
Truancy Prevention Fund		
Cash	15,520	0.32%
Street Maintenance Tax Fund		
Cash	306,340	6.24%
Street Maintenance CIP Fund		
Cash	250,000	5.09%
TIRZ #1		
Cash	787,724	16.04%
Blue Stem PID		
Cash	11,010	0.22%
Brahman Ranch PID		
Cash	9,360	0.19%
Patriot Estates PID		
Cash	(7,735)	-0.16%
Utility Fund		
Cash	243,354	4.96%
Pinnacle Bank Savings	251,694	5.13%
Pinnacle Bank Savings I&S	446,085	9.09%
Water Impact Fee Fund		
Cash	17,500	0.36%
Sewer Impact Fee Fund		
Cash	21,000	0.43%
Brahman Ranch WWTP		
Cash	(662,762)	-13.50%
Total Cash Balances	4,909,600	100%

Investments

Fund/Account	Balance	% of total
2025 Street Bond		
TexSTAR	\$ 4,754,322.49	7.72%
General Fund		
Texpool	\$ 6,555,825.04	10.65%
2020 Bond Proceeds		
Texpool	\$ 4,429,963.10	7.19%
VCSDC		
Texpool	\$ 90,986.70	0.15%
Utility Fund		
Texpool	\$ 743,045.99	1.21%
2022 CO Bond Fund		
Texpool	\$ 45,000,969.54	73.08%
Total Investment Balances	\$ 61,575,112.86	100.00%

City of Venus
 Council Report
 Check Date: 2/1/2026 to 2/28/2026

3/12/2026 8:11:38 AM

Department	Check Date	Vendor Name	GL Account	Account Description	Description	Amount
20 - Debt Service Fund						
Debt Service						
	2/4/2026	Truist Governmental Finance	20-00-50503	Bond Principal	CO Bond 2022 Payment	\$230,000.00
	2/4/2026	Truist Governmental Finance	20-00-50504	Bond Interest	CO Bond 2022 Payment	\$105,906.24
Total						\$335,906.24

City of Venus
 Council Report
 Check Date: 2/1/2026 to 2/28/2026

3/12/2026 8:11:38 AM

Department	Check Date	Vendor Name	GL Account	Account Description	Description	Amount
60 - Water & Sewer Fund						
Water Department						
	2/4/2026	City Of Midlothian	60-65-50450	Midlothian Water Purchases	12/31/25 - 01/31/26 Water Purchase	\$101,180.90
	2/4/2026	Twp Equipment Service LLC	60-65-50446	Equipment R&M	Replace Filters & Oil on Peterbilt	\$665.29
	2/4/2026	Ricks World Of Sports Of Texas	60-65-50420	Uniforms	Sport-Tek PosiCharged RacerMesh Polos	\$313.50
	2/4/2026	Venus Auto Parts LLC	60-65-50446	Equipment R&M	Antigel Treatment (2)	\$47.98
	2/11/2026	Frontier Waste	60-65-50432	Utilities	25% Public Works	\$45.31
	2/11/2026	Core & Main LP	60-65-50449	System Parts & Supp (Inv)	T10 1" Meter (2)	\$1,286.20
	2/11/2026	Venus Auto Parts LLC	60-65-50429	Department Supplies	Rake	\$15.99
	2/4/2026	Wex Bank	60-65-50426	Gas & Oil	Fuel 12.24.25 - 01.23.26	\$195.50
	2/3/2026	AT&T Mobility	60-65-50430	Cell Phones & Mifi	Cell Phones - 12.20.25-01.19.26	\$376.08
	2/3/2026	US Bank	60-65-50445	Vehicle R&M	Certified: Vehicle Registration	\$17.00
	2/3/2026	US Bank	60-65-50442	Building R&M	Tractor Supply: Heaters	\$89.98
	2/9/2026	Amazon Capital Services	60-65-50429	Department Supplies	Paper Bowls/Cleaning Wipes/Storage Bins/Swiffer Duster	\$46.75
	2/13/2026	Environmental Monitoring Laboratory, LLC	60-65-50477	Water Samples	Bacteriological Analysis (5) & Special Samples	\$528.00
	2/18/2026	Ricks World Of Sports Of Texas	60-65-50420	Uniforms	Sport-Tek PosiCharged RacerMesh Polo (10) & Sweatshirt	\$131.00
	2/18/2026	Venus Auto Parts LLC	60-65-50429	Department Supplies	Garden Hose	\$92.99
	2/18/2026	Venus Auto Parts LLC	60-65-50429	Department Supplies	Saw Blades	\$38.99

City of Venus
 Council Report
 Check Date: 2/1/2026 to 2/28/2026

3/12/2026 8:11:38 AM

Department	Check Date	Vendor Name	GL Account	Account Description	Description	Amount
60 - Water & Sewer Fund						
Water Department						
	2/17/2026	Atmos Energy Corp.	60-65-50432	Utilities	301 S. Main Street Gas Bill	\$188.57
	2/18/2026	Gexa Energy	60-65-50432	Utilities	50% PW Bldg & GDL - Electricity	\$337.56
	2/20/2026	Amazon Capital Services	60-65-50429	Department Supplies	UV Flashlight & LED Flashlights	\$34.99
	2/20/2026	Amazon Capital Services	60-65-50421	Office Supplies	Hanging Pockets (2) & Manila Folders	\$24.75
	2/20/2026	Amazon Capital Services	60-65-50429	Department Supplies	iPhone 16 Case	\$11.69
	2/20/2026	Amazon Capital Services	60-65-50421	Office Supplies	Manila File Jackets	\$15.34
	2/23/2026	Lowes Business Acct/Syncb	60-65-50429	Department Supplies	Space Heater	\$37.98
	2/23/2026	Lowes Business Acct/Syncb	60-65-50449	System Parts & Supp (Inv)	30-FT x 50-Ft Blue/Green Tarp	\$104.03
	2/25/2026	City Of Midlothian	60-65-50450	Midlothian Water Purchases	Water Overage FY 2024-2025	\$175,833.13
	2/25/2026	Core & Main LP	60-65-50449	System Parts & Supp (Inv)	Mach10 Flg Gall R900I 6' Antenna (4)	\$5,143.00
	2/25/2026	Britton Meter Supply, Inc.	60-65-50449	System Parts & Supp (Inv)	4' East Jordan Watermaster Fire Hydrant & 6" UFR1500 Restraint (2)	\$4,097.20
	2/20/2026	Enterprise Fleet Management Trust	60-65-50560	Vehicle Lease Payments	Water Vehicle Lease Payment	\$1,071.89
	2/20/2026	Enterprise Fleet Management Trust	60-65-50562	Vehicle Maint Plan	Water Vehicle Maint Plan	\$66.00
Total						\$292,037.59
Non-Departmental						
	2/4/2026	Birkhoff,Hendricks And Carter, Llp	60-00-50517	SIB Engineering	FM 157 Traffic Control Plans	\$2,104.50

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3/12/2026 8:11:38 AM

Department	Check Date	Vendor Name	GL Account	Account Description	Description	Amount
60 - Water & Sewer Fund						
Non-Departmental						
	2/4/2026	Careflite	60-40362	Miscellaneous	January 2026 Citizen Billing	\$313.00
	2/11/2026	Summit General Contractors, Inc.	60-20267	Customer Deposit Refunds Pay	Refunds - 999	\$149.78
	2/11/2026	Sydney Rodermund	60-20267	Customer Deposit Refunds Pay	Refunds - 999	\$99.22
	2/11/2026	Lgi Homes	60-20267	Customer Deposit Refunds Pay	Refunds - 999	\$97.79
	2/11/2026	Lgi Homes	60-20267	Customer Deposit Refunds Pay	Refunds - 999	\$62.36
	2/11/2026	Lgi Homes	60-20267	Customer Deposit Refunds Pay	Refunds - 999	\$49.07
	2/11/2026	Lgi Homes	60-20267	Customer Deposit Refunds Pay	Refunds - 999	\$9.22
	2/11/2026	Christopher Mason	60-20267	Customer Deposit Refunds Pay	Refunds - 999	\$93.58
	2/11/2026	Evert Soto Ibarra	60-20267	Customer Deposit Refunds Pay	Refunds - 999	\$71.14
	2/11/2026	Brightland Homes Ltd	60-20267	Customer Deposit Refunds Pay	Refunds - 999	\$66.79
	2/11/2026	Lgi Homes	60-20267	Customer Deposit Refunds Pay	Refunds - 999	\$64.57
	2/11/2026	Thomas Perez	60-20267	Customer Deposit Refunds Pay	Refunds - 999	\$62.55
	2/11/2026	Biltmore Homes	60-20267	Customer Deposit Refunds Pay	Refunds - 999	\$60.14
	2/11/2026	Biltmore Homes	60-20267	Customer Deposit Refunds Pay	Refunds - 999	\$44.65
	2/11/2026	Maria Rodriguez Lozano	60-20267	Customer Deposit Refunds Pay	Refunds - 999	\$31.51
	2/11/2026	Lgi Homes	60-20267	Customer Deposit Refunds Pay	Refunds - 999	\$31.36

City of Venus
 Council Report
 Check Date: 2/1/2026 to 2/28/2026

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Department	Check Date	Vendor Name	GL Account	Account Description	Description	Amount
60 - Water & Sewer Fund						
Non-Departmental						
	2/11/2026	Distinguished Custom Homes	60-20267	Customer Deposit Refunds Pay	Refunds - 999	\$13.65
	2/12/2026	Texas Municipal Retirement System	60-20214	Tmrs Payable	TMRS-Employer 1/27/2026	\$3,082.79
	2/12/2026	Texas Municipal Retirement System	60-20214	Tmrs Payable	TMRS-Employer 1/13/2026	\$2,488.62
	2/12/2026	Texas Municipal Retirement System	60-20214	Tmrs Payable	TMRS-Employer 12/30/2025	\$2,562.50
	2/12/2026	Texas Municipal Retirement System	60-20214	Tmrs Payable	TMRS-Employee 1/27/2026	\$1,925.04
	2/12/2026	Texas Municipal Retirement System	60-20214	Tmrs Payable	TMRS-Employee 1/13/2026	\$1,554.00
	2/12/2026	Texas Municipal Retirement System	60-20214	Tmrs Payable	TMRS-Employee 12/30/2025	\$1,600.13
	2/13/2026	U. S. Treasury	60-20212	Fed W/H Payable	Federal W/H 2/10/2026	\$1,319.85
	2/13/2026	U. S. Treasury	60-20210	Fica/Mc Tax Withholding	Social Security-Employee 2/10/2026	\$1,587.63
	2/13/2026	U. S. Treasury	60-20210	Fica/Mc Tax Withholding	Social Security-Employer 2/10/2026	\$1,587.63
	2/13/2026	U. S. Treasury	60-20210	Fica/Mc Tax Withholding	Medicare-Employee 2/10/2026	\$371.30
	2/13/2026	U. S. Treasury	60-20210	Fica/Mc Tax Withholding	Medicare-Employer 2/10/2026	\$371.30
	2/2/2026	Metlife	60-20246	Dental/Vision Payable	EE Dental-ER 1/13/2026	\$153.09
	2/2/2026	Metlife	60-20246	Dental/Vision Payable	EE Dental-ER 12/30/2025	\$153.09
	2/2/2026	Metlife	60-20246	Dental/Vision Payable	Adjustment	\$0.95
	2/2/2026	Metlife	60-20246	Dental/Vision Payable	Fm Dental-EE 12/30/2025	\$50.34
	2/2/2026	Metlife	60-20246	Dental/Vision Payable	Fm Dental-EE 1/13/2026	\$50.34

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60 - Water & Sewer Fund						
Non-Departmental						
	2/2/2026	Metlife	60-20246	Dental/Vision Payable	Fm Dental-ER 12/30/2025	\$50.34
	2/2/2026	Metlife	60-20246	Dental/Vision Payable	Fm Dental-ER 1/13/2026	\$50.34
	2/2/2026	Metlife	60-20246	Dental/Vision Payable	EE Vision-ER 1/13/2026	\$27.99
	2/2/2026	Metlife	60-20246	Dental/Vision Payable	EE Vision-ER 12/30/2025	\$27.99
	2/2/2026	Metlife	60-20246	Dental/Vision Payable	Sp Dental-EE 1/13/2026	\$25.41
	2/2/2026	Metlife	60-20246	Dental/Vision Payable	Fam Vision-EE 12/30/2025	\$11.34
	2/2/2026	Metlife	60-20246	Dental/Vision Payable	Fam Vision-EE 1/13/2026	\$11.34
	2/2/2026	Metlife	60-20246	Dental/Vision Payable	Sp Dental-ER 1/13/2026	\$23.71
	2/2/2026	Metlife	60-20246	Dental/Vision Payable	Fam Vision-ER 12/30/2025	\$11.20
	2/2/2026	Metlife	60-20246	Dental/Vision Payable	Fam Vision-ER 1/13/2026	\$11.20
	2/2/2026	Metlife	60-20246	Dental/Vision Payable	Sp Dental-EE 12/30/2025	\$25.41
	2/2/2026	Metlife	60-20246	Dental/Vision Payable	Sp Dental-ER 12/30/2025	\$23.71
	2/2/2026	Metlife	60-20246	Dental/Vision Payable	Sp Vision-EE 1/13/2026	\$3.10
	2/2/2026	Metlife	60-20246	Dental/Vision Payable	SP Vision-ER 1/13/2026	\$3.04
	2/2/2026	Metlife	60-20246	Dental/Vision Payable	Sp Vision-EE 12/30/2025	\$3.10
	2/2/2026	Metlife	60-20246	Dental/Vision Payable	SP Vision-ER 12/30/2025	\$3.04
	2/3/2026	US Bank	60-20266	Sales Tax Payable	Tiger Mart: Sales Tax Paid	\$14.85
	2/3/2026	US Bank	60-20266	Sales Tax Payable	Texas First Rental: Sales Tax Paid	\$32.05

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60 - Water & Sewer Fund						
Non-Departmental						
	2/3/2026	US Bank	60-20266	Sales Tax Payable	United Rental: Sales Tax Paid	\$58.57
	2/3/2026	US Bank	60-20266	Sales Tax Payable	Whataburger: Sales Tax Paid	\$9.97
	2/3/2026	US Bank	60-20266	Sales Tax Payable	Walmart: Sales Tax Paid	\$4.91
	2/3/2026	US Bank	60-20266	Sales Tax Payable	Brookshire: Sales Tax Paid	\$1.14
	2/3/2026	US Bank	60-20266	Sales Tax Payable	Flower Shop: Sales Tax Paid	\$7.22
	2/3/2026	US Bank	60-20266	Sales Tax Payable	Kalahari: Sales Tax Paid	\$3.22
	2/3/2026	US Bank	60-20266	Sales Tax Payable	Kalahari: Sales Tax Paid	\$2.39
	2/3/2026	US Bank	60-20266	Sales Tax Payable	Albertson's: Sales Tax Paid	\$0.71
	2/3/2026	US Bank	60-20266	Sales Tax Payable	HEB: Sales Tax Paid	\$0.25
	2/3/2026	US Bank	60-20266	Sales Tax Payable	Wing Stop: Sales Tax Paid	\$5.42
	2/3/2026	Dearborn Life Insurance Co	60-20252	Dearborn Life Payable	Percentage Short Term 1/13/2026	\$522.27
	2/3/2026	Dearborn Life Insurance Co	60-20252	Dearborn Life Payable	Adjustment	(\$401.04)
	2/3/2026	Dearborn Life Insurance Co	60-20252	Dearborn Life Payable	Life Vol EE 1/13/2026	\$156.50
	2/3/2026	Dearborn Life Insurance Co	60-20252	Dearborn Life Payable	Life Vol EE 12/30/2025	\$156.50
	2/3/2026	Dearborn Life Insurance Co	60-20252	Dearborn Life Payable	1/13/2026	\$35.60
	2/3/2026	Dearborn Life Insurance Co	60-20252	Dearborn Life Payable	1/13/2026	\$4.45
	2/3/2026	Dearborn Life Insurance Co	60-20252	Dearborn Life Payable	12/30/2025	\$35.60

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Department	Check Date	Vendor Name	GL Account	Account Description	Description	Amount
60 - Water & Sewer Fund						
Non-Departmental						
	2/3/2026	Dearborn Life Insurance Co	60-20252	Dearborn Life Payable	12/30/2025	\$4.45
	2/3/2026	Dearborn Life Insurance Co	60-20252	Dearborn Life Payable	Percentage Short Term 12/30/2025	\$538.01
	2/3/2026	Dearborn Life Insurance Co	60-20252	Dearborn Life Payable	Adjustment	(\$500.01)
	2/3/2026	Dearborn Life Insurance Co	60-20252	Dearborn Life Payable	Percentage Long Term 1/13/2026	\$696.39
	2/3/2026	Dearborn Life Insurance Co	60-20252	Dearborn Life Payable	Adjustment	(\$600.39)
	2/3/2026	Dearborn Life Insurance Co	60-20252	Dearborn Life Payable	Percentage Long Term 12/30/2025	\$717.36
	2/3/2026	Dearborn Life Insurance Co	60-20252	Dearborn Life Payable	Adjustment	(\$700.36)
	2/3/2026	Dearborn Life Insurance Co	60-20252	Dearborn Life Payable	Life Vol SP 12/30/2025	\$50.50
	2/3/2026	Dearborn Life Insurance Co	60-20252	Dearborn Life Payable	Life Vol SP 1/13/2026	\$50.50
	2/3/2026	Dearborn Life Insurance Co	60-20252	Dearborn Life Payable	Life Vol Ch 12/30/2025	\$3.45
	2/3/2026	Dearborn Life Insurance Co	60-20252	Dearborn Life Payable	Life Vol Ch 1/13/2026	\$3.45
	2/11/2026	UnitedHealthcare	60-20213	Health Insurance Payable	UHC-Employee Only 1/13/2026	\$3,073.68
	2/11/2026	UnitedHealthcare	60-20213	Health Insurance Payable	UHC-Employee Only 12/30/2025	\$3,073.68
	2/11/2026	UnitedHealthcare	60-20213	Health Insurance Payable	Adjustment	(\$2,922.83)
	2/11/2026	UnitedHealthcare	60-20213	Health Insurance Payable	UHC - Employee & Child - ER 12/30/2025	\$523.51
	2/11/2026	UnitedHealthcare	60-20213	Health Insurance Payable	UHC - Employee & Child - ER 1/13/2026	\$523.51

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Department	Check Date	Vendor Name	GL Account	Account Description	Description	Amount
60 - Water & Sewer Fund						
Non-Departmental						
	2/11/2026	UnitedHealthcare	60-20213	Health Insurance Payable	UHC - Employee & Child - EE 12/30/2025	\$139.30
	2/11/2026	UnitedHealthcare	60-20213	Health Insurance Payable	UHC - Employee & Child - EE 1/13/2026	\$139.30
	2/11/2026	UnitedHealthcare	60-20213	Health Insurance Payable	Emp Medical-ER 12/30/2025	\$886.02
	2/11/2026	UnitedHealthcare	60-20213	Health Insurance Payable	Emp Medical-ER 1/13/2026	\$886.02
	2/11/2026	UnitedHealthcare	60-20213	Health Insurance Payable	UHC - Employee & Spouse - ER 12/30/2025	\$764.15
	2/11/2026	UnitedHealthcare	60-20213	Health Insurance Payable	UHC - Employee & Spouse - ER 1/13/2026	\$764.15
	2/11/2026	UnitedHealthcare	60-20213	Health Insurance Payable	UHC - Employee & Spouse - EE 1/13/2026	\$188.80
	2/11/2026	UnitedHealthcare	60-20213	Health Insurance Payable	UHC - Employee & Spouse - EE 12/30/2025	\$188.80
	2/12/2026	State Comptroller	60-20266	Sales Tax Payable	January 2026 Sales Tax Collected	\$4,032.80
	2/12/2026	State Comptroller	60-20266	Sales Tax Payable	January 2026 Sales Tax Purchases	(\$50.85)
	2/12/2026	State Comptroller	60-40329	Garbage Miscellaneous	January 2026 Sales Tax Timely Payment Discount	(\$19.91)
	2/18/2026	Aflac	60-20253	Aflac Payable	Aflac Acc 12/30/2025	\$72.65
	2/18/2026	Aflac	60-20253	Aflac Payable	Aflac Acc 1/13/2026	\$72.65
	2/18/2026	Aflac	60-20253	Aflac Payable	Aflac Hosp 1/13/2026	\$86.52
	2/18/2026	Aflac	60-20253	Aflac Payable	Aflac Hosp 12/30/2025	\$86.52
	2/18/2026	Aflac	60-20253	Aflac Payable	Aflac Cancer 1/13/2026	\$86.22
	2/18/2026	Aflac	60-20253	Aflac Payable	Aflac Cancer 12/30/2025	\$86.22

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60 - Water & Sewer Fund						
Non-Departmental						
	2/18/2026	Aflac	60-20253	Aflac Payable	Aflac Lump S 1/13/2026	\$6.63
	2/18/2026	Aflac	60-20253	Aflac Payable	Aflac Lump S 12/30/2025	\$6.63
	2/27/2026	U. S. Treasury	60-20212	Fed W/H Payable	Federal W/H 2/24/2026	\$1,281.53
	2/27/2026	U. S. Treasury	60-20210	Fica/Mc Tax Withholding	Social Security-Employee 2/24/2026	\$1,482.52
	2/27/2026	U. S. Treasury	60-20210	Fica/Mc Tax Withholding	Social Security-Employer 2/24/2026	\$1,482.52
	2/27/2026	U. S. Treasury	60-20210	Fica/Mc Tax Withholding	Medicare-Employee 2/24/2026	\$346.71
	2/27/2026	U. S. Treasury	60-20210	Fica/Mc Tax Withholding	Medicare-Employer 2/24/2026	\$346.71
Total						\$41,143.83
Sewer Department						
	2/4/2026	Twp Equipment Service LLC	60-85-50446	Equipment R&M	Replace Filters & Oil on Peterbilt	\$665.29
	2/4/2026	Ricks World Of Sports Of Texas	60-85-50420	Uniforms	Sport-Tek PosiCharged RacerMesh Polos	\$313.50
	2/4/2026	Venus Mobil 1	60-85-50445	Vehicle R&M	2023 Ford F-150 Inspection	\$18.50
	2/11/2026	Frontier Waste	60-85-50432	Utilities	25% Public Works	\$45.31
	2/11/2026	Venus Auto Parts LLC	60-85-50449	System Parts & Supp (Inv)	Electrical Tape (5)/Duct Tape/Sisa	\$39.73
	2/11/2026	Venus Auto Parts LLC	60-85-50429	Department Supplies	Rope Wood Filler	\$9.99
	2/11/2026	Venus Auto Parts LLC	60-85-50446	Equipment R&M	2 Elbow & 2 x 1 1/2 Bushing	\$6.58
	2/11/2026	Venus Auto Parts LLC	60-85-50429	Department Supplies	Sheet Metal Screws	\$3.80

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Department	Check Date	Vendor Name	GL Account	Account Description	Description	Amount
60 - Water & Sewer Fund						
Sewer Department						
	2/4/2026	United Cooperative	60-85-50432	Utilities	106623-001 N FM 157 WWTP	\$726.81
	2/4/2026	United Cooperative	60-85-50432	Utilities	106623-002 CR 213 Lift Station	\$32.94
	2/4/2026	United Cooperative	60-85-50432	Utilities	106623-003 Plainview Acres Lift Station	\$32.50
	2/4/2026	United Cooperative	60-85-50432	Utilities	106623-005 CR 214 Lift Station	\$50.96
	2/4/2026	United Cooperative	60-85-50432	Utilities	106623-007 FM 1807 Lift Station	\$32.61
	2/4/2026	United Cooperative	60-85-50432	Utilities	106623-009 CR 214 Lift Station	\$643.13
	2/4/2026	United Cooperative	60-85-50432	Utilities	1066623-010 Antique Street Lights	\$272.72
	2/4/2026	United Cooperative	60-85-50432	Utilities	1066623-011 CR 214/TS2/3PH/C11	\$21.75
	2/4/2026	United Cooperative	60-85-50432	Utilities	1066623-012 WWTP 3PH	\$42.31
	2/4/2026	United Cooperative	60-85-50432	Utilities	1066623-013 213 Lift Station	\$116.71
	2/4/2026	United Cooperative	60-85-50432	Utilities	1066623-014 FM 157/Lift Station	\$98.81
	2/4/2026	United Cooperative	60-85-50432	Utilities	1066623-015 FM 1807/Water Tower	\$32.65
	2/4/2026	United Cooperative	60-85-50432	Utilities	1066623-016 FM 157/Water Well	\$164.54
	2/4/2026	Wex Bank	60-85-50426	Gas & Oil	Fuel 12.24.25 - 01.23.26	\$698.80
	2/3/2026	AT&T Mobility	60-85-50430	Cell Phones & Mifi	Cell Phones - 12.20.25-01.19.26	\$518.86
	2/3/2026	US Bank	60-85-50445	Vehicle R&M	Certified: Vehicle Registration	\$22.50
	2/3/2026	US Bank	60-85-50423	Postage	The UPS Store: Returned Item	\$59.93

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Department	Check Date	Vendor Name	GL Account	Account Description	Description	Amount
60 - Water & Sewer Fund						
Sewer Department						
	2/9/2026	Amazon Capital Services	60-85-50429	Department Supplies	Paper Bowls/Cleaning Wipes/Storage Bins/Swiffer Duster	\$46.75
	2/9/2026	Amazon Capital Services	60-85-50429	Department Supplies	Hip Wader & Trash Can Bands (6)	\$56.63
	2/9/2026	Amazon Capital Services	60-85-50442	Building R&M	Spray Refills & Bathroom Plastic Grille Cover	\$49.48
	2/18/2026	Pump Solutions Inc.	60-85-50448	Contracted System R&M	Replace 7.5 HP Hydromatic Pump - Harley Meadows	\$15,761.00
	2/18/2026	Ricks World Of Sports Of Texas	60-85-50420	Uniforms	Sport-Tek PosiCharged RacerMesh Polo (10) & Sweatshirt	\$131.00
	2/18/2026	Venus Auto Parts LLC	60-85-50429	Department Supplies	7018 Welding Rod	\$25.99
	2/18/2026	Venus Auto Parts LLC	60-85-50449	System Parts & Supp (Inv)	Clothesline	\$8.99
	2/18/2026	Gexa Energy	60-85-50432	Utilities	50% PW Bldg & GDL - Electricity	\$337.55
	2/18/2026	Gexa Energy	60-85-50432	Utilities	Lift Stations - Electricity	\$2,729.36
	2/20/2026	Amazon Capital Services	60-85-50449	System Parts & Supp (Inv)	Leak Detector - Tracer Dye (24)	\$246.00
	2/20/2026	Amazon Capital Services	60-85-50429	Department Supplies	UV Flashlight & LED Flashlights	\$34.99
	2/20/2026	Amazon Capital Services	60-85-50421	Office Supplies	Hanging Pockets (2) & Manila Folders	\$24.76
	2/20/2026	Amazon Capital Services	60-85-50429	Department Supplies	Inspection Mirror (4)	\$35.92
	2/20/2026	Amazon Capital Services	60-85-50421	Office Supplies	Manila File Jackets	\$15.34
	2/23/2026	Lowes Business Acct/Syncb	60-85-50449	System Parts & Supp (Inv)	30-FT x 50-Ft Blue/Green Tarp	\$104.02
	2/25/2026	Trinity River Authority	60-85-50453	TRA Fees	Operation & Maintenance	\$65,992.00

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60 - Water & Sewer Fund						
Sewer Department						
	2/25/2026	Trinity River Authority	60-85-50453	TRA Fees	Debt Service	\$162,778.00
	2/25/2026	Pump Solutions Inc.	60-85-50448	Contracted System R&M	Palladium Pump Repair for Pentair Hydromatic	\$23,692.00
	2/25/2026	Pump Solutions Inc.	60-85-50448	Contracted System R&M	Crane Service, Float, & Transducer for Main Lift Station	\$1,844.00
	2/25/2026	Pump Solutions Inc.	60-85-50448	Contracted System R&M	2 Hour Crane Service for Main Lift Station	\$416.00
	2/25/2026	Rick's Vactor Cleaning, LLC	60-85-50448	Contracted System R&M	Sewer Inspection at 110 US-67 South	\$700.00
	2/25/2026	Usa Bluebook	60-85-50449	System Parts & Supp (Inv)	Dipper	\$346.91
	2/25/2026	Venus Auto Parts LLC	60-85-50429	Department Supplies	25ft Tape Measure	\$24.99
	2/25/2026	Venus Auto Parts LLC	60-85-50446	Equipment R&M	AA Battery	\$5.99
	2/20/2026	Enterprise Fleet Management Trust	60-85-50560	Vehicle Lease Payments	Sewer Vehicle Lease Payment	\$910.02
	2/20/2026	Enterprise Fleet Management Trust	60-85-50562	Vehicle Maint Plan	Sewer Vehicle Maint Plan	\$58.83
	2/27/2026	Amazon Capital Services	60-85-50420	Uniforms	Hip Wader	\$84.99
	2/27/2026	Amazon Capital Services	60-85-50449	System Parts & Supp (Inv)	Red FWT Dye	\$57.28
Total						\$281,190.02
Administration						
	2/4/2026	Venus Auto Parts LLC	60-45-50442	Building R&M	Single Cut Keys (4)	\$15.96
	2/4/2026	Mountain Peak Special Utility District	60-45-50432	Utilities	1090 N FM 157 PW Shop - Water Usage - 12/4-1/4/26	\$13.36

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60 - Water & Sewer Fund						
Administration						
	2/4/2026	Interface Security Systems LLC	60-45-50442	Building R&M	Alarm Monitor - 01.14-02.13.26	\$39.80
	2/11/2026	Fund Accounting Solution Technologies Inc	60-45-50468	Information Technology	FundView Annual Subscriptions	\$20,000.00
	2/3/2026	AT&T Mobility	60-45-50430	Cell Phones & Mifi	Cell Phones - 12.20.25-01.19.26	\$86.60
	2/3/2026	US Bank	60-45-50416	Employee Training	Thomas Reuters: LGC Code Books	\$152.00
	2/3/2026	US Bank	60-45-50468	Information Technology	Dell: Laptop for J. Coker	\$823.31
	2/3/2026	US Bank	60-45-50486	Miscellaneous	Walmart: Dairy Half & Half	\$10.37
	2/13/2026	Xerox Financial Services	60-45-50425	Copiers	February 2026 Copier Lease	\$166.05
	2/18/2026	Usio Output Solutions Inc	60-45-50423	Postage	Postage - Bill Job & Late Notice Job	\$1,465.82
	2/18/2026	Usio Output Solutions Inc	60-45-50458	Data Prose Services	Print Preparation - Bill Job & Late Notices Job	\$550.99
	2/25/2026	Interface Security Systems LLC	60-45-50442	Building R&M	Alarm Monitor - 02.14-03.13.26	\$39.80
Total						\$23,364.06
Sanitation						
	2/11/2026	Frontier Waste	60-75-50457	Residential Garbage	2094 Residential Carts	\$26,175.00
	2/11/2026	Frontier Waste	60-75-50457	Residential Garbage	102 Residential Extra Carts	\$639.11
	2/11/2026	Frontier Waste	60-75-50457	Residential Garbage	2094 Residential Recycle Carts	\$10,218.72
	2/11/2026	Frontier Waste	60-75-50456	Commercial Garbage	15 Commercial Carts	\$328.36
	2/11/2026	Frontier Waste	60-75-50456	Commercial Garbage	3 Commercial Extra Carts	\$40.65

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60 - Water & Sewer Fund						
Sanitation						
	2/11/2026	Frontier Waste	60-75-50456	Commercial Garbage	Dumpsters	\$16,727.86
	2/11/2026	Frontier Waste	60-75-50456	Commercial Garbage	Roll-offs	\$9,526.90
					Total	\$63,656.60

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Department	Check Date	Vendor Name	GL Account	Account Description	Description	Amount
66 - Brahman Ranch WTPP						
Non-Administration						
	2/4/2026	Auc Group, LLC	66-00-50670	Wwtp Lease Payments	March 2026 Lease Payment	\$14,750.00
Total						\$14,750.00

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Department	Check Date	Vendor Name	GL Account	Account Description	Description	Amount
11 - CPF-2020 Bond Proceeds						
Non-Departmental						
	2/4/2026	Kimley-Horn And Associates, Inc.	11-00-50466	Other Contract Services	CR 109 Pump Station	\$12,500.00
	2/11/2026	Komatsu Architecture	11-00-50466	Other Contract Services	Feasibility Report & Scanning	\$7,200.00
	2/6/2026	Zions Bank Corporate Trust	11-00-50466	Other Contract Services	Corp Trust Paying Agent Fee - Series 2020	\$325.00
	2/25/2026	Kimley-Horn And Associates, Inc.	11-00-50667	Cap Out-Engineering	Task 1 - Water Master Plan	\$6,000.00
	2/25/2026	Kimley-Horn And Associates, Inc.	11-00-50667	Cap Out-Engineering	Task 1 - Water Master Plan & Task 2 - Water Master Plan Report	\$6,000.00
	2/25/2026	Kimley-Horn And Associates, Inc.	11-00-50667	Cap Out-Engineering	Task 1 - Wastewater Master Plan	\$4,200.00
Total						\$36,225.00

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Department	Check Date	Vendor Name	GL Account	Account Description	Description	Amount
10 - General Fund						
City-Wide (Non-Department)						
	2/4/2026	Michael B. Halla	10-95-50462	Legal Services	Legal Services - January 2026	\$5,400.00
	2/4/2026	Iwerk	10-95-50468	Information Technology	Iwerk Managed User Svcs (38)	\$2,850.00
	2/4/2026	Venus Auto Parts LLC	10-95-50486	Miscellaneous	Ice Melt (3) & Oil Absorb	\$50.96
	2/4/2026	Venus Auto Parts LLC	10-95-50486	Miscellaneous	Fuel Treatment (2)/Anti Gel Diesel Treatment/Green Coolant	\$49.75
	2/4/2026	Mountain Peak Special Utility District	10-95-50432	Utilities	700 W Hwy 67 - Water Usage - 12/4-1/4/26	\$31.13
	2/4/2026	REF - Graciela Cruz	10-95-50560	Vehicle Lease Payments	Mileage Reimbursement - 01/01- 01/31/26	\$21.00
	2/11/2026	Frontier Waste	10-95-50432	Utilities	City Hall	\$181.23
	2/11/2026	Fund Accounting Solution Technologies Inc	10-95-50468	Information Technology	FundView Annual Subscriptions	\$3,470.00
	2/11/2026	Iwerk	10-95-50468	Information Technology	Sentinel/Proofpoint/Office 365/Microsoft Entra ID P1 & P2/Cyber Protect Cloud/Acronis	\$2,111.62
	2/11/2026	Uline	10-95-50442	Building R&M	40 LB Pail Ice Melt (30)	\$438.60
	2/11/2026	Uline	10-95-50429	Department Supplies	Deluxe Folding Table - 72 X 30"	\$376.69
	2/3/2026	AT&T Mobility	10-95-50430	Cell Phones & Mifi	Cell Phones - 12.20.25-01.19.26	\$43.30
	2/3/2026	US Bank	10-95-50486	Miscellaneous	Grainger: Tire Chains for Large Apparatus	\$419.08
	2/3/2026	US Bank	10-95-50486	Miscellaneous	Tiger Mart: Propane for Heaters	\$179.97
	2/3/2026	US Bank	10-95-50486	Miscellaneous	Texas First Rental: Generator Rental for FD	\$593.01
	2/3/2026	US Bank	10-95-50486	Miscellaneous	United Rental: Generator Rental for Civic Center Warming Station	\$710.67

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Department	Check Date	Vendor Name	GL Account	Account Description	Description	Amount
10 - General Fund						
City-Wide (Non-Department)						
	2/3/2026	US Bank	10-95-50486	Miscellaneous	Atwoods: Heaters and Kerosene for Winter Event	\$1,404.88
	2/3/2026	US Bank	10-95-50486	Miscellaneous	Dicks Sporting: Cleats for Cold Weather Response Personnel	\$324.62
	2/3/2026	US Bank	10-95-50486	Miscellaneous	Whataburger: Food for EOC and Essential Staff	\$120.80
	2/3/2026	US Bank	10-95-50486	Miscellaneous	Walmart: Coffee Maker for Warming Station	\$59.47
	2/3/2026	US Bank	10-95-50468	Information Technology	Yearli: W-2 Forms (64)	\$435.95
	2/3/2026	US Bank	10-95-50468	Information Technology	Uattend: Time Clock System	\$201.00
	2/3/2026	US Bank	10-95-50486	Miscellaneous	Brookshire: Snacks for Winter Weather	\$392.44
	2/3/2026	US Bank	10-95-50429	Department Supplies	Thomas Reuters: LGC Code Books	\$152.00
	2/3/2026	US Bank	10-95-50486	Miscellaneous	CVS: Propane for Heaters at Warming Station	\$497.94
	2/3/2026	US Bank	10-95-50486	Miscellaneous	HEB: Coffee & Drinks for EOC	\$85.94
	2/3/2026	US Bank	10-95-50486	Miscellaneous	Atwoods: Hoses & Extensions for Heaters	\$164.97
	2/3/2026	US Bank	10-95-50423	Postage	USPS: Postage Due	\$2.79
	2/3/2026	US Bank	10-95-50468	Information Technology	Adobe: City Wide Memberships	\$555.83
	2/9/2026	Amazon Capital Services	10-95-50486	Miscellaneous	Traction Cleats for Walking on Ice & Snow (15)	\$357.60
	2/9/2026	Amazon Capital Services	10-95-50486	Miscellaneous	Sleeping Bags (20)	\$459.80
	2/9/2026	Amazon Capital Services	10-95-50486	Miscellaneous	Folding Cots (15)	\$968.85
	2/9/2026	Amazon Capital Services	10-95-50429	Department Supplies	Plastic Spoons & Dawn Dish Soap	\$15.27

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Department	Check Date	Vendor Name	GL Account	Account Description	Description	Amount
10 - General Fund						
City-Wide (Non-Department)						
	2/4/2026	Amazon Capital Services	10-95-50429	Department Supplies	Paper Plates	\$12.13
	2/9/2026	Cintas	10-95-50442	Building R&M	City Hall Floor Mats & Dust/Wet Mop	\$117.25
	2/9/2026	Cintas	10-95-50442	Building R&M	City Hall Floor Mats & Dust/Wet Mop	\$117.24
	2/9/2026	Cintas	10-95-50442	Building R&M	City Hall Floor Mats & Dust/Wet Mop	\$117.24
	2/12/2026	GoTo Communications, Inc.	10-95-50468	Information Technology	City Wide Phone Systems	\$968.06
	2/12/2026	The Bowman Group	10-95-50462	Legal Services	Investigative Services	\$18,420.10
	2/13/2026	Xerox Financial Services	10-95-50425	Copiers	February 2026 Copier Lease	\$166.06
	2/18/2026	Midlo H2O	10-95-50418	Dues & Memberships	Bottom Load Monthly Rental	\$15.00
	2/17/2026	Cintas	10-95-50442	Building R&M	City Hall Floor Mats & Dust/Wet Mop	\$116.45
	2/18/2026	Gexa Energy	10-95-50432	Utilities	City-Wide - Electricity	\$1,684.10
	2/20/2026	Amazon Capital Services	10-95-50429	Department Supplies	Ceiling Fan Duster	\$40.99
	2/20/2026	Amazon Capital Services	10-95-50429	Department Supplies	File Boxes & Stickers	\$23.93
	2/23/2026	Cintas	10-95-50442	Building R&M	City Hall Floor Mats & Dust/Wet Mop	\$116.45
	2/25/2026	Venus Auto Parts LLC	10-95-50442	Building R&M	Adjustable Wrench/Pliers/Needle Nose Pliers/Faucet Stem	\$58.55
	2/20/2026	Enterprise Fleet Management Trust	10-95-50560	Vehicle Lease Payments	Admin Vehicle Lease Payment	\$611.33
	2/20/2026	Enterprise Fleet Management Trust	10-95-50562	Vehicle Maintenance Plan	Admin Vehicle Maint Plan	\$53.27
	2/27/2026	Amazon Capital Services	10-95-50442	Building R&M	Toilet Paper Holder (5)	\$64.95

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Department	Check Date	Vendor Name	GL Account	Account Description	Description	Amount
10 - General Fund						
City-Wide (Non-Department)						
Total						\$45,830.26
Court						
	2/4/2026	Michael B. Halla	10-60-50461	Other Contracted Services	Prosecutor - January 2026	\$350.00
	2/11/2026	Fund Accounting Solution Technologies Inc	10-60-50468	Information Technology	FundView Annual Subscriptions	\$5,512.50
	2/11/2026	Bill J. Scott	10-60-50461	Other Contracted Services	February 2026 Judge Duties	\$1,000.00
Total						\$6,862.50
Parks & Recreation						
	2/4/2026	Recdesk LLC	10-90-50495	Special Projects	Annual RecDesk Subscriptions	\$3,494.40
	2/4/2026	Ricks World Of Sports Of Texas	10-90-50420	Uniforms	Sport-Tek PosiCharged RacerMesh Polos	\$313.50
	2/4/2026	Venus Auto Parts LLC	10-90-50445	Vehicle R&M	Battery & Global Antifreeze	\$202.86
	2/4/2026	Venus Auto Parts LLC	10-90-50429	Department Supplies	Quick Snaps (60) & Water Nozzle	\$132.39
	2/4/2026	Venus Auto Parts LLC	10-90-50448	Park Maintenance	Primer Bulbs (3)	\$17.97
	2/4/2026	Venus Auto Parts LLC	10-90-50448	Park Maintenance	Light Bulbs	\$7.79
	2/4/2026	Venus Auto Parts LLC	10-90-50429	Department Supplies	Gorilla Glue	\$3.79
	2/11/2026	Frontier Waste	10-90-50432	Utilities	25% Public Works	\$45.31
	2/11/2026	Venus Auto Parts LLC	10-90-50429	Department Supplies	Step Drill Bits	\$36.99
	2/11/2026	Venus Auto Parts LLC	10-90-50429	Department Supplies	1 7/16 Combo Wrench	\$30.99

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Department	Check Date	Vendor Name	GL Account	Account Description	Description	Amount
10 - General Fund						
Parks & Recreation						
	2/11/2026	Venus Auto Parts LLC	10-90-50446	Equipment R&M	Hose Connector & Blk Paint (3)	\$26.80
	2/11/2026	Venus Auto Parts LLC	10-90-50429	Department Supplies	1/4x20 Tap	\$4.89
	2/11/2026	Advanced Industries	10-90-50448	Park Maintenance	Lamp 70W HPS	\$110.25
	2/4/2026	Wex Bank	10-90-50426	Gas & Oil	Fuel 12.24.25 - 01.23.26	\$360.21
	2/3/2026	AT&T Mobility	10-90-50430	Cell Phones & Mifi	Cell Phones - 12.20.25-01.19.26	\$109.13
	2/3/2026	US Bank	10-90-50429	Department Supplies	Northern Tool: Grease Gun Kit	\$265.05
	2/3/2026	US Bank	10-90-50433	Small Equipment<\$5,000	Northern Tool: Battery & Hand Tools	\$978.48
	2/3/2026	US Bank	10-90-50442	Building R&M	Home Depot: Pump for Ice Maker	\$66.75
	2/3/2026	US Bank	10-90-50442	Building R&M	Home Depot: Pump Protection Plan	\$12.00
	2/3/2026	US Bank	10-90-50433	Small Equipment<\$5,000	Tractor Supply: Caged Water Tank	\$399.99
	2/9/2026	Amazon Capital Services	10-90-50433	Small Equipment<\$5,000	Stackhouse Heavy Duty Drag	\$514.71
	2/9/2026	Amazon Capital Services	10-90-50429	Department Supplies	Paper Bowls/Cleaning Wipes/Storage Bins/Swiffer Duster	\$46.75
	2/9/2026	Amazon Capital Services	10-90-50429	Department Supplies	Hip Wader & Trash Can Bands (6)	\$56.62
	2/9/2026	Amazon Capital Services	10-90-50448	Park Maintenance	Safety Chain	\$98.43
	2/9/2026	Amazon Capital Services	10-90-50429	Department Supplies	Rain Jackets (3)	\$179.82
	2/18/2026	Venus Auto Parts LLC	10-90-50446	Equipment R&M	Sure Trac Hyd Oil	\$44.99
	2/18/2026	Venus Auto Parts LLC	10-90-50429	Department Supplies	Bungee Cords	\$17.75

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Department	Check Date	Vendor Name	GL Account	Account Description	Description	Amount
10 - General Fund						
Parks & Recreation						
	2/18/2026	Venus Auto Parts LLC	10-90-50429	Department Supplies	Socket Adapter Set 3 Pack	\$10.99
	2/18/2026	Venus Auto Parts LLC	10-90-50446	Equipment R&M	Polyrope	\$5.69
	2/18/2026	Gexa Energy	10-90-50432	Utilities	Parks & Rec - Electricity	\$712.82
	2/20/2026	Amazon Capital Services	10-90-50448	Park Maintenance	Owl Decoys (3)	\$65.52
	2/20/2026	Amazon Capital Services	10-90-50448	Park Maintenance	Trash Can Bands (4)	\$30.36
	2/20/2026	Home Depot	10-90-50429	Department Supplies	64QT Clear Latching Box (15)	\$144.51
	2/20/2026	Home Depot	10-90-50442	Building R&M	Circuit Breaker	\$16.64
	2/20/2026	Home Depot	10-90-50448	Park Maintenance	Canvas Gloves/Ant Killer/Rake/Etc	\$266.27
	2/23/2026	Lowes Business Acct/Syncb	10-90-50429	Department Supplies	Titanium Bit Set	\$28.48
	2/25/2026	Nema 3 Electric, Inc.	10-90-50448	Park Maintenance	Fielder Park - Repaired 3 Outages & Replaced 2 Fuses	\$732.10
	2/25/2026	Freedom and Glory	10-90-50448	Park Maintenance	US Mounted Flag/Poly U.S./Texas Outdoor Flag/Republic U.S. Flag	\$683.16
	2/25/2026	Security Business Capital, LLC	10-90-50446	Equipment R&M	Teardown Inspect & Seal Kit	\$671.05
	2/25/2026	Venus Auto Parts LLC	10-90-50442	Building R&M	Liquid Nails (2) & Screw Driver Set	\$22.57
	2/25/2026	Venus Auto Parts LLC	10-90-50448	Park Maintenance	Spray Primer (2)	\$21.98
	2/25/2026	Venus Auto Parts LLC	10-90-50442	Building R&M	Mechanics Wire	\$10.99
	2/25/2026	Venus Auto Parts LLC	10-90-50448	Park Maintenance	Wood Nails	\$1.89
	2/20/2026	Enterprise Fleet Management Trust	10-90-50560	Vehicle Lease Payments	Parks Vehicle Lease Payment	\$2,963.71

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Department	Check Date	Vendor Name	GL Account	Account Description	Description	Amount
10 - General Fund						
Parks & Recreation						
	2/20/2026	Enterprise Fleet Management Trust	10-90-50562	Vehicle Maint Plan	Parks Vehicle Maint Plan	\$161.27
	2/20/2026	Enterprise Fleet Management Trust	10-90-50445	Vehicle R&M	Parks Vehicle R&M	\$18.50
	2/27/2026	Amazon Capital Services	10-90-50421	Office Supplies	Notebook	\$34.33
Total						\$14,181.44

Streets						
	2/4/2026	Twp Equipment Service LLC	10-80-50446	Equipment R&M	Replace Filters & Oil on Peterbilt	\$665.31
	2/4/2026	Ricks World Of Sports Of Texas	10-80-50420	Uniforms	Sport-Tek PosiCharged RacerMesh Polos	\$313.50
	2/4/2026	Mountain Peak Special Utility District	10-80-50432	Utilities	1090 N FM 157 PW Shop - Water Usage - 12/4-1/4/26	\$13.37
	2/11/2026	Frontier Waste	10-80-50432	Utilities	25% Public Works	\$45.30
	2/11/2026	Design A Sign Inc.	10-80-50470	Street Signs	2"x10' Square Post/25"x18" Square Sleeve /Etc	\$2,497.00
	2/11/2026	Uline	10-80-50429	Department Supplies	40 LB Pail Ice Melt (30)	\$438.61
	2/11/2026	Texas Sand And Gravel	10-80-50429	Department Supplies	3/8" Chat (12.6)	\$447.30
	2/11/2026	Venus Auto Parts LLC	10-80-50446	Equipment R&M	8 Gauge Wire (2)/Terminal Kit/40 Chain Link/cb12180nb Battery	\$123.15
	2/4/2026	Wex Bank	10-80-50426	Gas & Oil	Fuel 12.24.25 - 01.23.26	\$450.95
	2/3/2026	AT&T Mobility	10-80-50430	Cell Phones & Mifi	Cell Phones - 12.20.25-01.19.26	\$127.37
	2/3/2026	US Bank	10-80-50446	Equipment R&M	Northern Tool: Hydraulic Power Unit	\$664.99
	2/3/2026	US Bank	10-80-50446	Equipment R&M	Paris Supply: Replacement Controller	\$305.76

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Department	Check Date	Vendor Name	GL Account	Account Description	Description	Amount
10 - General Fund						
Streets						
	2/9/2026	Amazon Capital Services	10-80-50429	Department Supplies	Refund Harness & Sleeping Bags (20)	(\$264.76)
	2/9/2026	Amazon Capital Services	10-80-50446	Equipment R&M	Refund Salt Dogg	(\$785.84)
	2/18/2026	Gexa Energy	10-80-50432	Utilities	Streets - Electricity	\$800.39
	2/20/2026	TXU Energy	10-80-50432	Utilities	STLG 1 ESIID 049774	\$2,241.48
	2/20/2026	TXU Energy	10-80-50432	Utilities	STLG 2 ESIID 391223	\$30.24
	2/20/2026	TXU Energy	10-80-50432	Utilities	STLG-A LED 101-140 ESID 75	\$50.98
	2/20/2026	TXU Energy	10-80-50432	Utilities	STLG-C LED 0-55 ESIID 3579	\$956.65
	2/20/2026	TXU Energy	10-80-50432	Utilities	STLG-C LED 141-180 ESID 55	\$176.31
	2/23/2026	Lowes Business Acct/Syncb	10-80-50429	Department Supplies	Wizz Spreader (2)	\$84.52
	2/23/2026	Lowes Business Acct/Syncb	10-80-50429	Department Supplies	Pellets Water Softener (62)	\$535.06
	2/25/2026	Texas Sand And Gravel	10-80-50429	Department Supplies	1 1/2" Recycled Flex Base	\$1,811.15
	2/25/2026	Guadalajara Tires	10-80-50445	Vehicle R&M	2657017 Venom (4)	\$840.00
	2/25/2026	Guadalajara Tires	10-80-50445	Vehicle R&M	Remount/Balance (4)	\$80.00
	2/25/2026	Colorado River Components	10-80-50446	Equipment R&M	2x2x11ga Blk SQT (5)/6011 & 7018 Weld Rod	\$450.96
	2/25/2026	Colorado River Components	10-80-50442	Building R&M	2"x2"x11GAx20' Black Square Tubing (2)	\$137.20
	2/25/2026	Venus Auto Parts LLC	10-80-50429	Department Supplies	Wire Brush/Screw Driver/C Clamps	\$55.97
	2/25/2026	Venus Auto Parts LLC	10-80-50429	Department Supplies	Ratchet Straps (2)	\$45.98

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Department	Check Date	Vendor Name	GL Account	Account Description	Description	Amount
10 - General Fund						
Streets						
	2/25/2026	Venus Auto Parts LLC	10-80-50429	Department Supplies	Step Drill Bit Set	\$39.99
	2/20/2026	Enterprise Fleet Management Trust	10-80-50560	Vehicle Lease Payments	Streets Vehicle Lease Payment	\$2,692.55
	2/20/2026	Enterprise Fleet Management Trust	10-80-50562	Vehicle Maint Plan	Streets Vehicle Maint Plan	\$141.46
Total						\$16,212.90
Fire Department						
	2/4/2026	Metro Fire Apparatus Specialists, Inc.	10-70-50446	Equipment R&M	Single Analysis Air Quality Sample & Compressor Check	\$245.00
	2/4/2026	Venus Auto Parts LLC	10-70-50445	Vehicle R&M	Pipe Fittings/9V Battery/Teflon Tape	\$28.15
	2/4/2026	Venus Auto Parts LLC	10-70-50446	Equipment R&M	Pressure Washer Coupler	\$12.99
	2/4/2026	Venus Auto Parts LLC	10-70-50445	Vehicle R&M	Pipe Nipple	\$4.99
	2/11/2026	Venus Auto Parts LLC	10-70-50445	Vehicle R&M	Ball Valve 1 Inch & Nipples (2)	\$35.57
	2/4/2026	Wex Bank	10-70-50426	Gas & Oil	Fuel 12.24.25 - 01.23.26	\$1,580.94
	2/3/2026	AT&T Mobility	10-70-50430	Cell Phones & Mifi	Cell Phones - 12.20.25-01.19.26	\$271.57
	2/3/2026	US Bank	10-70-50561	Vehicle Make Ready	SetCom: Headsets Radio Adapter for Brush 72	\$292.01
	2/3/2026	US Bank	10-70-50442	Building Maintenance	Brimar Industries: No Parking Signs	\$240.70
	2/3/2026	US Bank	10-70-50416	Employee Training	TCFP: Roysdon's Mater Firefighter Certification	\$87.17
	2/3/2026	US Bank	10-70-50445	Vehicle R&M	No Limits: New Brush 72 Window Tint	\$300.44
	2/3/2026	US Bank	10-70-50429	Department Supplies	Bound Tree: EKG Pads	\$203.97

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Department	Check Date	Vendor Name	GL Account	Account Description	Description	Amount
10 - General Fund						
Fire Department						
	2/3/2026	US Bank	10-70-50445	Vehicle R&M	No Limits: New Brush 72 Window Tint Correction	\$165.76
	2/3/2026	US Bank	10-70-50416	Employee Training	TX DSHS: Hargrove's EMT Advanced Renewal	\$96.00
	2/3/2026	US Bank	10-70-50495	Special Projects	Swagprints: Patches for Brus 72 Push In	\$292.74
	2/3/2026	US Bank	10-70-50495	Special Projects	Swagprints: Patches for Brus 72 Push In Upgrade	\$86.00
	2/3/2026	US Bank	10-70-50495	Special Projects	Swagprints: Patches for Brus 72 Push In Correction	\$7.00
	2/9/2026	Amazon Capital Services	10-70-50475	Community Outreach	Portable PA System & Podium Stand	\$470.60
	2/18/2026	Casco Industries, Inc.	10-70-50433	Small Equipment<\$5,000	Foam Class A Plus 5 Gal Pail (5)	\$525.00
	2/18/2026	REF - Garrett Spurlock	10-70-50416	Employee Training	Mileage Reimbursement	\$329.88
	2/18/2026	Venus Auto Parts LLC	10-70-50445	Vehicle R&M	394018 Briggs Air Filter	\$14.99
	2/17/2026	Amazon Capital Services	10-70-50420	Uniforms	Work Boots	\$159.79
	2/17/2026	Atmos Energy Corp.	10-70-50432	Utilities	101 W. 3rd Gas Bill	\$681.57
	2/18/2026	Gexa Energy	10-70-50432	Utilities	Fire Dept - Electricity	\$463.54
	2/25/2026	Venus Auto Parts LLC	10-70-50446	Equipment R&M	Wire Brush/Brass Cup Brush/Grinding Wheel	\$36.97
	2/25/2026	Venus Auto Parts LLC	10-70-50433	Small Equipment<\$5,000	Hammer Bit Set	\$32.99
	2/20/2026	Enterprise Fleet Management Trust	10-70-50560	Vehicle Lease Payments	Fire Vehicle Lease Payment	\$2,011.86
	2/20/2026	Enterprise Fleet Management Trust	10-70-50562	Vehicle Maint Plan	Fire Vehicle Maint Plan	\$53.95
	2/20/2026	Enterprise Fleet Management Trust	10-70-50445	Vehicle R&M	Fire Vehicle R&M	\$262.25

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Department	Check Date	Vendor Name	GL Account	Account Description	Description	Amount
10 - General Fund						
Fire Department						
	2/20/2026	Enterprise Fleet Management Trust	10-70-50561	Vehicle Make Ready	Fire Vehicle Lease Payment	\$50,319.28
Total						\$59,313.67
City Admin Office						
	2/4/2026	REF - Callie Driggars	10-10-50416	Travel & Training	Mileage Reimbursement - Election Law Seminar	\$235.81
	2/2/2026	Ameriflex	10-10-50418	Dues & Memberships	Annual Renewal Fee	\$185.00
	2/11/2026	Fund Accounting Solution Technologies Inc	10-10-50468	Information Technology	FundView Annual Subscriptions	\$20,000.00
	2/3/2026	AT&T Mobility	10-10-50430	Cell Phones & Mifi	Cell Phones - 12.20.25-01.19.26	\$184.80
	2/3/2026	US Bank	10-10-50495	City Admin Special Projects	Flower Shop: Bereavement Flowers for Torres	\$94.49
	2/3/2026	US Bank	10-10-50416	Travel & Training	Kalahari: Election Law Seminar	\$275.20
	2/3/2026	US Bank	10-10-50416	Travel & Training	Kalahari: Sortino's Dinner	\$44.00
	2/3/2026	US Bank	10-10-50416	Travel & Training	Kalahari: Pizza	\$36.58
	2/3/2026	US Bank	10-10-50416	Travel & Training	Kalahari: Valet Parking	\$86.58
	2/3/2026	US Bank	10-10-50475	Employee Relations	Albertson's: Employee Luncheon Sides	\$130.04
	2/3/2026	US Bank	10-10-50475	Employee Relations	Wing Stop: Employee Christmas Dinner	\$65.73
	2/6/2026	Eight 20 Consulting	10-10-50460	Other Contracted Services	Doug Martella CFO - January 2026	\$3,500.00
	2/9/2026	Amazon Capital Services	10-10-50475	Employee Relations	Police Retirement Banner/Mini American Flags/Buttermints/Etc	\$153.09
	2/9/2026	Amazon Capital Services	10-10-50433	Small Equipment<\$5,000	Refund U-Shaped	(\$100.00)

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Department	Check Date	Vendor Name	GL Account	Account Description	Description	Amount
10 - General Fund						
City Admin Office						
	2/9/2026	Amazon Capital Services	10-10-50429	Department Supplies	Custom Engraved Name Plate (2)	\$17.08
	2/13/2026	Xerox Financial Services	10-10-50425	Copiers	February 2026 Copier Lease	\$37.67
	2/18/2026	Carenow Corporate	10-10-50476	New Hire Screening	New Hire Screening - C. Minkley	\$140.00
	2/18/2026	Shredamerica LLC	10-10-50460	Other Contracted Services	City Shred Bin	\$117.99
	2/18/2026	First Check	10-10-50476	New Hire Screening	Background Check - C. Minkley	\$27.00
	2/18/2026	Careflite	10-10-50475	Employee Relations	New Hires - A. Lawless & C. Minkley	\$24.00
	2/18/2026	Careflite	10-10-50475	Employee Relations	New Hire - B. Wilkins	\$12.00
	2/17/2026	Amazon Capital Services	10-10-50421	Office Supplies	HP Printer Ink	\$105.16
	2/17/2026	Amazon Capital Services	10-10-50421	Office Supplies	Cord Cover/Gallon Bags/Cable Ties/Spiral Notebook	\$34.71
	2/20/2026	Amazon Capital Services	10-10-50421	Office Supplies	Dual Monitor Stand	\$27.99
	2/20/2026	Amazon Capital Services	10-10-50468	Information Technology	ScanSnap iX2500	\$479.99
	2/25/2026	Election Systems And Software	10-10-50490	Election Expenses	Maintenance/Firmware License/1-50 Pollbooks/Etc	\$3,987.00
	2/17/2026	Ameriflex	10-10-50475	Employee Relations	HRA Admin Fees 56 at \$5.15	\$288.40
Total						\$30,190.31
Code						
Enforce/Animal						
Contr						
	2/11/2026	Fund Accounting Solution Technologies Inc	10-55-50468	Information Technology	FundView Annual Subscriptions	\$1,575.00

City of Venus
 Council Report
 Check Date: 2/1/2026 to 2/28/2026

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Department	Check Date	Vendor Name	GL Account	Account Description	Description	Amount
10 - General Fund						
Code Enforce/Animal Contr						
	2/3/2026	AT&T Mobility	10-55-50430	Cell Phones & Mifi	Code Enforcement 12.20.25-01.19.26	\$41.89
	2/3/2026	US Bank	10-55-50460	Contracted Services	Alvarado Veterinarian: Rabies Testing/Euthanasia	\$368.90
	2/20/2026	Enterprise Fleet Management Trust	10-55-50560	Vehicle Lease Payments	Animal/Code Vehicle Lease Payment	\$1,094.86
	2/20/2026	Enterprise Fleet Management Trust	10-55-50562	Vehicle Maint Plan	Animal/Code Vehicle Maint Plan	\$49.42
Total						\$3,130.07
Non-Departmental						
	2/11/2026	REF - Kaitlin Rodriguez	10-20275	Ref Comm Ctr Deposit	Refund Civic Center Deposit	\$300.00
	2/11/2026	REF - Jazmin Sanchez	10-20275	Ref Comm Ctr Deposit	Refund Civic Center Deposit	\$300.00
	2/4/2026	Wex Bank	10-40373	Miscellaneous	Paper Statement Fee	\$10.00
	2/4/2026	Wex Bank	10-40373	Miscellaneous	Rebate	(\$45.96)
	2/12/2026	Texas Municipal Retirement System	10-20214	TMRS Payable	TMRS-Employer 1/27/2026	\$16,752.31
	2/12/2026	Texas Municipal Retirement System	10-20214	TMRS Payable	TMRS-Employer 1/13/2026	\$16,053.13
	2/12/2026	Texas Municipal Retirement System	10-20214	TMRS Payable	TMRS-Employer 12/30/2025	\$15,618.69
	2/12/2026	Texas Municipal Retirement System	10-20214	TMRS Payable	TMRS-Employee 1/27/2026	\$10,460.88
	2/12/2026	Texas Municipal Retirement System	10-20214	TMRS Payable	Adjustment	\$302.67
	2/12/2026	Texas Municipal Retirement System	10-20214	TMRS Payable	TMRS-Employee 1/13/2026	\$10,024.27

City of Venus
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Department	Check Date	Vendor Name	GL Account	Account Description	Description	Amount
10 - General Fund						
Non-Departmental						
	2/12/2026	Texas Municipal Retirement System	10-20214	TMRS Payable	TMRS-Employee 12/30/2025	\$9,753.00
	2/13/2026	TX State Child Support Disbursement Unit	10-20217	Child Support Payable	Child Support-TX 2/10/2026	\$115.38
	2/13/2026	U. S. Treasury	10-20212	Fed W/H Payable	Federal W/H 2/10/2026	\$14,106.77
	2/13/2026	U. S. Treasury	10-20210	Fica/Mc Tax Withholding	Social Security-Employee 2/10/2026	\$9,437.73
	2/13/2026	U. S. Treasury	10-20210	Fica/Mc Tax Withholding	Social Security-Employer 2/10/2026	\$9,437.73
	2/13/2026	U. S. Treasury	10-20210	Fica/Mc Tax Withholding	Medicare-Employee 2/10/2026	\$2,207.27
	2/13/2026	U. S. Treasury	10-20210	Fica/Mc Tax Withholding	Medicare-Employer 2/10/2026	\$2,207.27
	2/2/2026	Metlife	10-20246	Dental/Vision Payable	EE Dental-ER 1/13/2026	\$782.46
	2/2/2026	Metlife	10-20246	Dental/Vision Payable	EE Dental-ER 12/30/2025	\$697.41
	2/2/2026	Metlife	10-20246	Dental/Vision Payable	Adjustment	\$14.56
	2/2/2026	Metlife	10-20246	Dental/Vision Payable	Fm Dental-EE 12/30/2025	\$275.00
	2/2/2026	Metlife	10-20246	Dental/Vision Payable	Fm Dental-EE 1/13/2026	\$275.00
	2/2/2026	Metlife	10-20246	Dental/Vision Payable	Fm Dental-ER 12/30/2025	\$260.04
	2/2/2026	Metlife	10-20246	Dental/Vision Payable	Fm Dental-ER 1/13/2026	\$260.04
	2/2/2026	Metlife	10-20246	Dental/Vision Payable	EE Vision-ER 1/13/2026	\$143.06
	2/2/2026	Metlife	10-20246	Dental/Vision Payable	EE Vision-ER 12/30/2025	\$127.51
	2/2/2026	Metlife	10-20246	Dental/Vision Payable	Ch Dental-EE 12/30/2025	\$71.40
	2/2/2026	Metlife	10-20246	Dental/Vision Payable	Ch Dental-EE 1/13/2026	\$71.40

City of Venus
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Department	Check Date	Vendor Name	GL Account	Account Description	Description	Amount
10 - General Fund						
Non-Departmental						
	2/2/2026	Metlife	10-20246	Dental/Vision Payable	Ch Dental-ER 12/30/2025	\$67.16
	2/2/2026	Metlife	10-20246	Dental/Vision Payable	Ch Dental-ER 1/13/2026	\$67.16
	2/2/2026	Metlife	10-20246	Dental/Vision Payable	Sp Dental-EE 1/13/2026	\$25.41
	2/2/2026	Metlife	10-20246	Dental/Vision Payable	Fam Vision-EE 12/30/2025	\$37.66
	2/2/2026	Metlife	10-20246	Dental/Vision Payable	Fam Vision-EE 1/13/2026	\$37.66
	2/2/2026	Metlife	10-20246	Dental/Vision Payable	Sp Dental-ER 1/13/2026	\$24.59
	2/2/2026	Metlife	10-20246	Dental/Vision Payable	Fam Vision-ER 12/30/2025	\$33.04
	2/2/2026	Metlife	10-20246	Dental/Vision Payable	Fam Vision-ER 1/13/2026	\$33.04
	2/2/2026	Metlife	10-20246	Dental/Vision Payable	Sp Dental-EE 12/30/2025	\$16.94
	2/2/2026	Metlife	10-20246	Dental/Vision Payable	Sp Dental-ER 12/30/2025	\$16.09
	2/2/2026	Metlife	10-20246	Dental/Vision Payable	Ch Vision-EE 12/30/2025	\$9.25
	2/2/2026	Metlife	10-20246	Dental/Vision Payable	Ch Vision-EE 1/13/2026	\$9.25
	2/2/2026	Metlife	10-20246	Dental/Vision Payable	CH Vision-ER 12/30/2025	\$8.90
	2/2/2026	Metlife	10-20246	Dental/Vision Payable	CH Vision-ER 1/13/2026	\$8.90
	2/2/2026	Metlife	10-20246	Dental/Vision Payable	Sp Vision-EE 1/13/2026	\$4.65
	2/2/2026	Metlife	10-20246	Dental/Vision Payable	SP Vision-ER 1/13/2026	\$4.47
	2/2/2026	Metlife	10-20246	Dental/Vision Payable	Sp Vision-EE 12/30/2025	\$3.10
	2/2/2026	Metlife	10-20246	Dental/Vision Payable	SP Vision-ER 12/30/2025	\$2.98

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Department	Check Date	Vendor Name	GL Account	Account Description	Description	Amount
10 - General Fund						
Non-Departmental						
	2/3/2026	Dearborn Life Insurance Co	10-20252	Dearborn Life Payable	Percentage Short Term 1/13/2026	\$3,249.41
	2/3/2026	Dearborn Life Insurance Co	10-20252	Dearborn Life Payable	Adjustment	(\$1,778.06)
	2/3/2026	Dearborn Life Insurance Co	10-20252	Dearborn Life Payable	Life Vol EE 1/13/2026	\$358.05
	2/3/2026	Dearborn Life Insurance Co	10-20252	Dearborn Life Payable	Life Vol EE 12/30/2025	\$328.05
	2/3/2026	Dearborn Life Insurance Co	10-20252	Dearborn Life Payable	1/13/2026	\$200.25
	2/3/2026	Dearborn Life Insurance Co	10-20252	Dearborn Life Payable	1/13/2026	\$4.45
	2/3/2026	Dearborn Life Insurance Co	10-20252	Dearborn Life Payable	12/30/2025	\$178.00
	2/3/2026	Dearborn Life Insurance Co	10-20252	Dearborn Life Payable	12/30/2025	\$4.45
	2/3/2026	Dearborn Life Insurance Co	10-20252	Dearborn Life Payable	Percentage Short Term 12/30/2025	\$2,893.60
	2/3/2026	Dearborn Life Insurance Co	10-20252	Dearborn Life Payable	Adjustment	(\$2,800.00)
	2/3/2026	Dearborn Life Insurance Co	10-20252	Dearborn Life Payable	Percentage Long Term 1/13/2026	\$4,332.58
	2/3/2026	Dearborn Life Insurance Co	10-20252	Dearborn Life Payable	Adjustment	(\$4,332.00)
	2/3/2026	Dearborn Life Insurance Co	10-20252	Dearborn Life Payable	Percentage Long Term 12/30/2025	\$3,858.15
	2/3/2026	Dearborn Life Insurance Co	10-20252	Dearborn Life Payable	Adjustment	(\$3,800.00)
	2/3/2026	Dearborn Life Insurance Co	10-20252	Dearborn Life Payable	Life Vol SP 12/30/2025	\$21.93
	2/3/2026	Dearborn Life Insurance Co	10-20252	Dearborn Life Payable	Life Vol SP 1/13/2026	\$21.93

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Department	Check Date	Vendor Name	GL Account	Account Description	Description	Amount
10 - General Fund						
Non-Departmental						
	2/3/2026	Dearborn Life Insurance Co	10-20252	Dearborn Life Payable	Life Vol Ch 12/30/2025	\$14.95
	2/3/2026	Dearborn Life Insurance Co	10-20252	Dearborn Life Payable	Life Vol Ch 1/13/2026	\$14.95
	2/11/2026	UnitedHealthcare	10-20213	Health Insurance Payable	UHC-Employee Only 1/13/2026	\$17,289.45
	2/11/2026	UnitedHealthcare	10-20213	Health Insurance Payable	UHC-Employee Only 12/30/2025	\$15,368.40
	2/11/2026	UnitedHealthcare	10-20213	Health Insurance Payable	Adjustment	(\$557.96)
	2/11/2026	UnitedHealthcare	10-20213	Health Insurance Payable	UHC - Employee & Child - ER 12/30/2025	\$1,532.30
	2/11/2026	UnitedHealthcare	10-20213	Health Insurance Payable	UHC - Employee & Child - ER 1/13/2026	\$1,532.30
	2/11/2026	UnitedHealthcare	10-20213	Health Insurance Payable	UHC - Employee & Child - EE 12/30/2025	\$1,671.60
	2/11/2026	UnitedHealthcare	10-20213	Health Insurance Payable	UHC - Employee & Child - EE 1/13/2026	\$1,671.60
	2/11/2026	UnitedHealthcare	10-20213	Health Insurance Payable	UHC - Employee & Family - EE 12/30/2025	\$1,519.76
	2/11/2026	UnitedHealthcare	10-20213	Health Insurance Payable	UHC - Employee & Family - ER 12/30/2025	\$1,519.76
	2/11/2026	UnitedHealthcare	10-20213	Health Insurance Payable	UHC - Employee & Family - EE 1/13/2026	\$1,519.76
	2/11/2026	UnitedHealthcare	10-20213	Health Insurance Payable	UHC - Employee & Family - ER 1/13/2026	\$1,519.76
	2/11/2026	UnitedHealthcare	10-20213	Health Insurance Payable	Emp Medical-ER 12/30/2025	\$449.45
	2/11/2026	UnitedHealthcare	10-20213	Health Insurance Payable	Emp Medical-ER 1/13/2026	\$449.45
	2/11/2026	UnitedHealthcare	10-20213	Health Insurance Payable	UHC - Employee & Spouse - ER 12/30/2025	\$377.60
	2/11/2026	UnitedHealthcare	10-20213	Health Insurance Payable	UHC - Employee & Spouse - ER 1/13/2026	\$377.60

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Department	Check Date	Vendor Name	GL Account	Account Description	Description	Amount
10 - General Fund						
Non-Departmental						
	2/11/2026	UnitedHealthcare	10-20213	Health Insurance Payable	UHC - Employee & Spouse - EE 1/13/2026	\$566.40
	2/11/2026	UnitedHealthcare	10-20213	Health Insurance Payable	UHC - Employee & Spouse - EE 12/30/2025	\$377.60
	2/18/2026	Mccreary, Veselka, Bragg And Allen P.C.	10-20226	Collection Fees Payable	January 2026 Collections	\$688.14
	2/18/2026	REF - Ocheenju Nkani	10-20275	Ref Comm Ctr Deposit	Refund Civic Center Deposit	\$300.00
	2/18/2026	REF - Ocheenju Nkani	10-40322	Community Center Rental	Refund Cancellation	\$325.00
	2/18/2026	Aflac	10-20253	AFLAC Payable	Aflac Acc 12/30/2025	\$570.64
	2/18/2026	Aflac	10-20253	AFLAC Payable	Adjustment	\$59.80
	2/18/2026	Aflac	10-20253	AFLAC Payable	Aflac Acc 1/13/2026	\$591.04
	2/18/2026	Aflac	10-20253	AFLAC Payable	Aflac Hosp 1/13/2026	\$460.35
	2/18/2026	Aflac	10-20253	AFLAC Payable	Aflac Hosp 12/30/2025	\$451.77
	2/18/2026	Aflac	10-20253	AFLAC Payable	Aflac Cancer 1/13/2026	\$352.13
	2/18/2026	Aflac	10-20253	AFLAC Payable	Aflac Cancer 12/30/2025	\$328.79
	2/18/2026	Aflac	10-20253	AFLAC Payable	Aflac Lump S 1/13/2026	\$160.52
	2/18/2026	Aflac	10-20253	AFLAC Payable	Aflac Lump S 12/30/2025	\$153.04
	2/27/2026	U. S. Treasury	10-20212	Fed W/H Payable	Federal W/H 2/24/2026	\$12,365.76
	2/27/2026	U. S. Treasury	10-20210	Fica/Mc Tax Withholding	Social Security-Employee 2/24/2026	\$8,818.59
	2/27/2026	U. S. Treasury	10-20210	Fica/Mc Tax Withholding	Social Security-Employer 2/24/2026	\$8,818.59
	2/27/2026	U. S. Treasury	10-20210	Fica/Mc Tax Withholding	Medicare-Employee 2/24/2026	\$2,062.46

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 Council Report
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Department	Check Date	Vendor Name	GL Account	Account Description	Description	Amount
10 - General Fund						
Non-Departmental						
	2/27/2026	U. S. Treasury	10-20210	Fica/Mc Tax Withholding	Medicare-Employer 2/24/2026	\$2,062.46
	2/27/2026	TX State Child Support Disbursement Unit	10-20217	Child Support Payable	Child Support-TX 2/24/2026	\$115.38
					Total	\$209,069.25
Police Department						
	2/11/2026	REF - Christobal Rodriguez	10-50-50420	Uniforms	Reimbursement for Patches Added to Long Sleeve Uniform Shirts	\$51.96
	2/4/2026	Wex Bank	10-50-50426	Gas & Oil	Fuel 12.24.25 - 01.23.26	\$3,121.09
	2/3/2026	AT&T Mobility	10-50-50430	Cell Phones/Mifi	PD Cell Phones 12.20.25-01.19.26	\$750.06
	2/3/2026	US Bank	10-50-50415	Police Training	OSS Academy: FTO Training Class	\$70.00
	2/3/2026	US Bank	10-50-50429	Department Supplies	Sirchie: Blood Kits/Luminol	\$136.48
	2/3/2026	US Bank	10-50-50420	Uniforms	Galls: Uniform Ties	\$134.48
	2/9/2026	Amazon Capital Services	10-50-50429	Department Supplies	Restricted Area Stickers	\$9.95
	2/13/2026	Xerox Financial Services	10-50-50425	Copiers	February 2026 Copier Lease	\$166.06
	2/18/2026	Galls Incorporated	10-50-50420	Uniforms	Crossfire Spray/Duty Belt/Trouser Belt/Belt Keepers	\$259.93
	2/18/2026	Shredamerica LLC	10-50-50460	Contracted Services	PD Shred Bin	\$96.03
	2/18/2026	Impact Promotional Services	10-50-50420	Uniforms	Covert Tactical Pants - K. Salcinovic	\$104.54
	2/18/2026	REF - Kerim Salcinovic	10-50-50460	Contracted Services	Reimbursement for Fingerprints	\$10.21

City of Venus
 Council Report
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Department	Check Date	Vendor Name	GL Account	Account Description	Description	Amount
10 - General Fund						
Police Department						
	2/17/2026	Amazon Capital Services	10-50-50429	Department Supplies	Battery for Matrice 30 Quadcopter	\$399.99
	2/17/2026	Frontier Communications	10-50-50468	Information Technology	PD Fax Line 02.01.26-02.28.26	\$121.32
	2/20/2026	Amazon Capital Services	10-50-50420	Uniforms	USB Drive & Glove Pouch (2)	\$129.53
	2/20/2026	Enterprise Fleet Management Trust	10-50-50560	Vehicle Lease Payments	Police Vehicle Lease Payment	\$12,498.13
	2/20/2026	Enterprise Fleet Management Trust	10-50-50562	Vehicle Maint Plan	Police Vehicle Maint Plan	\$96.00
	2/20/2026	Enterprise Fleet Management Trust	10-50-50445	Vehicle R&M	Police Vehicle R&M	\$2,168.52
	2/27/2026	Amazon Capital Services	10-50-50429	Department Supplies	Tourniquet Cases (4) & Holster	\$215.21
	2/27/2026	Amazon Capital Services	10-50-50429	Department Supplies	Flash Drives	\$49.99
Total						\$20,589.48
Permits & Inspections						
	2/4/2026	Wex Bank	10-20-50426	Gas & Oil	Fuel 12.24.25 - 01.23.26	\$51.80
	2/3/2026	AT&T Mobility	10-20-50430	Cell Phones & Mifi	Cell Phones - 12.20.25-01.19.26	\$115.32
	2/3/2026	US Bank	10-20-50429	Department Supplies	Boot Barn: Randy's Boots	\$139.49
	2/3/2026	US Bank	10-20-50429	Department Supplies	Boot Barn: Rodolfo's Boots	\$150.00
	2/20/2026	Enterprise Fleet Management Trust	10-20-50560	Vehicle Lease Payments	Permits Vehicle Lease Payment	\$697.57
	2/20/2026	Enterprise Fleet Management Trust	10-20-50562	Vehicle Maint Plan	Permits Vehicle Maint Plan	\$40.00
	2/20/2026	Enterprise Fleet Management Trust	10-20-50445	Vehicle R&M	Permits Vehicle R&M	\$52.87

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Department	Check Date	Vendor Name	GL Account	Account Description	Description	Amount
10 - General Fund						
Permits & Inspections						
Total						\$1,247.05
City Council						
	2/3/2026	AT&T Mobility	10-05-50430	Cell Phones & Mifi	Cell Phones - 12.20.25-01.19.26	\$257.27
	2/3/2026	US Bank	10-05-50485	Mayor's Special Projects	Thomas Reuters: LGC Code Books	\$152.00
	2/17/2026	Amazon Capital Services	10-05-50485	Mayor's Special Projects	Office Chairs (9)	\$1,709.91
Total						\$2,119.18
Planning & Development						
	2/3/2026	AT&T Mobility	10-45-50430	Cell Phones & Mifi	Cell Phones - 12.20.25-01.19.26	\$40.77
Total						\$40.77

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Department	Check Date	Vendor Name	GL Account	Account Description	Description	Amount
30 - VCSDC						
Special Rev Dept/Vcsdc						
	2/4/2026	Michael B. Halla	30-00-50462	Legal Expenses	Legal Services - January 2026	\$250.00
	2/4/2026	Mountain Peak Special Utility District	30-00-50432	Utilities	502 E Hwy 67 - Water Usage - 12/4-1/4/26	\$24.33
	2/4/2026	Mountain Peak Special Utility District	30-00-50432	Utilities	CR 213 Irrigation Venus Sign - Water Usage - 12/4-1/4/26	\$22.73
	2/11/2026	Frontier Waste	30-00-50432	Utilities	Civic Center	\$144.23
	2/11/2026	North Texas Pyrotechnics LLC	30-00-50491	City Contr-Special Events	Fireworks Display June 27,2026 Deposit	\$8,000.00
	2/18/2026	Achieveav	30-00-50491	City Contr-Special Events	Freedom Fest 2026 - Deposit Concert Production	\$1,000.00
	2/18/2026	Gexa Energy	30-00-50432	Utilities	Civic Center - Electricity	\$1,069.89
					Total	\$10,511.18

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Department	Check Date	Vendor Name	GL Account	Account Description	Description	Amount
73 - 2025 Street Bond						
2025 Street Bond						
	2/18/2026	Amegy Bank	73-00-50504	Bond Interest	COB Series 2025 Interest	\$79,106.26
Total						\$79,106.26

Fund Totals

10	General Fund	\$408,786.88
11	CPF-2020 Bond Proceeds	\$36,225.00
20	Debt Service Fund	\$335,906.24
30	VCSDC	\$10,511.18
60	Water & Sewer Fund	\$701,392.10
66	Brahman Ranch WTPP	\$14,750.00
73	2025 Street Bond	\$79,106.26
	Grand Total:	\$1,586,677.66

ITEM REPORT

To: City Council
From: Brad Hargrove, Fire Chief
Subject: Approval to Purchase Bunker Gear that has been approved by Johnson County ESD #1 for reimbursement in the amount of \$67,620.00.
Department/Office: Fire Department

Summary:

Venus FD has been awarded a reimbursement incentive for the purchase of bunker gear from Johnson County ESD #1. We are seeking approval to make this purchase to comply with our current purchasing policy. Once this gear is purchased, Chief Hargrove will submit the documentation to the ESD to obtain reimbursement for these funds.

Recommended Action:

Approval of purchase

Budget:

Attachments:

1. 3-5-26 Quote GX3 Black



HEADQUARTERS: SHREVEPORT, LA 71148-8007

SERVING NORTH TEXAS

ACCOUNT:		SHIP TO: Venus FD
SOLD TO: Venus FD		
ATTN: Brad Hargrove		ATTN: Brad Hargrove
PHONE: 817-320-9770		PHONE: 817-320-9770
EMAIL: bhargrove@cityofvenus.org		EMAIL: bhargrove@cityofvenus.org

CREDIT CARD:		CUST PO NUMBER	SALES REP ID	SALES REP #	
NAME/EXP DATE		Chief Hargrove	412	SFS030526	
NUMBER/CODE/ZIP		TERMS	FREIGHT	DATE	FORM TYPE
TRANSACTION ID#		30	ADD	3/5/2026	QUOTE

ITEM	LOC		QTY	SHIPPED	PRICE	AMOUNT
1		A-1836ABC0BBEABC00A0 Black 1836 Bourkes MODEL_1836 A UNPAINTED SHELL_COLOR_1836 B BLACK EYE PROTECTION_1836 C NFPA BOURKE EYE SHIELD ADDITIONAL EYE PROTECTION_1836 0 NONE CUSHION_LINER_1836 B DELUXE/LEATHER EARLAP_1836 B BLACK NOMEX FRONT HOLDER_1836 E 6" CARVED EAGLE CHINSTRAP_1836 A QUICK RELEASE & POSTMAN SLID TRIM TYPE_1836 B SCOTCHLITE TRIM COLOR AND SHAPE_1836 C RED ORANGE TRIPLE TRIM (NFPA HELMET FRONT ATTACHED_1836 0 NONE ACCESSORY_TYPE_A_1836 0 NONE SHIP FROM_1836 A USM3 (Jacksonville) FUTURE OPTION 1_1836 0 NONE	14		\$ 435.00	\$ 6,090.00
		nefeda quote #26035483			\$ -	\$ -
3	35	GLO-120140013W GLOBE SUPREME BOOT	14		\$ 485.00	\$ 6,790.00
		nefeda quote #21217863			\$ -	\$ -
4	35	Globe Hood	14		\$ 110.00	\$ 1,540.00
					\$ -	\$ -
5		GEXTREME 3.0 BLACK PBI Max Coat	14		\$ 2,075.00	\$ 29,050.00
6		GEXTREME 3.0 BLACK PBI Max Pants	14		\$ 1,725.00	\$ 24,150.00
		Nefeda quote #110425-34G79			\$ -	\$ -

Shipping cost will be added upon invoice.	ADD	Tax	\$ -
		Freight	\$ -
		TOTAL	\$ 67,620.00

Quote is good for 30 calendar days. If paying with credit card a 3% convenience fee will be added to any purchase greater than \$10,000. Purchases through a Cooperative Purchasing Agreement must be accompanied with a Purchase Order. Please review our Return and Payment Policies at www.cascoindustries.com/policies for more information. Thank you for your business!

ITEM REPORT

To: City Council
From: Becky Wilkins, Finance Director
Subject: Discuss and consider a Resolution repealing the Master Fee Schedule in its entirety and replacing it with a new Resolution to update the Master Fee Schedule, "Utility Billing" section, to include Frontier rate increases effective 4/1/2026.
Department/Office: Finance

Summary:

Approve a resolution authorizing a change to the Master Fee Schedule to reflect a rate change in garbage fees.

Recommended Action:

Budget:

No budget impact. Garbage fees are a pass-through item.

Attachments:

1. Copy of Master Fee Schedule FY 26 edits mar 2026 bw
2. VENUS Resolution Amended master fee03 2026 (1)

City of Venus, Texas

Johnson/Ellis Counties



Master Fee Schedule

Adopted: 09/08/2025

Master Fee Schedule

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Adopted: 09/08/2025

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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/physical impaired, 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 Occupancy Inspections	
Fire Certificate of Occupancy 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 each additional \$1,000.00
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 each additional \$1,000.00

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
Valued at \$251,000.00 to \$500,999.00	will be
Valued at \$501,000.00 to \$1,000,999.00	3rd Party prior
Valued at \$1,001,000.00 to \$3,000,999.00	submitted
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 each additional \$1,000.00

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	\$ 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	\$ 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 - Miscellaneous 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 + \$50.00
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
Donation Box Permit	\$ 50.00
Donation Box - School/Government/Church/501c3 property	\$ -
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 occupancy)	\$ 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 - Plan Review Commercial/Multi-Family	
Valuation	Proposed
Plan Amendment Fee over 10-30 pages	\$175.00
Plan Amendment 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 additional \$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 - Single Family 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 Inspections	
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	Fee
Development - General Fees	
Required Park fees are enumerated in City Ordinance Chapter 26	\$ -
Required Warning Siren Fees are enumerated in City Ordinance Chapter 26	\$ -
ETJ Release Petition	\$500.00
Certificate of Appropriateness Application	\$500.00
Development Agreement	\$1,000 + \$10/acre
Annexation Agreement	\$1,000 + \$10/acre
Pre-Annexation Agreement	\$1,000 + \$10/acre
Agreement Amendment	\$750 + \$10/acre
Variance Application	\$400 + \$10/acre + \$100/code section
Change Order for Plans	\$ 100.00
Conditional Use Permit Application - New Construction	\$ 1,000.00
Conditional Use Permit Application - Without New Construction	\$ 500.00
PID Fee per lot	\$ 2,500.00
Development - Impact Fees (Use LU Equivalent Chart "Exhibit A" To Calculate the Impact Fee for Meters Larger than 3/4"	
Water - Base LU Fee for 3/4" Meter and smaller	\$ 3,500.00
Sewer - Base LU Fee for 3/4" Meter and smaller	\$ 3,500.00
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 - 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 - 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 - 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 - 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 Engineer	As Determined by Staff
Consultant Plan Review Escrow	As Determined by Staff

Exhibit "A"

Living Unit Equivalencies for Various Types and Sizes of Water Meters

Meter Type	Meter Size	Continous Duty Maximum Rate (mgd)(s)	Living Unit Per Meter Size
Simple	3/4"	10	1.0
Simple	1"	25	2.5
Simple	1 1/2"	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"	1600	160.0
Compound	10"	1150	115.0
Turbine	10"	2500	250.0
Turbine	12"	3300	330.0

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 Accumulations	
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

Utility Billing	
Description	Fee
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) (2,001-5,000: \$5.36 /1,000 gallons (5,001-Above: \$9.36 /1,000 gallons)	\$56.34 min/1st 2,000 gallons
Small Business - Water (monthly) (2,001-Above: \$7.91 /1,000 gallons)	\$75.41 min/1st 2,000 gallons
Retail Business - Water (monthly) (5,001 -15,000: \$7.91 /1,000 gallons 15,001 - Above: \$9.08 /1,000 gallons)	\$378.58 min/1st 5,000 gallons
Commercial - Water (monthly) (50,001 - Above: \$8.77 /1,000 gallons) Fixed Monthly Charge \$422.13	\$468.56 min/1st 50,000 gallons
Multi-Family - Water (monthly) (5,001- Above: \$9.08 /1,000 gallons)	\$1,373.80 min/1st 5,000 gallons
Residential - Sewer (monthly)	\$68.64 minimum
Small Business - Sewer (monthly) (10,001 - Above: \$11.60 /1,000 gallons)	\$105.55 min/1st 10,000 gallons
Retail Business - Sewer (monthly) (15,001 - Above: \$11.60 /1,000 gallons)	\$ 160.86 min/1st 15,000 gallons
Commercial - Sewer (monthly) (50,001 - Above: \$11.60 /1,000 gallons)	\$527.50 min/1st 50,000 gallons
Multi-Family - Sewer (monthly) (5,001 - Above: \$11.60 /1,000 gallons)	\$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		4/1/2026
Residential Polycart	\$ 17.38	\$ 17.90
Residential Extra Polycart	\$ 6.25	\$ 6.44
Commerical Load	\$ 22.57	\$ 23.25
Extra Commerical Load	\$ 13.55	\$ 13.96
Dumpster 2 yard dumped 1x a week	\$ 70.28	\$ 72.39
Dumpster 2 yard dumped 2x a week	\$ 122.06	\$ 125.72
Dumpster 2 yard dumped 3x a week	\$ 218.21	\$ 224.76
Dumpster 3 yard dumped 1x a week	\$ 88.77	\$ 91.43
Dumpster 3 yard dumped 2x a week	\$ 159.03	\$ 163.80
Dumpster 3 yard dumped 3x a week	\$ 282.94	\$ 291.43
Dumpster 4 yard dumped 1x a week	\$ 107.26	\$ 110.48
Dumpster 4 yard dumped 2x a week	\$ 196.00	\$ 201.88
Dumpster 4 yard dumped 3x a week	\$ 312.53	\$ 321.91
Dumpster 6 yard dumped 1X a week	\$ 144.23	\$ 148.56
Dumpster 6 yard dumped 2x a week	\$ 257.05	\$ 264.76
Dumpster 6 yard dumped 3x a week	\$ 355.05	\$ 365.70
Dumpster 8 yard dumped 1x a week	\$ 181.23	\$ 186.67
Dumpster 8 yard dumped 2x a week	\$ 301.43	\$ 310.47
Dumpster 8 yard dumped 3x a week	\$ 423.49	\$ 436.19
Roll-off 20 yard haul	\$ 146.39	\$ 150.78
Roll-off 20 yard disposal	\$ 54.89	\$ 56.54
Roll-off 20 yard rent	\$ 3.65	\$ 3.76
Roll-off 20 yard delivery	\$ 182.99	\$ 188.48
Roll-off 30 yard haul	\$ 195.20	\$ 201.06
Roll-off 30 yard disposal	\$ 54.89	\$ 56.54
Roll-off 30 yard rent	\$ 3.65	\$ 3.76
Roll-off 30 yard delivery	\$ 182.99	\$ 188.48
Roll-off 40 yard haul	\$ 284.19	\$ 292.72
Roll-off 40 yard disposal	\$ 54.89	\$ 56.54
Roll-off 40 yard rent	\$ 3.65	\$ 3.76
Roll-off 40 yard delivery	\$ 182.99	\$ 188.48
Compactor	\$ 457.44	\$ 471.16

****Roll-off and compactor rates were not on MFS prior to 4/1/2026**

RESOLUTION _____

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. 18-2025-09 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 23rd day of March, 2026.

APPROVED:

By: _____
Alejandro Galaviz, Mayor

ATTEST:

By: _____
Callie Driggars, City Secretary

EXHIBIT "A"
MASTER FEE SCHEDULE

ITEM REPORT

To: City Council
From:
Subject: Discuss and consider an appointment to the Venus Community Service Development Corporation Place 5. (Councilmember Wilson)
Department/Office: City Secretary

Summary:

Recommended Action:

Budget:

Attachments:

None

ITEM REPORT

To: City Council
From: Scott Williams, Public Works Director, Becky Wilkins, Finance Director
Subject: 2026 State of the Infrastructure Update
Department/Office: Public Works

Summary:

The Public Works Department has prepared a comprehensive report utilizing data from the Water and Wastewater Master Plans, Drainage Study, and Street's Capital Projects. This report was prepared so that Council has a full transparent understanding of the state of the City's infrastructure.

Recommended Action:

Discussion of the 2026 State of the Infrastructure report seeking Council's direction for staff's next steps.

Budget:

Discussion Item

Attachments:

1. State of the Infrastrucure_Final

STATE OF THE INFRASTRUCTURE

CITY OF VENUS

Infrastructure Capacity, Risk, and Capital Planning Assessment

2026

Prepared for Mayor and City Council

Prepared by
Scott Williams
Director of Public Works

State of the Infrastructure City of Venus

Overview - Wastewater

The City of Venus has entered a critical infrastructure decision period. Regional growth pressures are increasing. Development interest is accelerating. Population projections indicate substantial long-term expansion. However, multiple core infrastructure systems are operating with limited or no remaining capacity, and in at least one case, wastewater, functional capacity has been reached.

In late January 2026, the City received the completed Water Master Plan and Wastewater Master Plan prepared by its consulting engineer. The data, modeling, flow analysis, capital projections, and system performance metrics presented in this report are derived directly from those professionally prepared master planning documents. The findings are based on hydraulic modeling, flow monitoring, and projected demand analysis, not internal assumptions.

While each system presents financial and operational exposure, wastewater capacity represents the most immediate and constraining issue. The Palladium Wastewater System, which serves the majority of existing residential and commercial customers — north and south (2.1 miles) of Hwy 67 has no remaining functional capacity to accommodate additional flow without significant infrastructure upgrades. Hydraulic modeling confirms that key components (lift stations and sewer main size) of the system are operating at capacity during peak flow conditions. This means wastewater capacity is now the limiting factor in economic development. This constraint directly prevents:

- ❖ New commercial projects
- ❖ Residential subdivisions
- ❖ Multifamily and residential developments
- ❖ Expansion of existing businesses

To illustrate the constraint: If a business located on the City Square, such as Biundo's, sought to expand operations, increase seating, enlarge kitchen facilities, or otherwise increase discharge volume, the City could not approve that expansion due to the lack of sewer capacity. Or if the Car Wash wanted to develop next to the AutoZone the development would be denied until the Palladium Wastewater System has been upgraded.

Restoring wastewater capacity (short term 2-4 years) will require approximately \$3.8 million in priority capital improvements. These projects are prerequisite investments necessary to restore available capacity and allow continued development. The timeline for the project would be approximately (14) months if we started today. On a positive note, Council approved the engineering, which will take about (8) months. However, all development will be restricted until the Palladium Wastewater system has been upgraded.

State of the Infrastructure City of Venus

Overview Continued - Water

The water system presents a different but related exposure. While storage currently meets minimum regulatory requirements, pumping capacity does not meet firm capacity standards necessary to support projected long-term demand. The Water Master Plan identifies approximately 22 Million Dollars in capital projects to support future growth. While this does not represent an immediate halt to development in the same manner as wastewater, water infrastructure expansion will require phased financial planning and timely execution. If not, then the water system will restrict development like the wastewater system is doing now.

The City's infrastructure systems (water and wastewater) are interconnected. Expanding one system without advancing the other creates operational and economic development risk. Currently, wastewater capacity constraints are now preventing new development. Once the City upgrades and expands the wastewater system, development activity is expected to accelerate quickly. Residential and commercial growth will increase water demand immediately upon connection to the wastewater system. While our existing water storage meets minimum regulatory requirements today, our pumping capacity does not meet firm capacity standards required for long term growth, and overall system storage will not be sufficient to support future development without the planned capital improvements.

Importantly, corrective action is already underway. The City is currently engineering a new ground storage reservoir and pump station. Engineering design is in progress, and the City is evaluating the acreage necessary for the proposed pump station site off CR 109. This project represents a foundational component of long-term system reliability and capacity expansion. Following completion of the pump station and ground storage improvements, the next phase of system upgrades will include:

- ❖ Demolition of the existing 50,000 gal. elevated storage tank (just south of the City Square).
- ❖ Construction of a new 750,000 gal. elevated storage tank at the location of the demoed EST.
- ❖ Raising the existing 150,000 gal. prison elevated storage tank approximately 48 ft.

These improvements are necessary to improve system pressure stability, operational redundancy, and long-term service reliability. If wastewater capacity is increased without advancing these water system improvements, development could outpace available water infrastructure. This would create pressure on storage, pumping, fire flow capability, and system reliability.

Wastewater expansion will unlock growth. However, water infrastructure investment must occur in parallel to ensure the City can reliably serve that growth. Strategic sequencing and phased financial planning are essential to prevent infrastructure imbalance and protect long term system integrity.

State of the Infrastructure City of Venus

Overview Continued - Streets

In March 2025, the City received the Street Infrastructure Assessment. The report was prepared by IMS Infrastructure Management Services. The report evaluated approximately 35 centerline miles of roadway using ASTM D6433 standards and advanced pavement imaging technology to calculate the Pavement Condition Index for each segment.

The analysis determined:

- ❖ The overall network average Pavement Condition Index is 66
- ❖ Approximately 30 percent of the network is classified as backlog, meaning it is rated Poor or Very Poor and requires major rehabilitation or reconstruction
- ❖ The asphalt portion of the network has an average PCI of 37 with a backlog of approximately 69 percent
- ❖ The concrete portion of the network has an average PCI of 88 with minimal backlog

The data shows a significant disparity between asphalt and concrete streets. While more than half of the network is concrete and performing well, the asphalt network accounts for nearly the entire reconstruction backlog.

Recognizing this condition and the financial exposure associated with deferred maintenance, the City issued \$4.8 million in street bonds on October 1, 2025. This funding will allow approximately 85 percent of the City's asphalt infrastructure to be reconstructed, repaired, or rebuilt beginning in spring 2026.

This action represents a major corrective step toward stabilizing the City's street network. The reconstruction program will:

- ❖ Substantially reduce the existing asphalt backlog
- ❖ Improve overall network condition
- ❖ Extend pavement life cycles through structural rehabilitation
- ❖ Protect long term taxpayer investment

Unlike water and wastewater, which are currently facing capacity limitations, the street system is now positioned for measurable improvement due to proactive funding and implementation planning.

State of the Infrastructure City of Venus

Overview Continued – Drainage Systems

The City's most significant drainage concern is located in Meadow Ridge Estates Phase One, where the original subdivision was constructed with an open drainage system utilizing bar ditches rather than enclosed storm sewer infrastructure.

While open ditch systems can function adequately in rural or low-density environments, they present several challenges in developed residential areas:

- ❖ Reduced hydraulic capacity during intense rainfall events
- ❖ Overtopping during heavy storm events resulting in yard and potential structure flooding
- ❖ Erosion of side slopes and roadway shoulders
- ❖ Sediment buildup that restricts flow
- ❖ Increased long term maintenance demands
- ❖ Limited ability to convey runoff from upstream development

As upstream growth increases impervious surface area, runoff volumes increase and the original ditch design may no longer adequately handle peak flows. This condition has resulted in recurring flooding complaints within Meadow Ridge Estates.

Corrective measures may include enclosed storm sewer systems, regional detention, channel reconstruction, or upsizing downstream conveyance infrastructure. These improvements will require significant capital investment.

In addition to open ditch systems, many areas of the City utilize curb and gutter stormwater conveyance. Unlike bar ditch systems that rely on open channels, curb and gutter infrastructure is designed to collect runoff along the edge of pavement and direct it through inlets into underground storm sewer systems.

These systems function by:

- ❖ Capturing surface runoff along street gutters
- ❖ Conveying water into curb inlets or grated inlets
- ❖ Transporting stormwater through underground pipe networks
- ❖ Discharging runoff to downstream channels, detention facilities, or natural waterways

As the City continues to grow and impervious surface area increases, runoff volumes entering curb and gutter systems will increase. Without adequate maintenance and long-term capital planning, localized drainage issues can develop even in areas originally designed to function properly.

For this reason, a comprehensive drainage strategy and a drainage fee must address both legacy open ditch systems and enclosed curb and gutter systems to ensure system wide reliability.

State of the Infrastructure City of Venus

Overview Summary

The City of Venus has entered a critical infrastructure period in which wastewater capacity has become the immediate limiting factor to economic growth. In late January 2026, the City received a professionally prepared Water Master Plan and Wastewater Master Plan. The data, hydraulic modeling, flow monitoring, and projected demand analysis presented in this report are derived directly from those engineering documents. The findings confirm that the Palladium Wastewater System, which serves the majority of residential and commercial customers north and south of Highway 67, has reached functional capacity. Key lift stations and collection lines are operating at peak hydraulic limits during high flow conditions, leaving no remaining capacity to approve additional discharge without significant infrastructure upgrades. **This is not a future projection. It is a present operational constraint.** New commercial projects cannot be approved, residential subdivisions cannot connect, and expansion of existing businesses that increase discharge volume would be restricted until improvements are completed. Restoring available capacity will require approximately \$3.8 million in priority capital improvements. Engineering has been authorized and is underway, but until construction is completed, development remains limited. Wastewater expansion is therefore a prerequisite investment necessary to unlock continued growth.

The water system presents the next emerging exposure. While current storage meets minimum regulatory requirements, pumping capacity does not meet firm capacity standards necessary to support projected long-term demand. The Water Master Plan identifies approximately \$22 million in capital improvements required to maintain pressure stability, fire flow reliability, and operational redundancy. The City has already initiated engineering for a new ground storage reservoir and pump station, including site evaluation near CR 109. Future phases include demolition of the existing 50,000 gal. elevated tank, construction of a new 750,000 gal. elevated tank, and raising the existing 150,000 gal. prison elevated tank to improve system performance. Once wastewater capacity is restored, development activity is expected to accelerate, increasing water demand immediately. **Without parallel water system investment, the City risks replacing one infrastructure bottleneck with another.**

Street infrastructure is stabilizing. The March 2025 Pavement Management Report identified an overall network condition of 66 with approximately 30 percent backlog concentrated primarily in the asphalt network. In response, the City issued \$4.8 million in street bonds in October 2025. Approximately 85 percent of asphalt streets are scheduled for reconstruction or rehabilitation beginning in spring 2026. Unlike wastewater and water, the street system is now moving in a positive direction due to proactive funding and implementation planning.

Drainage remains an area of growing exposure, particularly in Meadow Ridge Phase-1 where open bar ditch systems have limited hydraulic capacity during intense rainfall events. As development increases impervious surface area, runoff volumes rise and localized flooding risks increase. Corrective measures may require enclosed storm sewer improvements, channel reconstruction, or regional detention, all of which represent significant capital investment. The City is currently conducting a stormwater utility fee study to evaluate establishment of a dedicated drainage funding source based on impervious surface contribution, allowing long term planning and maintenance rather than reactive response.

In summary, wastewater is currently restricting growth, water must expand in parallel to sustain future development, streets are improving due to recent bond action, and drainage will require a dedicated funding strategy. Strategic sequencing and disciplined capital planning will determine whether infrastructure constrains growth or supports it.

State of the Infrastructure City of Venus

Capital Project Sequencing and Cost Basis

The sequencing of projects is not arbitrary. It reflects engineering driven prioritization based on system limitations and operational risk.

Wastewater Project Sequencing and Cost Exposure: The Wastewater Master Plan identifies immediate capacity restoration projects within the Palladium Wastewater System. Initial phases focus on relieving the most restrictive bottlenecks, including lift stations and trunk lines currently operating at or near peak hydraulic limits. These projects are required before additional development can proceed. The costs depicted in the following spreadsheets represent engineering Opinions of Probable Construction Cost developed as part of the master planning process. These estimates are based on conceptual design criteria, modeled infrastructure sizing, anticipated quantities, and recent regional construction cost data. An Opinion of Probable Construction Cost is a planning level estimate intended to establish realistic order of magnitude financial exposure. While final design and bidding may adjust individual line items, the overall capital need is not speculative. It reflects the cost required to restore available capacity. The financial implication is direct. Without funding these projects, wastewater capacity will continue to restrict commercial expansion, multifamily development, and industrial recruitment. Delaying action does not reduce cost. It increases it through construction inflation and prolonged development stagnation.

Water Project Sequencing and Capital Planning: The Water Master Plan outlines a phased expansion strategy tied to projected demand and firm capacity requirements. The first phase focuses on increasing pumping capacity and ground storage to stabilize system pressure and support near term growth. Engineering for a new ground storage reservoir and pump station near CR 109 is already underway. Subsequent phases include demolition of the existing 50,000-gallon elevated tank, construction of a new 750,000-gallon elevated tank, and raising the existing prison elevated tank to improve pressure zones and operational redundancy. Each of these projects includes an engineering Opinion of Probable Construction Cost derived from system modeling and current cost data. These are not enhancement projects. They are foundational investments required to sustain growth once wastewater capacity is restored. If water infrastructure expansion does not advance in parallel with wastewater improvements, the City risks resolving one infrastructure constraint only to encounter another.

Street Reconstruction Cost Basis: Street reconstruction costs shown in the spreadsheets are based on pricing provided by Texas Materials for the 2026 asphalt reconstruction program. These figures reflect current material pricing, unit rates for milling and base repair, and reconstruction quantities identified in the Pavement Management Report. Unlike long range planning estimates for utilities, these street costs represent near term contractor-based pricing. They provide a realistic construction baseline tied to the 4.8-million-dollar bond issued in October 2025.

Funding Decisions Cannot Be Deferred: The spreadsheets that follows consolidates these capital exposures to provide a clear view of the financial scale facing the City. Wastewater and water infrastructure alone represent tens of millions of dollars in required investment within the next (5) years. These projects will require difficult policy decisions that may include:

- ❖ Issuance of debt
- ❖ Property tax adjustments
- ❖ Water and sewer rate increases

Deferring these decisions does not eliminate the obligation. It increases cost, compresses timelines, and reduces the City's ability to control its growth trajectory. The sequencing presented in the master plans provides a roadmap. The remaining question is not what must be built. The question is how and when it will be funded.

The spreadsheets that follow presents the numbers that will shape those decisions.

State of the Infrastructure City of Venus

The **Wastewater Projects** below must be done now to have sewer capacity in the Pallidum Wastewater System. Once these projects are completed it will provide 395 additional connections assuming 100/gal/day/per person, 3.5 people per residential connection.

Project #	Project Name	Project Description	Estimated Cost of Project
1. 2-Years	Parallel 15" to 21" Downtown Gravity Trunk line	This project is 2,100 LF of 15" and 2,450 LF of 21" parallel wastewater line and 1,900 LF of replacing 12" with 18" along N. Hickory St.	\$2,298,000
2. 2-Years	Palladium Lift Station Upgrade	This project upgrades the existing lift station to the existing 10" FM capacity of 2.88 MGD. This provides an estimated additional 1-MGD of sewer capacity	\$443,000
3. 2-Years	Replace existing 6" FM from Prison LS	This project replaces 5,500 LF of existing 6" FM from the Prison LS with a 12" FM. The capacity of the proposed 12" FM is approximately 4.0 MGD.	\$1,096,000
		Total =	\$3,837,000

The **Water Projects** below ensure compliance with firm capacity requirements, maintain pressure reliability, and protect fire flow capability. Expanding wastewater capacity without parallel water system investment would shift the City's constraint from sewer to water. Strategic infrastructure alignment is essential to prevent service limitations, operational strain, or a development constraints due to water capacity shortfalls.

Project #	Project Name	Project Description	Estimated Cost of Project
1. 2-Years	Ground Storage and Pump Station	Construct a 1.25 MG ground storage tank and a pump station with (3) 950 gallon per minute pumps	\$11,150,000
2. 3-5 Years	Demo existing 50K EST & 250K GSR	Demo existing elevated storage tank and existing ground storage tank	\$304,000
3. 3-5 Years	Downtown 750K EST	Construct a 750,000-gallon elevated storage tank where the old 50K EST was.	\$9,000,000
4. 3-5 Years	Raise Prison EST	Raise existing 150K gal. Prison elevated storage 48 Ft & recoating (painting)	\$1,200,000
		Total =	\$21,654,000

State of the Infrastructure

City of Venus

The wastewater projects identified on the previous page must be completed immediately to restore sewer capacity within the Palladium Wastewater System. Upon completion, these improvements are projected to provide capacity for approximately **395** additional residential connections, based on 100 gallons per day, per person at 3.5 persons per household.

While this expansion is necessary and will temporarily relieve current constraints, it is important to recognize that **395** connections will not meet projected demand for long. Over the past two months alone, the City has declined more than 1,100 potential Living Unit Equivalents (LUEs) due to insufficient sewer capacity, as reflected in the following page. This demonstrates that the restored capacity will be quickly absorbed.

The reality is that **395** connections may represent the maximum expansion the City can reasonably fund at this time. However, the upgrades identified are not optional, they must be completed regardless to maintain system function and regulatory compliance.

If the City's objective is to eliminate recurring capacity limitations and avoid repeated development moratorium cycles, a more comprehensive solution must be considered. Specifically, the existing Palladium force main would need to be converted to a gravity main, and the Palladium Lift Station would need to be abandoned. This improvement would remove a structural bottleneck in the system and provide long-term, scalable capacity. The estimated cost for this gravity main conversion project is \$7,229,000. This project has been added to the updated capital spreadsheet for Council's consideration.

The attached spreadsheet outlines the critical wastewater infrastructure projects that must be completed over the next five years to maintain system capacity, regulatory compliance, and operational reliability. Projects 1, 2, and 3 are immediate priorities and must be delivered within the next two years at an estimated cost of \$3,837,000 to address current system constraints. Projects 4 and 5 are planned within the five-year horizon, representing an additional \$8,729,000 in investment.

The total capital investment required over the next five years is \$12,566,000 for wastewater. This phased implementation strategy reflects both the urgency of near-term capacity needs and the substantial long-term commitment necessary to sustain wastewater service levels, protect existing customers, and responsibly accommodate future growth.

Project #	Project Name	Description	Estimated Cost
1. 2-Years	Parallel 15" to 21" Downtown Gravity Tunk Line	This project is 2,100 LF of 15" and 2,450 LF of 21" parallel wastewater line and 1,900 LF of replacing 12" with 18" along N. Hickory St.	\$2,298,000
2. 2-Years	Palladium Lift Station Upgrade	This project upgrades the existing lift station to the existing 10" FM capacity of 2.88 MGD. This provides an estimated additional 1-MGD of sewer capacity	\$443,000
3. 2-Years	Replace existing 6" FM from Prison LS	This project replaces 5,500 LF of existing 6" FM from the Prison LS with a 12" FM. The capacity of the proposed 12" FM is approximately 4.0 MGD.	\$1,096,000
4. 5-Years	Replace FM with Gravity Main along Hwy 67	This project replaces the existing force main to the TRA connection with an upsized gravity sewer main.	\$7,229,000
5. 5-Years	Decommission Palladium Lift Station	This project decommissions the lift station and take the 12" FM offline.	\$1,500,000
Grand Total =			\$12,566,000

State of the Infrastructure

City of Venus

The total five-year capital investment required for **wastewater improvements**, combined with the planned **water system upgrades** of \$34,220,000 reflected in this spreadsheet, represents a coordinated utility strategy that should be implemented within the same planning horizon. Water and wastewater systems are operationally interconnected—every new water connection ultimately becomes wastewater flow, meaning capacity, treatment, storage, and conveyance must expand in parallel to avoid service limitations (like we are experiencing now), regulatory exposure, or development constraints (like we are experiencing now). The timing of these investments will depend on the pace of growth, but planning and funding for both within the next five years is critical to ensure the City can responsibly accommodate new development while protecting existing customers.

In contrast, **street infrastructure** is currently in good condition following the recent \$4.8 million capital investment, and with a dedicated percentage of annual sales tax allocated specifically to street maintenance and rehabilitation, streets are not anticipated to present an infrastructure constraint in the near term. Additionally, the City is actively conducting a **drainage fee study**. If Council adopts the proposed drainage utility structure upon completion, drainage will ultimately establish its own dedicated funding source. Over time, this will allow drainage improvements to be addressed without competing with or impacting funding capacity needed for critical water and wastewater infrastructure investments.

Project #	Project Name	Description	Estimated Cost
1. 2-Years	Parallel 15" to 21" Downtown Gravity Tunk Line	This project is 2,100 LF of 15" and 2,450 LF of 21" parallel wastewater line and 1,900 LF of replacing 12" with 18" along N. Hickory St.	\$2,298,000
2. 2-Years	Palladium Lift Station Upgrade	This project upgrades the existing lift station to the existing 10" FM capacity of 2.88 MGD. This provides an estimated additional 1-MGD of sewer capacity	\$443,000
3. 2-Years	Replace existing 6" FM from Prison LS	This project replaces 5,500 LF of existing 6" FM from the Prison LS with a 12" FM. The capacity of the proposed 12" FM is approximately 4.0 MGD.	\$1,096,000
4. 5-Years	Replace FM with Gravity Main along Hwy 67	This project replaces the existing force main to the TRA connection with an upsized gravity sewer main.	\$7,229,000
5. 5-Years	Decommission Palladium Lift Station	This project decommissions the lift station and take the 12" FM offline.	\$1,500,000
Grand Total =			\$12,566,000

Project #	Project Name	Project Description	Estimated Cost of Project
1. 2-Years	Ground Storage and Pump Station	Construct a 1.25 MG ground storage tank and a pump station with (3) 950 gallon per minute pumps	\$11,150,000
2. 3-5 Years	Demo existing 50K EST & 250K GSR	Demo existing elevated storage tank and existing ground storage tank	\$304,000
3. 3-5 Years	Downtown 750K EST	Construct a 750,000-gallon elevated storage tank where the old 50K EST was.	\$9,000,000
4. 3-5 Years	Raise Prison EST	Raise existing 150K gal. Prison elevated storage 48 Ft & recoating (painting)	\$1,200,000
Total =			\$21,654,000

Over many years, projects that should have been phased in gradually were deferred or never planned allowing capacity constraints to compound over time. As development pressure has accelerated, the City now faces the reality of having to address multiple major water and wastewater upgrades simultaneously to restore capacity, ensure compliance, and position the system to support responsible growth moving forward.

Total Estimated Capital Needed for Water & Wastewater Infrastructure upgrades.

\$34,220,000

State of the Infrastructure

City of Venus

Over the past several months, the City has met with multiple residential and commercial developers to discuss proposed projects within our service area. Unfortunately, due to the current lack of available sanitary sewer capacity, the City has been unable to support or approve these developments at this time. As a result, these projects have been paused, delayed, or declined until additional wastewater capacity improvements are completed. This situation will have to continue and the current list will grow until the initial system upgrades are delivered, which are projected to provide approximately 395 additional connections. The table below outlines the current developments impacted by these capacity limitations.

Properties currently affected by lack of sanitary sewer capacity:

Number	Address	Owner Name	Type of Development	Parcel ID	County
1	116 W 2 nd St	Veronica Morales & Thomas Morales	Commercial (1 lot)	126.4430.03511	Johnson
2	109 W US Highway 67	Venus Investment, LLC	Commercial (1 lot)	126.0026.00231	Johnson
3	206 S Main St	Apex Alliance 001 LLC	Commercial (1 lot)	126.4430.02460	Johnson
4	101 S Main St	101 Venus LLC	Commercial (1 lot)	126.4430.03519	Johnson
5	Ridgeview Addition	Lilian Custom Homes	Residential (54 lots)	Several Parcel IDs	Johnson
6	13 Bulldog Dr	Duane, Schifano	Residential (265 lots)	126.0758.00410	Johnson
7	501 E US Highway 67	JTM Venus Land	Mixed Use: Residential & Commercial	126.0026.00200	Johnson
8	1196 CR 214	Legacy Housing Corporation	Residential (240 lots)	126.0758.00280	Johnson
9	1400 FM 1807	Venus 102, LLC (Hakuna Matata Investments)	Residential (400 lots)	Several Parcel IDs	Johnson
10	12548 FM 1807	Legacy Housing Corporation	Residential (65 lots)	126.0499.00060	Johnson
11	Venus Junction	Saldena Properties, LLC	Commercial (6 lots)	126.4291.01060	Johnson

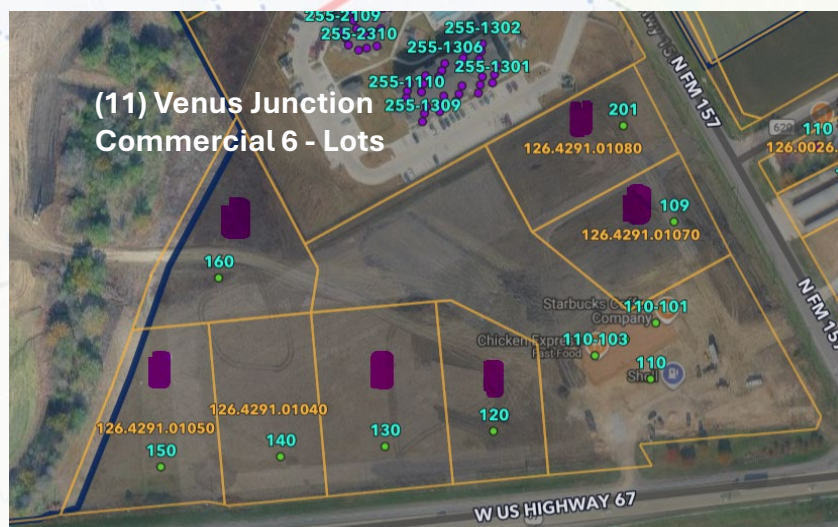
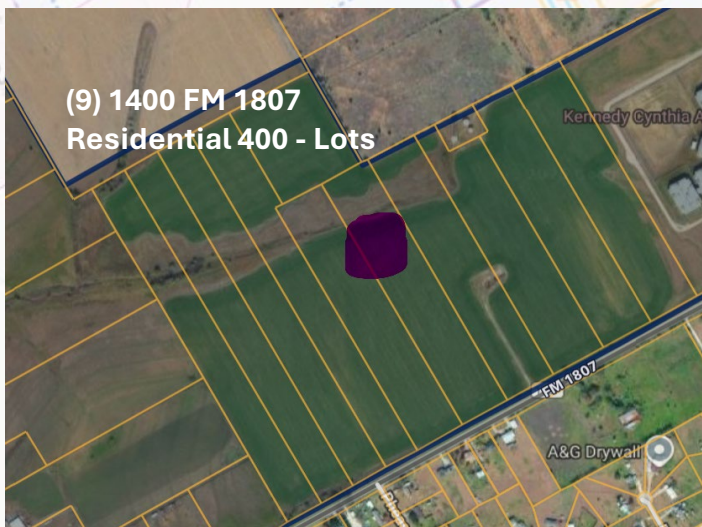
State of the Infrastructure City of Venus

Parcels affected by the lack of sanitary sewer capacity.



State of the Infrastructure City of Venus

Continued - Parcels affected by the lack of sanitary sewer capacity.



State of the Infrastructure

City of Venus

Impact Fees Ensure that Growth Pays for Growth

The effects of turning down development opportunities has a financial and compounding effect over the next five years and the future of Venus.

Impact fees are charges assessed to new development to help pay for the additional infrastructure capacity required to serve that growth. In simple terms, when a new home, commercial building, or subdivision connects to the City's water, wastewater, or roadway system, that development increases demand on pipes, pump stations, storage tanks, treatment facilities, and streets. Impact fees are designed to ensure that new growth contributes proportionally toward expanding those systems so that existing residents are not solely responsible for funding infrastructure needed to serve new customers. Impact fees may only be used for capital expansion projects and are regulated under Chapter 395 of the Texas Local Government Code. They cannot be used for operations, maintenance, or unrelated expenses.

The financial impact of constrained wastewater capacity is not limited to a one-time delay in impact fee revenue. It compounds annually. If development demand were to average a conservative 200 residential connections per year, and each connection generates approximately \$7,000 in combined water and wastewater impact fees, the City would realize approximately \$1.4 million in annual impact fee revenue. Over a five-year period, that equates to approximately \$7 million in growth funded capital contribution.

If development activity reached 300 connections per year, annual impact fee revenue would increase to approximately \$2.1 million, or \$10.5 million over five years. These projections remain conservative and do not account for higher commercial meter classifications, mixed use development equivalents, or phased build out scenarios.

Recognizing the importance of properly structured growth funding, the City is currently updating its water and wastewater impact fees as required under Chapter 395 of the Texas Local Government Code. Impact fee studies must be reviewed and updated at least every five years to ensure land use assumptions, capital improvement plans, and service unit equivalencies accurately reflect projected growth. The update underway will reassess capital project eligibility, growth projections, and maximum assessable fee levels to ensure new development contributes proportionally to infrastructure expansion costs. In addition to updating water and wastewater impact fees, the City is also conducting a roadway impact fee study. Roadway impact fees allow municipalities to recover a portion of capital costs associated with expanding transportation infrastructure required by new development. As growth increases traffic volumes and necessitates capacity improvements, roadway impact fees help prevent the full burden of expansion from shifting to existing taxpayers. Establishing roadway impact fees strengthens the City's ability to align infrastructure investment with growth demand and diversifies capital funding sources beyond property taxes and debt issuance.

The developments that have been turned down or delayed due to wastewater capacity constraints represent more than unrealized impact fees. They also represent significant additions to the City's long term property tax base. Residential subdivisions totaling more than 1,000 lots would have added substantial taxable value annually once constructed. Commercial parcels along Main Street, Highway 67, and Venus Junction would have expanded both property tax valuation and local sales tax generation.

State of the Infrastructure City of Venus

Impact Fees Ensure that Growth Pays for Growth – Continue

Each commercial building not constructed represents not only lost ad valorem value but also foregone retail activity, employment opportunity, and sales tax revenue. Over time, the absence of these developments reduces compounding revenue growth in the General Fund, which in turn affects debt capacity, operating flexibility, and long-term fiscal resilience.

When wastewater capacity restricts development, the City experiences a cascading financial effect:

- ❖ Impact fee revenue is delayed
- ❖ Property tax base growth slows
- ❖ Sales tax expansion is reduced
- ❖ Utility revenue growth is deferred
- ❖ Capital funding pressure shifts toward existing ratepayers

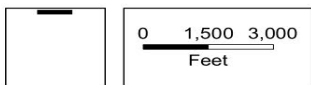
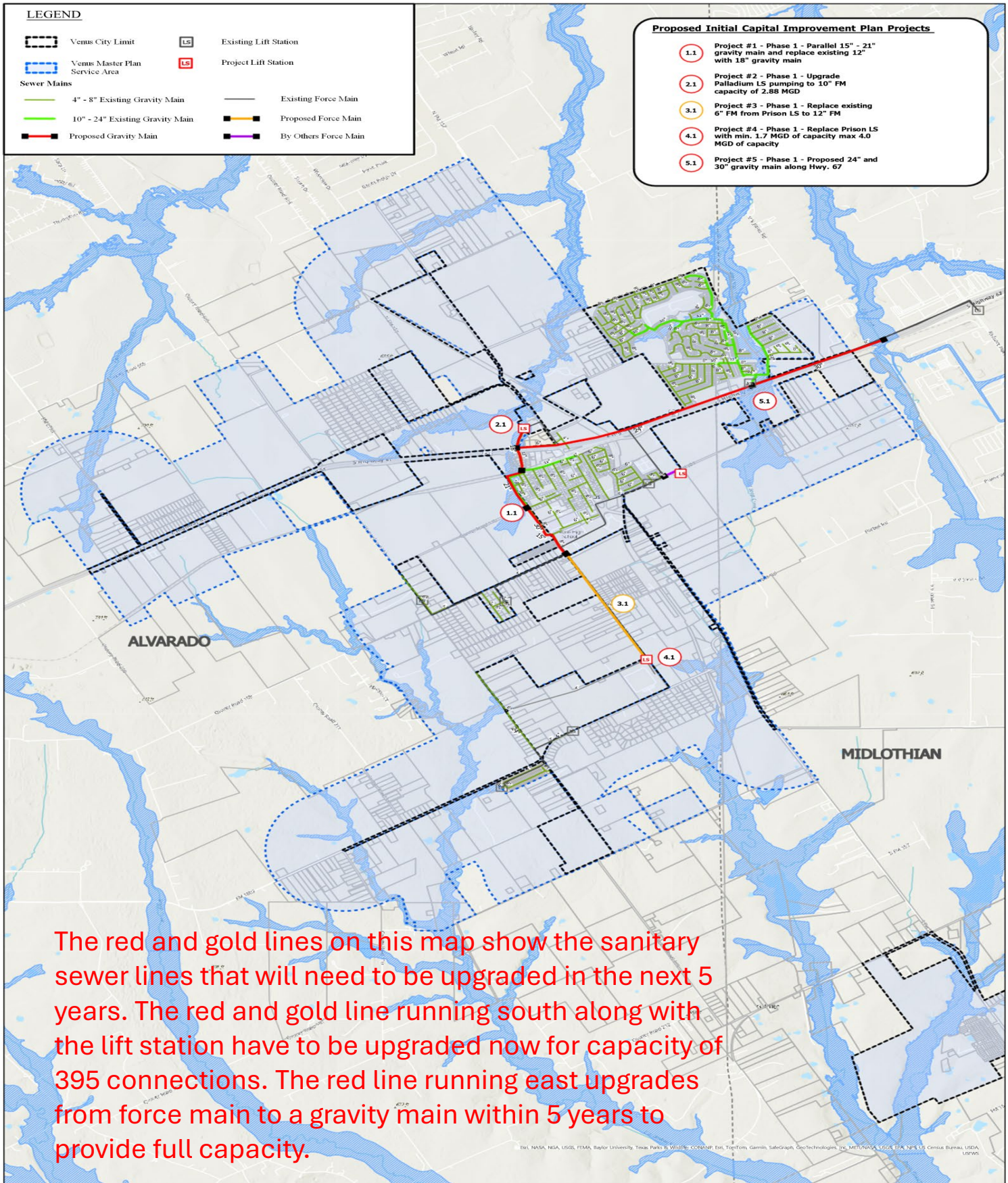
The compounding effect over five years can easily exceed \$7 million to \$10 million in direct impact fee revenue alone. When property tax and sales tax growth are included, the long-term fiscal exposure becomes materially greater.

Restoring wastewater capacity therefore serves multiple financial functions. It unlocks development approvals, reactivates impact fee revenue streams, expands the tax base, strengthens enterprise fund sustainability, and reduces reliance on tax and rate increases to fund growth related infrastructure.

Timely execution of the impact fee update, disciplined enforcement of service unit calculations, and adoption of roadway impact fees position the City to ensure that future growth becomes a capital partner rather than a capital liability.

State of the Infrastructure City of Venus

2-5 Year Wastewater Projects for Sewer Capacity



State of the Infrastructure City of Venus

Regulatory Requirements

TCEQ Regulations Chapter 217 mandates the minimum requirements for wastewater systems operating in the State of Texas.

Pipe Design:

An owner must design a wastewater collection system to handle the transport of the peak dry weather flow from the service area, plus infiltration and inflow. The flow calculations must include the details of the average dry weather flow, the dry weather flow peaking factor, and the infiltration and inflow. The flow calculations must include the flow expected in the facility immediately upon completion of construction and at the end of its 50-year life. §217.53(a)

An owner must ensure that a wastewater collection system's capacity is sufficient to serve the estimated future population, including institutional, industrial, and commercial flows. An owner must include in the report the calculations that demonstrate that the hydraulic capacity of a collection system includes the peak flows of domestic sewage, peak flow of waste from industrial sites, and maximum infiltration rates. A collection system must be designed to prevent a surcharge in any pipe at the expected peak flow. The minimum diameter allowed for a gravity pipe is six inches. §217.53(j)

The sizing of pipes for a new collection system must be based on an engineering analysis of initial and future flows. A new collection system design must be sized for the peak flow, which is based on the estimated daily sewage flow contribution as shown in Figure: 30 TAC §217.32(a)(3), Table B.1 of this title (relating to Organic Loadings and Flows). §217.53(j)(7)

All wastewater collection systems must contain slopes sufficient to allow a velocity when flowing full of not less than 2.0 feet per second. Absent site-specific data, a collection system must be designed in accordance with the minimum and maximum slopes specified in this paragraph. The grades shown in the following table are based on Manning's formula with an assumed "n factor" of 0.013 and are minimum acceptable slopes. The minimum acceptable "n" value for design and construction is 0.013. The "n" value must take into consideration the slime, grit, and grease layers that will affect hydraulics or hinder flow as a pipe ages. If a velocity greater than 10 feet per second will occur when a pipe flows full, based on Manning's formula, shown in the following equation, and an "n" value of 0.013, special provisions must protect against pipe and bedding displacement. §217.53(l)

You Must Demonstrate "Adequate Capacity" Before Allowing New Connections

If you do not have capacity, you must either:

- ❖ Deny new sewer connections, OR
- ❖ Require developer-funded offsite upgrades, OR
- ❖ Complete capital improvements before allowing service

State of the Infrastructure City of Venus

Street Infrastructure Investment and Long-Term Preservation Strategy

The City of Venus is making a historic investment in its street infrastructure, committing \$4.7 million of the \$4.8 million bond allocation toward the reconstruction of 36 streets across the community. This level of reinvestment represents one of the most significant infrastructure efforts undertaken by the City and directly addresses deferred maintenance and aging pavement conditions.

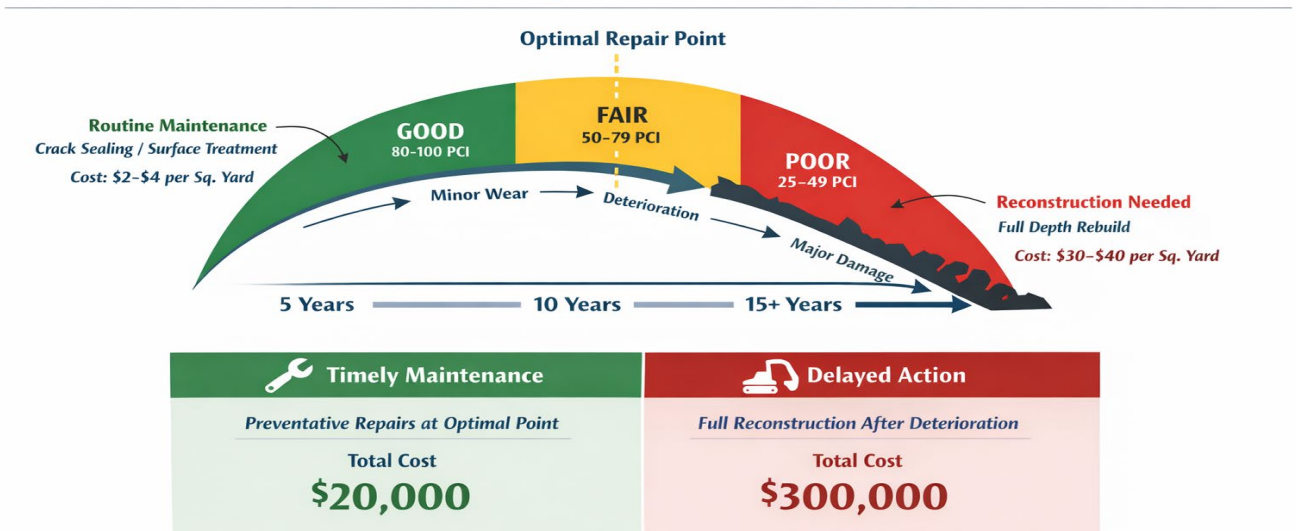
The City currently maintains approximately 35 lane miles of roadway within its municipal network. Of that inventory, the streets scheduled for reconstruction this spring represent approximately 85 percent of the City’s existing asphalt infrastructure. Construction is anticipated to begin in early spring, and upon completion, Venus will effectively reset the structural life of the majority of its roadway system.

This proactive reinvestment significantly reduces near-term infrastructure risk. With nearly the entire asphalt network being rebuilt to current standards, street conditions should not present a capacity or structural concern for the foreseeable future. Unlike water and wastewater systems, which are facing growth-driven capacity pressures, the street system will be positioned in a strong structural condition following completion of this program.

However, reconstruction alone does not eliminate long-term responsibility. The true value of this investment will be realized only if the City transitions from reactive repair to structured preservation. Once the reconstruction program is complete, it will be critical to implement a formal Pavement Management Plan. A pavement management approach evaluates roadway conditions on a regular cycle, assigns condition ratings, forecasts deterioration curves, and schedules preventative treatments such as crack sealing, surface treatments, and overlays before structural failure occurs.

Preventative maintenance is substantially more cost-effective than reconstruction. Industry standards consistently show that preserving pavement at the right time can extend service life by 10 to 15 years at a fraction of the cost of full-depth reconstruction. With 35 lane miles under City responsibility, even small delays in maintenance can compound into significant capital exposure.

Pavement Lifecycle Cost Comparison



Maintaining Streets Early Saves Money Long-Term.

State of the Infrastructure City of Venus

2026 Street CIP - 2025 Street Bond				
On Street	From Street	To Street	Material	Length Ft.
West County Road 109	County Road 213	County Road 214	Asphalt	5,328
CR 620	Hwy 157	County Maintenance Begins Sign	Asphalt	3,325
CR 620	End County Maintenance Sign	131 ft. North of Crockett St.	Asphalt	900
East 2nd Street	South Main Street	Vista Ridge	Asphalt	687
East 4th Street	South Main Street	South Oak Street	Asphalt	370
East 5th Street	South Main Street	Meadow Ridge Avenue	Asphalt	1,408
East 6th Street	South Main Street	South Oak Street	Asphalt	357
East County Road 109	East 8th Street	EOP	Asphalt	1,618
South Hickory Street	BNSF RR Grade Crossing	West US Highway 67	Asphalt	928
South Hickory Street	BNSF RR Grade Crossing	West 5th Street	Asphalt	1,479
North Point Drive	Vista Ridge	Meadow Ridge Avenue	Asphalt	622
Pakse Street	SOP	County Road 109	Asphalt	1,415
Savanh Street	SOP	Lanexaug	Asphalt	609
Savanh Street	Lanexaug	County Road 109	Asphalt	738
Lanexaug	Savanh Street	Pakse Street	Asphalt	320
South Beach Street	West 3rd Street	West 1st Street	Asphalt	705
South Locust Street	West 8th Street	West 1st Street	Asphalt	2,236
South Oak Street	East 8th Street	DRIVEWAY	Asphalt	2,178
South Pine Street	West 5th Street	West 4th Street	Asphalt	357
South Pine Street	West 4th Street	West 2nd Street	Asphalt	711
South Walnut Street	West 3rd Street	West 3rd Street	Asphalt	181
South Walnut Street	West 2nd Street	West 1st Street	Asphalt	374
South Walnut Street	8th Street	West 3rd Street	Asphalt	1,470
Venus Larue Street	North Hickory Street	North Hickory Street	Asphalt	926
West 2nd Street	Hickory	South Walnut Street	Asphalt	1,060
West 3rd Street	South Hickory	Pine Street	Asphalt	343
West 4th Street	South Pine Street	South Main Street	Asphalt	1,975
West 5th Street	W. of S. Pine Street	South Main Street	Asphalt	2,091
West 6th Street	Locust St.	South Main Street	Asphalt	693
West 7th Street	Locust St.	Walnut Street	Asphalt	327
West 7th Street	S. Main Street	Park Parking Area	Asphalt	539
Newfield	Vista Ridge Dr.	Meadow Ridge Avenue	Asphalt	546
Ridge Hollow Trail	Vista Ridge Dr.	Meadow Ridge Avenue	Asphalt	490
Fairfield Lane	Vista Ridge Dr.	Meadow Ridge Avenue	Asphalt	414
Vista Ridge Dr.	North Point Dr.	5th Street	Asphalt	980
Meadow Ridge Ave.	SOP Cul-de-sac	5th Street	Asphalt	1100

These listed street equal 39,000 linear feet or ~7.54 Miles of streets being reconstructed

State of the Infrastructure

City of Venus

Drainage and Stormwater Conveyance

The City's drainage system is not a small, isolated network serving one neighborhood—it is a large and diverse system that spans multiple subdivisions, roadway corridors, and commercial areas, each with different design standards, ages, and maintenance needs.

Drainage remains one of the most visible and impactful infrastructure challenges facing the City, with the most significant concern located in Meadow Ridge Phase 1. Unlike newer developments that were constructed with enclosed storm sewer systems and curb and gutter, Meadow Ridge Phase 1 relies primarily on open bar ditches for stormwater conveyance. While bar ditches are commonly used in rural roadways and low-density areas, they do not serve residential subdivisions well. In higher-density neighborhoods, bar ditches create maintenance burdens, limit driveway access flexibility, are prone to erosion and sediment accumulation, and provide less predictable hydraulic performance during high-intensity storm events. They require consistent reshaping and vegetation control, and even small obstructions can significantly reduce capacity.

In residential settings, bar ditches also create practical challenges. They occupy usable yard space, present mowing and safety concerns, and are more vulnerable to informal modifications such as improperly sized driveway culverts or homeowner-installed landscaping that restricts flow. Over time, these incremental changes reduce system efficiency. In addition, bar ditch systems are highly dependent on downstream conditions; if one segment loses capacity, upstream areas are quickly affected.

It is important to acknowledge that the use of open ditch drainage in Meadow Ridge Phase 1 likely reflected development standards, cost considerations, and design practices at the time of construction. Bar ditches are less expensive to install than enclosed storm sewer systems and require less upfront capital investment from developers. In some cases, they are permitted where lot sizes are larger, where traffic volumes are lower, or where regulatory standards at the time did not require enclosed systems. However, what may have been considered acceptable or economical at the time does not necessarily align with the long-term operational needs of a growing municipality. As the City has matured and surrounding development has increased runoff volumes, the limitations of that design approach have become more evident.

The greatest concern in Meadow Ridge Phase 1 is the exposure of lower-lying homes to potential flooding. Open systems depend entirely on positive flow and unobstructed channels. During heavy rainfall events, particularly those involving high rainfall intensity over short durations, water levels can rise quickly. If downstream capacity is limited or ditches are partially obstructed, stormwater can overtop the channel and encroach into yards and toward foundations. Even when homes are not directly flooded, repeated soil saturation near slab elevations increases long-term structural risk and creates understandable concern among residents.

While Meadow Ridge Phase 1 represents the most visible challenge, the City's drainage system as a whole is large and complex. Patriot Estates Phases 1 through 9 and Meadow Ridge Phases 2 and 3 are constructed with curb and gutter drainage systems that collect runoff through inlets and convey it through underground storm sewer networks. These systems require routine inlet cleaning, pipe inspection, joint maintenance, and periodic rehabilitation to prevent subsidence and pavement edge failure. When curb joints fail or soils wash out beneath the pavement edge, voids develop that lead to settlement, cracking, and eventual structural roadway failure if not addressed promptly.

State of the Infrastructure

City of Venus

Drainage and Stormwater Conveyance – Continued

In contrast, the remaining residential areas of the City, along with most commercial corridors, rely on open bar ditch systems. Commercial properties with large impervious parking lots and rooftops discharge substantial volumes of runoff into systems that were often originally designed for lower-density conditions. As development has expanded, runoff volumes have increased, placing additional strain on older infrastructure.

From a system-wide perspective, Venus is managing a hybrid drainage network composed of enclosed storm sewer subdivisions, extensive linear miles of roadside open ditches, numerous driveway culverts, commercial corridors with high impervious coverage, and downstream receiving channels that must convey cumulative runoff from expanding upstream areas. This interconnected network means that a deficiency in one segment can create impacts elsewhere. Drainage cannot be viewed as a single neighborhood issue; it is a citywide infrastructure system requiring coordinated management and funding.

Drainage planning itself has evolved significantly over the years. Older subdivisions were designed using rainfall data and modeling standards that were less advanced than those used today. Modern drainage design typically targets the 100-year storm event, meaning a storm with a 1 percent probability of occurring in any given year. This does not mean such a storm only happens once every 100 years. Engineering design evaluates rainfall intensity and duration, how hard it rains and how long it rains, to determine peak runoff and required conveyance capacity. However, even systems designed to current standards can be overwhelmed by storms exceeding modeled assumptions, extreme short-duration high-intensity rainfall, or upstream development that increases runoff beyond original projections. Planning significantly reduces flood risk, but it cannot eliminate risk entirely.

A fundamental challenge facing the City is the absence of a dedicated, sustainable funding source for stormwater infrastructure. Drainage systems require ongoing maintenance, periodic rehabilitation, and long-term capital planning. Correcting systemic issues, particularly in areas like Meadow Ridge Phase 1, will require comprehensive watershed analysis and capital investment.

To address this structural funding gap, the City has initiated a Stormwater Utility Fee study through our consulting engineers – Kimley Horn. If adopted, a stormwater utility fee would not apply solely to homeowners. Commercial and industrial properties would also participate, and many would pay significantly more because their rooftops, parking lots, and paved areas generate substantially higher volumes of runoff. A properly structured utility ties cost to impact. Large commercial developments can contribute many times the runoff of a single-family residence and therefore would carry a proportionally larger share of the financial responsibility.

Stormwater infrastructure, whether curb and gutter or open ditch, represents a significant and interconnected public asset. Even with modern 100-year storm design standards, no system can eliminate all flooding risk during extreme events. What the City can control is whether it has the planning, data, maintenance program, and capital funding necessary to responsibly manage that risk and protect public infrastructure and private property for the long term.

The capital costs required to correct systemic drainage deficiencies simply cannot compete with the equally urgent funding demands for water and wastewater infrastructure, where regulatory compliance, treatment capacity, and public health obligations often take precedence in limited municipal budgets. A drainage fee to pay for the needed projects and maintenance may be the City's only option when faced with the magnitude of capital cost for water and sanitary sewer upgrades.

State of the Infrastructure City of Venus

Executive Summary

The City of Venus has reached a defining infrastructure moment. Regional growth pressure continues to increase, development interest remains strong, and the City is positioned geographically to benefit from that momentum. However, wastewater capacity has become the immediate limiting factor in the City's ability to grow.

In late January 2026, the City received the completed Water Master Plan and Wastewater Master Plan prepared by its consulting engineer. The data, hydraulic modeling, flow analysis, and projected demand metrics presented in this report are derived directly from those professionally prepared documents. The findings confirm that the Palladium Wastewater System, which serves the majority of residential and commercial customers north and south of Highway 67, has reached functional capacity. Key lift stations and trunk lines are operating at peak hydraulic limits during high flow conditions. There is no remaining capacity to approve additional discharge without system upgrades.

This is not a future risk. It is a present constraint.

New commercial projects cannot be approved. Multifamily and residential subdivisions developments cannot connect. Existing businesses that seek to expand operations and increase discharge volume would be restricted. Wastewater capacity has become the gating factor in economic development.

The financial consequences are measurable. The City has recently met with developers representing multiple residential and commercial projects that could not move forward due to lack of sewer capacity. Each denied or delayed connection represents lost revenue in several forms. The City assesses approximately \$3,500 per connection for water impact fees and \$3,500 per connection for sewer impact fees. That equals \$7,000 per connection in upfront infrastructure participation. If 100 connections are delayed, the immediate loss in impact fee revenue is \$700,000. If 300 connections are delayed, that number becomes \$2.1 million. Those funds are specifically intended to offset infrastructure expansion costs. When growth is restricted, the City not only loses taxable value, it also loses the revenue designed to help fund system improvements.

Beyond impact fees, each new home or commercial structure adds long term property tax revenue. Each commercial user generates sales tax and secondary economic activity. Utility systems rely on customer growth to distribute fixed operating and capital costs. When connections are denied, system expenses remain while revenue growth stalls, placing additional pressure on existing ratepayers.

Wastewater restoration is therefore not simply an engineering project. It is a revenue enabling investment that determines whether Venus can convert development interest into long term fiscal stability. Restoring wastewater capacity will require priority capital improvements. Engineering is underway. Until construction is complete, development remains restricted.

State of the Infrastructure City of Venus

Executive Summary Continued

The water system presents the next layer of exposure. While current storage meets minimum regulatory requirements, pumping capacity does not meet firm capacity standards necessary to support projected long-term demand. The Water Master Plan identifies approximately \$22 million in capital improvements required to sustain reliability, pressure stability, and fire flow capability. Engineering has already begun on a new ground storage reservoir and pump station, with site evaluation underway near CR 109. Future phases include demolition of the existing 50,000-gallon elevated tank, construction of a new 750,000-gallon elevated tank, and raising the existing prison elevated tank to improve system performance and redundancy.

Once wastewater capacity is restored, development activity is expected to accelerate. Water demand will increase immediately upon connection. If water improvements do not advance in parallel, the City risks resolving one constraint only to encounter another.

Street infrastructure is moving in a positive direction. Following receipt of the Pavement Management Report in March 2025, which identified significant asphalt backlog, the City issued \$4.8 million in bonds on October 1, 2025. Approximately 85 percent of asphalt streets will be reconstructed or rehabilitated beginning in spring 2026. This represents proactive action and materially reduces long term pavement liability.

Drainage remains an area of concern, particularly in Meadow Ridge Estates Phase One where open bar ditch systems experience limitations during intense rainfall. As development increases impervious surface area, runoff volumes rise and localized flooding risk increases. Corrective measures will require significant capital investment. The City has initiated a stormwater utility fee study to evaluate creation of a dedicated funding mechanism based on impervious surface contribution. Without a dedicated revenue source, drainage improvements will continue to compete directly with water and wastewater priorities.

The total capital exposure facing the City is substantial. Funding these projects will require difficult decisions, including potential rate adjustments, debt issuance, reallocation of operating budgets, impact fee revisions, and disciplined capital sequencing. Because wastewater capacity is currently restricting growth, the City may not require expansion of staffing or new operational amenities beyond core service delivery until capacity is restored. Investments in discretionary amenities, such as additional enhancements at the City Square, while beneficial to quality of life, must be weighed carefully against the City's ability to fund water and sewer upgrades.

The timing of these decisions is also influenced by state legislative activity. In recent sessions, the Texas Legislature has demonstrated continued interest in tightening local government debt authority and limiting property tax flexibility. Legislative proposals targeting Certificates of Obligation and revenue growth limitations have been introduced and debated. Historically, policy initiatives that do not pass in one legislative session often reappear in subsequent sessions with refined language and broader support. This creates a risk environment in which local funding flexibility could become more constrained over time.

State of the Infrastructure City of Venus

Executive Summary Continued

Operating budget discipline should also be part of the equation. Reallocation of nonessential discretionary spending, postponement of amenity projects not tied to core health and safety functions, hiring restraint outside operational necessity, and prioritization of infrastructure first budgeting can strengthen the City's debt carrying capacity. Because wastewater capacity currently restricts growth, the City does not immediately require expansion of personnel tied to new development service levels. Maintaining staffing levels aligned with existing service demands preserves operating flexibility to support capital financing.

Ultimately, restoring wastewater capacity and advancing water system expansion are not optional enhancements. They are foundational investments that enable economic activity, protect public health, and stabilize long term revenue generation. The funding structure adopted must be sustainable, defensible, and phased in a manner that balances rate sensitivity with the financial reality that infrastructure capacity cannot be restored without corresponding revenue support.

For Venus, this means infrastructure financing strategies should be evaluated proactively rather than reactively. Advancing engineering to a shovel ready stage, formalizing capital sequencing, and determining a preferred financing path before the next legislative session protects the City's options and reduces exposure to changing statutory limitations.

The City of Venus does not face collapse. It faces critical limitations. Wastewater currently restricts growth. Water must expand to sustain future growth. Streets are stabilizing due to decisive action. Drainage requires a dedicated funding path. The decisions made in the next several years will determine whether infrastructure supports growth or constrains it.

Director's Statement

As Director of Public Works, I want to personally acknowledge the Mayor and City Council for their continued commitment to the City of Venus. I recognize that each of you serves this community with dedication, often making complex decisions under public scrutiny and fiscal constraints. The progress that has been made, including the recent street bond issuance and support for advancing engineering on critical utility projects, reflects your willingness to address long term needs rather than defer them.

This State of the Infrastructure report will require even more difficult decisions. The position we find ourselves in today did not occur because of any one decision or individual. It is the result of years of growth outpacing infrastructure expansion, construction cost inflation, evolving regulatory standards, and the natural aging of public systems. Many communities across Texas are confronting similar realities as regional development accelerates.

Our responsibility now is not to assign blame, but to respond deliberately and responsibly. Infrastructure systems do not fail overnight. They reach capacity incrementally until a threshold is crossed. In wastewater, that threshold has been reached. In water, it is approaching. The decisions before Council will involve balancing fiscal stewardship, rate sensitivity, tax considerations, and long term sustainability. These are not easy conversations, but they are necessary ones. My commitment to the City, and the commitment of the Public Works Department, is to provide clear data, honest assessments, and practical solutions so that you can make informed decisions in the best interest of our community.

Respectfully submitted,
Scott Williams
Director of Public Works
City of Venus