



City Council

Monday, April 13, 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 regular meeting on March 23, 2026.

4.2. Approve Interlocal Agreement for Providing Emergency Services with Ellis County ESD #2.

4.3. Citywide staff reports for March 2026.

5. Presentation and Proclamations:

5.1. Recognition of Employee for 5 years of Dedicated Service - Garrett Spurlock.

5.2. Proclamation: National Fentanyl Awareness Day.

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 an appointment to the Venus Community Service Development Corporation Place 5. (Councilmember Wilson)
- 7.2. Discuss and consider the adoption of the 2026 Wastewater Master Plan. (Williams)

8. Executive Session:

IN ACCORDANCE WITH TEXAS GOVERNMENT CODE, SECTION 551.001, ET SEQ. THE CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION (CLOSED MEETING) TO DISCUSS THE FOLLOWING: Section 551.071 - Consultation with Attorney and Section 551.074- Personnel Matters.

- 8.1. Discussion with Tax Attorneys regarding delinquent taxes and PID assessments.
- 8.2. Discussion regarding the employment, evaluation, reassignment, duties, discipline, resignation, or dismissal of a city officer or employee, unless such officer or employee requests a public hearing to wit: City Secretary's annual review.
- 8.3. 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 Attorney annual review.
- 8.4. Discuss amending the Interim City Administrator contract by increasing the number of hours worked.
- 8.5. 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, April 6, 2026 on or before 5:30 pm.

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
Regular Council Meeting
MARCH 23, 2026

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

Mayor Galaviz called the meeting to order at 06:30 PM, James Burgess gave the Invocation, and all led the Pledge of Allegiance and Pledge to the Texas Flag.

Councilmembers present: Alejandro Galviz, Teresa Hoffman, Tony Bovinich, Sheryl Kiser, Michelle Hamm, and Drew Wilson.

Staff present: James Hawthorne, City Attorney, Callie Driggars, Melissa Westen, Chief Smith, Chief Hargrove, Becky Wilkins, Oscar Ortiz, Ron Hearn and Scott Williams.

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.

1. Oscar Oriz — Venus City Hall — Spoke regarding the new Venus Drug Store grand opening on March 30, 2026, at 2:00pm and extended an invitation to council and the public.

2. James Burgess — 501 S Locust St. — Spoke regarding item 7.3, State of the Infrastructure.

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.

I make a motion to approve the consent agenda.

Moved by: Teresa Hoffman

Seconded by: Michelle Hamm

For: Unanimous. Motion carried Yes 5, No 0, Abstained 0.

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).

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.

I make a motion to approve.

Moved by: Drew Wilson

Seconded by: Sheryl Kiser

For: Drew Wilson, Sheryl Kiser and Michelle Hamm

Against: Teresa Hoffman and Tony Bovinich

Motion carried Yes 3, No 2, Abstained 0.

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

No action taken.

7.3. 2026 State of the Infrastructure Update

Scott Williams and Becky Wilkins presented. Discussion only.

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.
Adjourned into closed session at 6:40pm.
Reconvened into open session at 7:23pm

8.2. Any action to be taken on Executive Session.

No action taken.

9. Adjournment:

Mayor Galaviz adjourned the meeting at 08:45 PM.

Mayor

City Secretary

ITEM REPORT

To: City Council
From: Becky Wilkins, Finance Director
Subject: Approve Interlocal Agreement for Providing Emergency Services with Ellis County ESD #2.
Department/Office: Finance

Summary:

Annual ILA with Ellis County ESD #2 for providing certain emergency services.

Recommended Action:

Approve as written.

Budget:

Annual contract is for \$96,395.44 based on 2025 Property Tax appraisal totals within the City of Venus and Ellis County.

Attachments:

1. ESD2 City of Venus Agreement FY 25-26

B. Service Area. The geographic area of the City of Venus that is located within the District. City acknowledges that the Service Area boundaries are subject to change from time to time as a result of District or City annexations or disannexations.

C. Emergency Services. All fire protection and suppression services, rescue, emergency medical and other services to be made available to the District pursuant to this Agreement. Emergency Services include:

1. fire protection and suppression to protect people and property;
2. fire prevention education;
3. identification of hazardous materials;
4. emergency medical service as a first responder organization, including, but not limited to, providing advanced life support and emergency medical treatment on scene, including the use of certain techniques such as automatic external defibrillators; and
5. other services, as may be mutually agreed upon in writing by the District and City.

D. Fiscal Year. The period from October 1 through September 30.

E. Party/Parties. "Party" refers to either the District or the City. "Parties" refers to both District and City.

ARTICLE II. **REPRESENTATIONS AND WARRANTIES**

Section 2.01 District's Representations and Warranties.

A. The District represents and warrants that it is a political subdivision of the State of Texas created and operating pursuant to the H&S Code and has the authority to enter into this Agreement and the transactions contemplated hereby, and to carry out its obligations.

B. The District further represents and warrants that the City will not be responsible for a proportionate share of future District debt as a result of the City entering into this Agreement or the City's disannexation of all or portions of the Service Area from the District.

Section 2.02 City's Representations and Warranties.

C. City is a Type A general-law city, a political subdivision of the State of Texas, created and operating pursuant to the Texas Constitution and the Texas Local Government Code, and has the authority to enter into this Agreement and the transactions contemplated hereby and to carry out its obligations.

D. Neither the execution or delivery of this Agreement nor the consummation of the transactions or fulfillment of the obligations contemplated hereby conflicts with or results in a

breach of the terms, conditions, or provisions of any corporate restriction or any agreement or instrument to which City is now a party or by which it is bound, or constitutes a default under any of the foregoing, or results in the creation or imposition of any prohibited lien, charge or encumbrance whatsoever on any property or assets of City.

E. City is familiar with the boundaries of the Service Area.

ARTICLE III.
SERVICE TO BE PROVIDED

Section 3.01 General.

A. During the term of this Agreement, City will provide Emergency Services to the Service Area on a 24-hour-per-day, seven-day-a-week basis. The Emergency Services shall be performed in accordance with City's SOPs and City Fire Department personnel job qualifications as they exist on the effective date of this Agreement (or as subsequently modified, provided that such modified version is approved in writing by the District) and shall be at least equal to the Emergency Services provided by City within its corporate boundaries. City may, and it is anticipated that it will, call upon its mutual aid agreements with other Emergency Services providers in the event of a need for additional Emergency Services capability in the Service Area.

B. City agrees that in the event City receives official notice of an alleged material breach of compliance with state, local, or federal laws, regulations, or ordinances related to the City's obligations under this Agreement, City will notify the District within 10 working days of such alleged breach. City will notify the District of the final disposition of such allegations within 10 working days of receipt of written notice.

C. City's Fire Chief or his/her designated representative agrees to attend the District's regular or special meetings when requested by the Board.

Section 3.02 Personnel.

A. City shall only utilize responsible, competent, and well-trained personnel in delivering the Emergency Services and must conduct regularly scheduled training sessions to ensure fulfillment of this duty, in accordance with the City's SOPs, City Fire Department personnel job qualifications, and the regulations promulgated by the Texas Commission on Fire Protection and the Texas Department of State Health Services.

B. At all times, City shall maintain on-duty staffing at the Venus Fire Station.

C. City will maintain a personnel policy for all Emergency Services employees, which must include policies addressing discrimination, sexual harassment, and chain of command. The policy must be made available to the District upon request.

Section 3.03 Dispatch Services

The City acknowledges that Johnson County will dispatch all calls for Emergency Services originating within the Service Area. The City shall respond to all calls to which it is dispatched by Johnson County.

Section 3.04 Reporting to District.

A. Reports

The City shall provide reports in a timeframe and format as agreed to by the District's Board and the City's Fire Chief.

B. Other Information

The City shall provide or cause to be provided to the District, or to any agent of the District, such reports or information concerning the Emergency Services provided by the City as the District may reasonably request. Such reports may include, at the District's discretion, response times for the various calls made by the City, types of calls, and any other information reasonably requested by the District.

Section 3.05 Approvals and Permits.

City must obtain and maintain all necessary licenses, permits, and approvals, as the case may be, that are necessary from any governmental bodies or agencies having jurisdiction in connection therewith for the provision of Emergency Services to the Service Area as called for by this Agreement.

ARTICLE IV.

INSURANCE AND INDEMNIFICATION

Section 4.01 Insurance.

A. Workers Compensation Insurance. At all times during the term of this Agreement, City must maintain Worker's Compensation Insurance with respect to all paid employees, and volunteer members that volunteer directly for the City.

Section 4.02 Indemnification.

To the fullest extent permitted by law, and subject to the last sentence of this section, each Party shall and does hereby agree to indemnify, protect, defend, and hold harmless the other Party, its officers, agents and employees, for, from and against all claims, demands, liabilities, damages, costs, suits, losses, liens, expenses, causes of action, judgments, and fees (including court costs, attorney's fees, and costs of investigation), of any nature, kind, or description, by, through, or of any person or entity whomsoever arising out of, or alleged to have arisen out of, (in whole or in part) the Emergency Services to be performed, or in any way related to the Emergency Services. Nothing in this Section 4.02 or any other provision of this Agreement shall require, or be deemed

or construed as having required, either Party to assess or collect revenue or to create a sinking fund to satisfy any indemnification obligation under this Agreement.

Section 4.03 Liability

A. Specifically citing Texas Government Code Section 791.006 (a-1), the Parties agree that, for purposes of determining civil liability for non-Party claims, the act of any person or persons while fighting fires, providing rescue services, providing first response EMS services, traveling to or from any type of emergency call or emergency scene, or in any manner furnishing services in accordance with this Agreement, is the act of the Party performing such act. The payment of any and all civil or other liability, including negligence, resulting from the furnishing of services under this Agreement is the responsibility of the individual Party performing such acts. This specifically includes, but is not limited to, the payment of court costs, expenses, and attorneys' fees resulting from any such claim or lawsuit. The Parties agree that the assignment of liability described in this Article IV is intended to be different than liability otherwise assigned under Section 791.006 (a) of the Texas Government Code.

B. It is expressly understood and agreed that a Party will not be held liable for the actions of any of the other Party's employees or volunteer members while in any manner furnishing services under this Agreement.

**ARTICLE V.
PAYMENTS**

Section 5.01 Preparation of Budget.

A. The City agrees to submit, for review by the District, a preliminary draft of the portion of the City's proposed budget that relates to the provision of Emergency Services within the Service Area. The City agrees to submit the updated budgetary information to the District at least 30 days before final adoption by the City Council.

B. The City's budget must include all operation, maintenance and capital expenses proposed by the City for Emergency Services in the Service Area.

Section 5.02 Payments to City.

A. In consideration for City providing the Emergency Services under this Agreement, District will pay to City a sum based on the taxable value of the Service Area provided by the Ellis County Appraisal District and multiplied by a valuation of \$0.06/\$100 per year. District will pay City as follows:

- 1) Initial payment of 50% of the sum as calculated above due March 15, 2026;
and

2) A final payment of 50% of the sum as calculated above due September 15, 2026.

B. Expenses incurred during the term may be paid only with funds from the Fiscal Year's budget associated with the term.

C. District is not responsible for providing funding for Emergency Services in any portion of the City or its extraterritorial jurisdiction that are outside of Ellis County and/or outside the District's boundaries.

Section 5.03 Payments from Current Revenues.

All payments made by either Party under this Agreement shall be from current revenues.

ARTICLE VI.
MISCELLANEOUS

Section 6.01 Acquisition, Title to and Ownership of Assets

A. Pursuant to State law, all assets provided to the City or assets purchased or leased at any time using District funds, whether such funds were used to acquire or lease the asset in whole or in part, shall remain the property of the District regardless of title, and regardless of how or by whom the asset is used. If the District provides less than 100% of the funds required to purchase or lease an asset, the District's ownership in that asset shall be equal to the proportionate share of the funds provided.

B. From the Effective Date of the Agreement forward and notwithstanding any other provision in this Agreement, the District retains an ownership interest in all assets acquired or leased using District funds, whether funded by the District in whole or in part, in proportion to the amount of the acquisition price or lease expense paid by the District. The District agrees to make such assets fully available to, and to place such assets in the possession of, the City, to be used by the City in accordance with this Agreement and the protocols adopted by the City from time to time.

C. The City may not sell, trade, assign or convey to another person or entity any asset provided to the City by the District or acquired or leased in whole or in part using District funds without prior written approval of the District.

D. The District purchased \$33,845 in rescue tools for the City's use on September 26, 2024, attached hereto as "Exhibit A."

E. Section 6.01 survives the term of the Agreement, in accordance with State law.

Section 6.02 Independent Contractor.

Nothing in this Agreement may be construed to make either Party the partner or joint venturer of or with the other Party. It is further agreed that in the performance of all obligations of

City under this Agreement, City is an independent contractor with the right to supervise, manage, control, and direct the performance of the Emergency Services required under this Agreement. The District will look to City for results only and the District will not direct or oversee City or its agents, members, employees or volunteers in the delivery of such Emergency Services, or the manner, means, or methods by which the Emergency Services are performed or the manner in which City conducts its internal operations, except with regard to financial and fiscal matters.

Section 6.03 Governmental Immunity

The fact that District and City accept certain responsibilities relating to the rendition of Emergency Services under this Agreement as a part of their responsibility for providing protection for the public health, makes it imperative that the performance of these vital services be recognized as a governmental function and that the doctrine of governmental immunity shall be and it is hereby invoked to the extent possible under the law. Neither District nor City waives nor shall be deemed hereby to waive, any immunity or defense that would otherwise be available to it against claims arising from the exercise of government powers and functions.

Section 6.04 Term of Agreement.

This Agreement is for the period of October 1, 2025, to September 30, 2026, after which time this Agreement shall terminate unless otherwise agreed to in writing by the Parties. The Parties may, upon mutual agreement and consideration, renew the Agreement for successive one-year terms. Under no circumstances has the District agreed to pay funds to City or adopt a budget for certain levels of expenditures except upon the adoption, from time to time, of the referenced annual budgets, nor beyond any one year at a time under the term of this Agreement.

Section 6.05 Termination of Agreement.

If either Party desires to terminate this Agreement without cause prior to the expiration of the term, such Party must provide at least 60 days' written notice to the other Party. In addition, a Party may terminate this Agreement for cause as a result of a material breach of this Agreement. If the termination of this Agreement is for cause, the non-breaching Party must provide the breaching Party written notice clearly identifying the specific breach and providing a minimum 30-day cure period prior to terminating this Agreement under this provision. This Agreement may only be terminated for a material breach after a right to cure period has been exhausted. In the event of termination by either Party, the District shall compensate the City pro-rata for all Emergency Services performed through the termination date, together with any reimbursable expenses then due pursuant to this Agreement.

Section 6.06 Notices.

All notices, certificates or other communications hereunder shall be deemed given when delivered by regular mail, hand delivery, or facsimile addressed as follows:

If to District, at: President
 Ellis County Emergency Services District No. 2
 105 S. Cockrell Hill Road
 Ovilla, Texas 75154

Facsimile: 888-603-8357

With a copy to: Kelli A. N. Carlton
The Carlton Law Firm, P.L.L.C.
4301 Westbank Drive, Suite B-130
Austin, Texas 78746
Facsimile: (512) 900-2855

If to City, at: City Manager
City of Venus
700 W. US Highway 67
Venus, Texas 76084
Facsimile: _____

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

Section 6.07 Binding Effect.

This Agreement inures to the benefit of and is binding upon the District and City.

Section 6.08 Severability.

In the event any provision of this Agreement is held invalid or unenforceable by any court of competent jurisdiction, such holding will not invalidate or render unenforceable any other provision hereof. Such invalid or unenforceable provision shall be severed from all other provisions while all other provisions remain in full force and effect.

Section 6.09 Execution and Counterparts.

This Agreement may be simultaneously executed in several counterparts, each of which shall be considered an original and all of which shall constitute one and the same instrument.

Section 6.10 Captions.

The captions or headings in this Agreement are for convenience only and in no way define, limit, or otherwise describe the scope or intent of any provision or section of this Agreement.

Section 6.11 Governing Law.

The validity, interpretation, and performance of this Agreement shall be governed by the laws of the State of Texas.

Section 6.12 Venue.

This Agreement is fully performable and enforceable in Ellis County, Texas, wherein venue hereunder shall lie.

Section 6.13 Entirety of the Agreement.

This Agreement constitutes the entire Agreement and understanding between the Parties and supersedes all previous agreements, understandings, discussions, or representations concerning its subject matter.

Section 6.14 Assignment and Modification

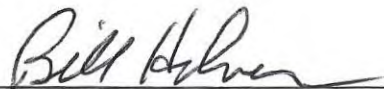
City may not assign this Agreement, in whole or in part, without obtaining the prior written consent of the District. Further, this Agreement may be modified only by written mutual agreement and signed by both Parties.

IN WITNESS WHEREOF, the District and City have executed this Agreement in their respective names, and the duly authorized officers have attested to the signatures.

Signed this _____ day of _____, 202_.

ATTEST:

**ELLIS COUNTY EMERGENCY
SERVICES DISTRICT NO. 2**

By: 
Bill Holmes
Secretary, Board of Commissioners

By: 
Tim Raven
President, Board of Commissioners

ATTEST:

CITY OF VENUS

By: _____
Callie Green
City Secretary

By: _____
Alejandro Galaviz
Mayor

EXHIBIT A



Remit to:
 17350 State Hwy 249 Ste. 250
 Houston TX 77064
 (713) 692-0911 Phone
 (713) 692-1591 Fax

Invoice

#INV17213

Invoice Date 11/18/2024

Order Date 9/26/2024

Bill To: RICHARD ALLEN
 P O BOX 183
 VENUS TX 76084

Ship To: VENUS FIRE DEPARTMENT
 101 WEST 3RD STREET
 VENUS TX 76084

Ordered By	Sales Rep	Customer PO
RICHARD ALLEN	JOSHUA SLOVAK	VERBAL CHIEF ALLEN

Entered By	FOB	Shipping Method	Terms
Mahir Chauhan	CUSTOMER	BEST WAY	NET 30

Loc	Ord	Shp	B/O	UM	Item	Rate	Amount
00	1	1		EA	TNT-STRMRAMBASE-EXT RAM EXTENSION KIT FOR TLS & STRAIGHT RAMS INCL. (1) CASE, (1) ATTACHMENT END BASE & (1)EA 6", 12", 18" TUBE EXTENSIONS	\$1,650.00	\$1,650.00
00	1	1		EA	TNT-ER-40-20V RAM 40" SINGLE STAGE, GEN 3 DEWALT 20V BATTERY OPERATED 32,980LB PUSH FORCE INCLUDES (2) 20V BATTERIES & (1) 110V CHARGER	\$7,820.00	\$7,820.00
00	1	1		EA	TNT-ESLC-29-20V CUTTER, STORM SURGE GEN 3 DEWALT 20V BATTERY OPERATED 295,400LB CUT FORCE INCLUDES (2) 20V BATTERIES & (1) 110V CHARGER	\$11,375.00	\$11,375.00
00	1	1		EA	TNT-ES-100-28-20V SPREADER, STORM SURGE GEN 3 DEWALT 20V, 28" S100 SERIES INCLUDES (2) 20V BATTERIES & (1) 110V CHARGER	\$12,250.00	\$12,250.00

Subtotal	\$33,095.00
Tax Total (%)	\$0.00
Shipping Cost	\$750.00

Total \$33,845.00



INV17213

ITEM REPORT

To: City Council
From:
Subject: Citywide staff reports for March 2026.
Department/Office: Administration

Summary:

Recommended Action:

Budget:

Attachments:

1. FD Departmental Update -March
2. PW Department Update - March 2026
3. Admin Departmental Update (9)

+

BIWEEKLY DEPARTMENTAL UPDATE

Department: Fire
Director: Brad Hargrove
Reporting Period: 3/1- 3/31 2026

HIGHLIGHTS

- Engine 72 is OOS due to a transmission cooler issue
- Chief Hargrove attended Johnson and Ellis County ESD meetings
- Chief Hargrove attended Johnson County Fire Chiefs meeting
- VFD has begin ordering new equipment for the new Engine and Tanker
- VFD received and began upfitting new Fire Admin Tahoe's
- Captains Brancato and Sonne obtained Fire Officer 2 Certification
- Engineer Sutton obtained Fire Officer 1 certification
- Firefighter Lomax enrolled in Fire Instructor 1 class
- VFD plans to send two to the Texas Fire Chiefs Conference in April
- VFD plans to send 4 to Fire Department Instructors Conference in April
- VFD Plans to start sending all staff through FAST1 (Swiftwater Technician) class in March
- VFD recorded 234.25 hrs. of training for the reporting period.
- VFD had 24 overlapping calls that places us at 24% for the month of March 2026

Fire Incident Type Breakdown

Incident Type Group	2/1/26 – 2/28/26
100 – Fire	11
200 – Explosion	0
300 – EMS	96
400 – HAZMAT	4
500 - Service Call	20
600 – Good Intent	6
700 – False Alarm	1
800 - Natural Disaster	0
Total	137

MONTHLY DEPARTMENTAL REPORT

Department: Public Works

Director: Scott Williams

Reporting Period: March 2026



Public Works Highlights

✚ A preconstruction meeting was held with Texas Materials for the street's reconstruction project. The project is scheduled to start on March 30th in the Meadow Ridge Phase 1 area.

✚ Following the presentation of the State of the Infrastructure Report, the City is now transitioning from assessment to solution development. Staff is actively evaluating a range of potential strategies to address identified infrastructure needs across water, wastewater, streets, and drainage systems. This includes analyzing funding mechanisms, project phasing, and operational impacts, with a focus on both immediate priorities and long term system sustainability.

✚ **Water Repairs:**

3/30-31/26 - EXXON leak and valve repairs.

3/26- Hydrants replaced at 1st & S Oak St. and 101 S Main.

3/26- Filled in trench at elevated water tower.

✚ **Sewer Repairs:**

3/28/26- Made repairs to Savanh lift station discharge piping.

✚ **Streets:**

Made repairs on 2nd Street, made temporary repairs to storm drain damage on CR 620 & CR 502.

Repaired signs on Savanh, Lanexaug and Pakse Streets.

Sign repairs on Williamsburg, Patriot Parkway, Pine St, and W. 3rd.

Repaired or replaced approximately 20 street signs, and patched potholes on CR 214, CR 213, CR620, CR 501, and CR 109.

Made repairs to the storm drain at CR 620 & CR 502



Engineering Projects Underway

Ground Storage Reservoir (GSR) & Pump Station

This project is ongoing. Kimley Horn continues to work on engineering plans and land procurement. This project includes land procurement services, design, bidding, and construction phase services of a new ground storage tank and pump station so that water will be delivered into a ground tank from the City of Midlothian and subsequently pumped into the City's potable water system as needed when the elevated

storage tank calls the pump station to come on. The pump station will be sized and laid out so that it can be expanded in the future as additional developments come online in the service area to serve the City's expected buildout water service area. Land has not yet been procured by the City of Venus for this project. Evaluation of various parcels, due diligence, platting, and negotiation services are included in this IPO to obtain a tract of land to install the pump station. Additional information on the scope of property acquisition services is given in Task 1. Generally, the tracts that will be evaluated for the pump station site will be on the north and south side of CR 109, as close as possible to VV Jones Road.

SCADA – Lift Station Monitoring Improvements

Public Works continues coordination with Prime Controls on installing cellular modules and SCADA components at all 11 lift stations. This upgrade will provide real-time monitoring of wet well levels, run times, pump sequencing, and automatic high-level alarms. Prime Controls will continue installing SCADA components until this project is complete.

TxDOT FM 157 Widening Project

TxDOT has adjusted the anticipated construction bid letting in May 2026. The entire package of plan has been sent to Austin in preparation for the May 2026 letting/bidding process. Typically, once the project has been let/bid, it takes 2-3 months before the contractor actually starts working. So we can anticipate the project starting in July or August.

TPDES Wastewater Treatment Plant Permit (Major Amendment)

This project has been paused pending future actions related to the Wastewater Treatment Plant at Braham Ranch.

Impact Fee Updates (Water, Wastewater, Roadway)

The City is required to update impact fees “at least every 5 years” in accordance with LGC 395.052. This project will update the City's impact fees in accordance with Chapter 395 of the Texas Local Government Code. Data for the Land Use Assumptions (LUA) will be developed from the Comprehensive Plan completed by Public Management, Inc. in 2023 and supplemented with data provided by the Client for new development activity that has occurred within the last ten years. Data to be provided by the Client includes residential (added single and multi-family dwelling units) and square footage (or acreage) of developed non-residential uses within the city limits and ETJ.

Drainage Fee Study

The study is expected to take 14 to 18 months to complete. Public Works staff member Oscar Ortiz will work closely with the engineers and assist in providing required data and coordination. This includes Establish ERU and Fee Structure – Using the GIS impervious data prepared the engineers; Kimley-Horn will establish an Equivalent Residential Unit (ERU) based on the average impervious area for single-family residential parcels within the City. Using the GIS impervious area data, Kimley-Horn will develop a fee structure. Single Family properties will be assessed a single tier structure. For other properties, the fee will be based on impervious area with the parcel.

Street Capital Projects – Pavement Condition Index (PCI) Program

These projects are currently scheduled to start in March. Staff is coordinating with the contractor, Texas Materials, to develop a construction schedule for street capital improvement projects identified through last year's Pavement Condition Index (PCI) assessment. These projects will be funded with Bond proceeds dedicated to street improvements, which became available on October 1, 2025. Performing this work during optimal paving conditions supports proper asphalt compaction, long-term pavement performance, and overall durability of the finished roadway.

Wastewater Master Plan

The Wastewater Master Plan has been completed. Staff have put this on the April Agenda for Council's adoption.

Water Master Plan

The Draft Water Master Plan has been completed. Staff is currently reviewing and providing comments on the report. Once we get the final version, we plan to put this on the May Agenda for Council's adoption.

DEPARTMENTAL UPDATE

Department: Administration

Choose an item.

Reporting Period: March 2026



HIGHLIGHTS

City Administrator

City Secretary

- Open records
- Mentor's Care
- Agendas
- Minutes
- Working with ES&S on ballots, software, coding, etc.
- Created process for Pre and Post annexation Ordinances and Notices that go out
- L&A testing on DS200 machines
- Record retention

Human Resources

- Currently taking applications for Police Chief.
- Fleet – preparing for Enterprise meeting for FY 27
- Laserfiche data entry
- Time Clocks plus implementation
- Payroll – Complete
- Coordination for employees with Life Events.
- FMLA x2 employees
- Open records
- Mentors Care
- Beginning the process to transition us to tx.gov secure emails

Finance

- Audit
- Software setup for Laserfiche and Time Clocks Plus
- Preparing for scanning project and records destruction

- Planning for Infrastructure update workshop

Court

- Entered 96 new citations/violations.
- Collected a total of \$24,261.54 in fees and fines.
- Closed 107 cases, including 42 cases dismissed upon completion of a driving safety course, deferred disposition, or compliance dismissals.
- Conducted in-person Bench Trials that were held at the civic center, disposing of 8 cases.
- Added 41 cases to OmniBase, an enforcement tool that restricts driver's license renewal for individuals with outstanding violations.
- Forwarded 41 open cases to the collection agency.
- Reviewed and destroyed six (6) boxes of archived court files in accordance with the records retention schedule.

ITEM REPORT

To: City Council
From:
Subject: Recognition of Employee for 5 years of Dedicated Service -
Garrett Spurlock.
Department/Office: Human Resource

Summary:

Recommended Action:

Budget:

Attachments:
None

ITEM REPORT

To: City Council
From:
Subject: Proclamation: National Fentanyl Awareness Day.
Department/Office: City Secretary

Summary:

Recommended Action:

Budget:

Attachments:

1. COV_Fentanyl Awareness 2026 Proclamation

CITY of VENUS



OFFICE of MAYOR

Proclamation

WHEREAS, the fentanyl epidemic in the United States is a serious public safety threat, with illicit fentanyl poisoning rates currently reaching the highest level in history; and

WHEREAS, fentanyl is a highly addictive synthetic opioid that is 50 times more potent than heroin and 100 times more potent than morphine. According to the United States Drug Enforcement Administration (DEA), illicit fentanyl is being manufactured with other illicit drugs to increase potency, sold as powders and mixed with other illicit drugs and is increasingly pressed into counterfeit pills made to look like legitimate pharmaceutical drugs; and

WHEREAS, it is becoming more common for individuals to unknowingly use fentanyl which has led to the DEA issuing a public safety alert seeking to raise awareness of a significant nationwide surge on counterfeit pills, and

Whereas, in Venus and the surrounding area many adults and children have sadly been injured, and some have died due to fentanyl overdose; and

Whereas, we can help save lives by making residents of Venus, Texas, aware of the dangers of fentanyl by working with law enforcement to prevent drugs from entering the community, and by reducing the stigma surrounding drug use so people can find resources to prevent overdose deaths, connect to treatment, and be healed; and

Whereas, *Venus Beyond Boundaries* has brought this urgent issue to the attention of city officials;

NOW, THEREFORE, I, Alejandro Galaviz, Mayor of the City of Venus, do hereby proclaim
April 29, 2026, as

Fentanyl Prevention & Awareness Day

in the City of Venus and call upon all residents to educate themselves and their loved ones on the danger posed by fentanyl and other drugs, and to seek education on the issue.

GIVEN under my hand and the Seal of the City of Venus, this **13th day of April 2026**.

Alejandro Galaviz
Mayor

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
Subject: Discuss and consider the adoption of the 2026 Wastewater Master Plan. (Williams)
Department/Office: Public Works

Summary:

Kimley Horn Engineering has prepared the Wastewater Master Plan (WWMP) for the City of Venus. The WWMP is a critical step for the City. It formally establishes the technical basis for infrastructure decisions, supports future capital planning and funding strategies, and provides the framework needed to manage growth responsibly. The plan confirms that key components of the existing wastewater system have reached or are approaching capacity and cannot support additional development without improvements. It also identifies the necessary projects to restore capacity, maintain reliable service, and ensure compliance with regulatory requirements. This plan is not a final or static document, but a roadmap that will guide ongoing decision-making.

Recommended Action:

Approve the Wastewater Master Plan as presented.

Budget:

This item does not impact the budget.

Attachments:

1. 2025 Venus Wastewater Master Plan Report_2026_Sealed (2)

City of Venus, Texas

Wastewater Master Plan Update

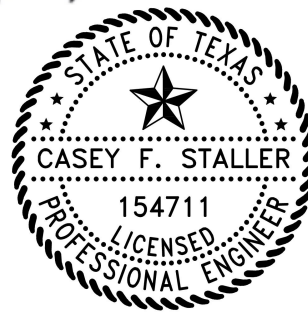
March 2026



Prepared for:
City of Venus, TX
700 W US. Highway 67
Venus, TX 76084
Phone: 972 366 3348

Prepared by:
Kimley»Horn
Kimley-Horn and Associates, Inc.
260 East Davis St. #100
McKinney, TX 75069
Phone: 469 301 2580

Casey Staller, P.E.



03-23-26

TBPE Firm Registration Number: F-928

Project Number: 060021302
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I. Executive Summary

This study was performed at the request of the City of Venus, TX to present analysis, findings, and recommendations for implementation of a plan to improve wastewater infrastructure to accommodate future growth. A service area boundary for the City of Venus was decided for this master plan to be limited to the area within the current ETJ and North of CR 108 as shown on the existing wastewater system map in **Figure F**. CR 108 was determined as the dividing line in the City’s existing ETJ for this master plans service area from discussions with the City and the knowledge of a study currently being performed by Trinity River Authority (TRA) regarding future Chambers Creek Wastewater regionalization. At this time, the City is not planning any future wastewater infrastructure at or near the Brahman Ranch development, as it was determined to be outside of this master plan’s service area boundary. A land use assumptions map with service area boundary for wastewater facilities are shown in **Figure B**.

The City’s 2023 Comprehensive plan identifies areas of future use that were included in the buildout demands. The map shown in **Figure C** highlights the future development areas. The future areas were identified as future residential areas, future commercial areas, or future industrial areas and are shown in **Figure B**. Currently, the City has approximately 2,168 wastewater connections with an average daily flow of 0.81 MGD and a peak daily flow of 4.60 MGD. A buildout scenario was evaluated resulting in an approximate future connection count of 17,269 and a peak daily flow of 43.77 MGD. **Table 1.1** summarizes the residential, commercial/retail, and industrial projections by service area within the City of Venus for existing (2025) wastewater connections and buildout.

Table 1.1: Projections for the Venus Service Area

Year	Existing (2025)	Buildout
Total Sewer Connections	2,168	17,269
Commercial/Retail, Industrial (Acres)	856	3,925
Average Daily Flow (MGD)	0.81	7.52
Peak Daily Flow (MGD)	4.66	43.77

Analysis of the existing wastewater system was performed as part of this master plan. Using flow monitoring, survey, and SewerCAD modeling it was determined that the City’s Palladium system which serves all the existing City customers except for the Patriot Estates development and a portion of the Meadow Ridge development **does not** have any capacity for future developments.

Fourteen (14) capital improvement projects were identified to help provide adequate wastewater service to the estimated buildout wastewater demand and connection count and to provide needed improvements based on age, condition, and staff requests. The projects were divided into two (2) categories: 5-year and Buildout. The 5-year projects are ranked by priority and are anticipated to be required within the next 5 years. The Buildout projects are also ranked by priority and will be required as future development occurs. Projects 1.1 and 2.1 are required to provide service to any future developments in the Palladium system.

An Opinion of Probable Construction Cost (OPCC) has been developed for each of the projects listed below and is included in **Appendix B**. The total combined cost of the 5 projects identified in the 5-year category is \$11,505,000 in 2025 dollars.



Table 1.2 shows the projects required within the next 5 years to keep up with the population growth and maintenance of the system. Each project is accompanied by an opinion of probable construction cost (OPCC).

Table 1.2: 5 - Year Capital Improvement Plan Summary

Project No.	Project Name	Project Cost
1.1	Parallel 15" to 21" Downtown Gravity Trunk Line	\$2,298,000
2.1	Upgrade Palladium LS pumping to 10" FM Capacity	\$443,000
3.1	Replace existing 6" FM from Prison LS to 12" FM	\$1,096,000
5.1	Proposed 24" and 30" Gravity Main along Hwy 67	\$7,229,000
2.2	Decommission Palladium LS	\$439,000
	Total =	\$11,505,000



II. Introduction

The City of Venus is located 6 miles southwest of Midlothian along Hwy. 67 in Ellis County and Johnson County and has a current estimated population of 8,209 according to US Census data estimates from 2025. The current city limits encompass 4.59 square miles while the proposed wastewater service area encompasses 13.45 square miles. The current population of the City's wastewater service area is just over 8,209 people with a projected buildout population of roughly 66,700 people in accordance with the 2023 Comprehensive Plan. See **Figure B in Appendix A** for land use assumptions used in this study and the wastewater service area boundary.

The City of Venus contracted Kimley-Horn to assist in creating a Wastewater Master Plan. The plan includes growth projections, evaluation of existing usage, demand projections, and development of proposed capital improvements.

A. Wastewater System Definitions

The following terms are used throughout the report. The definition and acronym may be helpful in better understanding the subtle differences between several of these terms.

Capital Improvement Plan (CIP) - Improvements to the collection system based on population and wastewater demand projections for future conditions

Dry Weather Flow – The average flow to a wastewater treatment plant during a period without rain

ETJ - Extra Territorial Jurisdiction

GPD – Gallons Per Day

Infiltration and Inflow (I&I) – Expressed in units of gallons per acre day (gpac). This represents a design allowance to account for stormwater (inflow) and groundwater seepage (infiltration) into the collection system.

MGD – Million Gallons Per Day

Peaking Factor – The ratio of the peak flow to the average flow for a wastewater system. This factor is applied to the average daily flow to calculate the peak anticipated instantaneous wastewater flow in a sewer system.

Per Capita Flow – Represents the average daily discharge per person, usually expressed in gallons per capita per day (gpcd).

TCEQ – Texas Commission on Environmental Quality

TRA – Trinity River Authority

OPCC- Opinion of probable construction cost



III. Growth Projections

A. Land Use

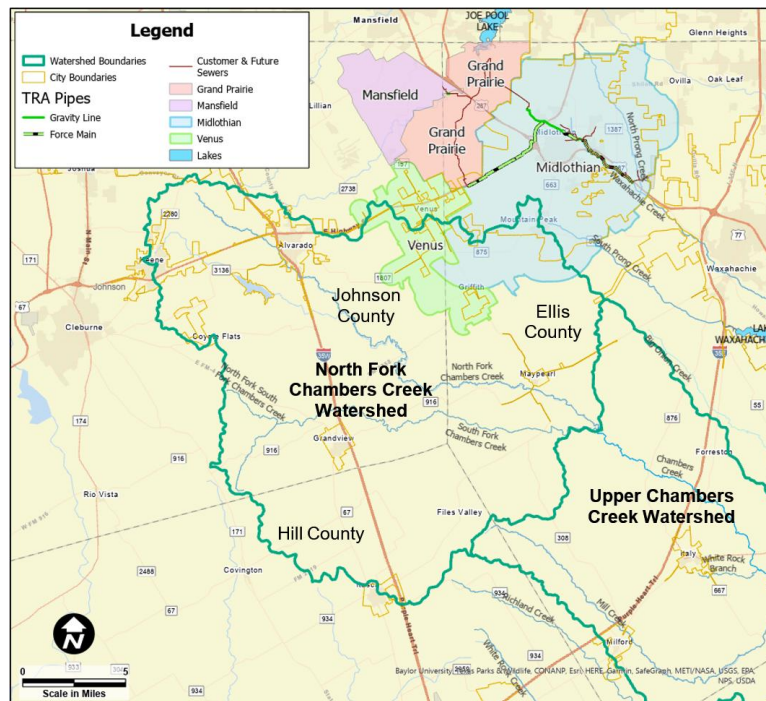
To project future system needs, land use assumptions must be developed to provide the basis for population and employment growth projections within a political subdivision. As defined by Chapter 395 of the Texas Local Government Code, these assumptions include a description of changes in land uses, densities, and population in the service area. In addition, these assumptions are useful in assisting the City of Venus in determining the need and timing of capital improvements to serve future development.

The first task in the study involved identification of current and future land use by category and projections of population within the City's service area. Information for the development of the Land Use Assumptions was determined from the City of Venus 2023 Comprehensive Plan, aerial photography, as well as consulting with City staff to identify possible changes to the future land use plan.

The development of land use assumptions is utilized in:

- Collecting/Determining of population and commercial & retail acreage; and
- Projecting the ten-year population by service area.

A service area boundary for the City of Venus was decided for this master plan to be limited to the area within the current ETJ and North of CR 108 as shown on the existing wastewater system map in **Figure F**. CR 108 was determined as the southern service area boundary in the City's existing ETJ for this master plan's service area from discussions with the City and the knowledge of a study currently being performed by Trinity River Authority (TRA) regarding the future Chambers Creek Wastewater regionalization. The TRA study is looking into serving the Chambers Creek watershed area as a future regional system. The image below shows the area within the Chambers Creek watershed that was provided by TRA to the City of Venus in September 2024.





Much of the area on the south side of Venus falls into this watershed. After discussions with the City, any area south of CR 108 was deemed not feasible to pump north into the existing wastewater system. Major development in the southern area is not anticipated to happen in the next 5-years, and the TRA study will provide direction on how to best serve the Chambers Creek watershed. Additionally, the City is not planning any future wastewater infrastructure at or near the Brahman Ranch development, as it was determined to be outside of this master plan’s service area boundary. A land use assumptions map with service area boundary for wastewater facilities are shown in **Figure B** in **Appendix A**. **Table 3.1** summarizes the residential, commercial/retail, industrial, and mixed-use growth projections by service area within the City of Venus for existing (2025) wastewater connections and buildout.

Table 3.1: Projections for the Venus Service Area

Year	Existing (2025)	Buildout
Total Sewer Connections	2,168	17,269
Commercial/Retail, & Industrial (Acres)	856	3,925
Average Daily Flow (MGD)	0.81	7.52
Peak Daily Flow (MGD)	4.66	43.77



IV. Existing Wastewater Collection System

A. Wastewater Treatment

Wastewater in the City of Venus is collected and transferred to the Mountain Creek Regional Wastewater System owned, operated, and maintained by Trinity River Authority (TRA) for treatment. TRA provides wastewater treatment for the City of Venus as well as three (3) other contracting parties in the Mountain Creek Basin. Venus' existing wastewater service area can be found on **Figure F** in **Appendix A**.

B. Metering Stations

Due to the limited knowledge of the existing flows produced by Venus, flow monitoring was included as part of the master planning efforts. Kimley-Horn, through RJN (subconsultant), provided flow metering for two sewer manholes located in the City of Venus for a duration of two months from March 29th to May 28th, 2025. The locations of the two manholes are shown in **Figure A** in **Appendix A**. The results from the flow monitoring are listed below in **Table 4.1**.

Table 4.1: Flow Monitoring Results

Location	Average Flow (MGD)	Max. Flow (MGD)	Peaking Factor	Rainfall Before/During Event (in.)	Average Peaking Factor
Site 1. Palladium Lift Station	0.53	1.98	3.78	1.49	3.47
		1.66	3.17	1.36	
Site 2. Patriot Estates Lift Station	0.24	2.69	11.33	1.49	7.98
		1.11	4.64	1.36	

Two flow monitors were identified to measure the total flows from the Venus. Site 1 measured the peak flow from the existing system to the Palladium Lift Station including the Prison and downtown areas. Site 2 measured the flow from the Patriot Estates development that flows to the Patriot Estates LS. Both lift stations pump directly to the existing TRA Lift Station. The monitoring results indicated that Site 2 had the highest peaking factor of 11.33. Although this occurred during the peak rainstorm event, the other rain events did not produce that high of a factor. For existing flows, the two highest rain event peaking factors were averaged for both lift stations. The Site 2 average rain event peaking factor is 7.98 and the Site 1 average rain event peaking factor is 3.47. The peaking factor results were used as a check for the existing wastewater demand projections for their respective sewer basins in the model and to identify an average for the existing system-wide peaking factor.

C. Lift Stations

The City of Venus has a total of 11 lift stations throughout their wastewater system: Palladium LS, Patriot Estates LS, Horizon LS, CR 213 N LS, CR 213 S LS, FM 1807 LS, Prison LS, Savannah LS, Student LS, Brahman Ranch LS, and Meadow Ridge LS. The largest lift stations are Palladium and Patriot Estates. The Palladium Lift Station, located off of Hwy 157 just west of the Palladium Venus apartment complex, is the second largest lift station in Venus with its two (2) 861 gpm pumps and a total firm pumping capacity of 861 gpm or 0.6 MGD per record



drawings. Also per record drawings, the buildout design of the lift station is three (3) 861 gpm pumps with a firm capacity of 1,291 gpm or 1.8 MGD. The Patriot Estates Lift Station, located just west of Hwy 342, is the largest lift station in service with a total firm capacity of 1,800 gpm or 2.5 MGD per record drawings. The remaining existing lift stations include Prison LS, CR 213, Meadow Ridge, and other small neighborhood lift stations. The Meadow Ridge Lift Station is planned to be decommissioned as part of a future development called Stallion Ranch.

D. Gravity System

The City of Venus owns and operates sanitary sewer lines that range in size from 4 inches to 24 inches. Most of the lines consist mainly of PVC pipe. A map showing the existing wastewater collection system can be found in **Figure F** in **Appendix A**. The map was created using limited record drawings and survey of a selected 10 manholes used to confirm the downtown interceptor. The locations of the surveyed manholes are in **Figure A** in **Appendix A**.

E. Wastewater Model

A Bentley SewerCAD model was created to model the existing wastewater flows in the sewer system. The model was built using record drawings, manhole surveys, and correspondence with City staff. Existing flows were added to the sewer model using data from flow monitoring and existing connections. The model results showed the City's existing gravity trunk line downtown, the Palladium LS, and the Prison LS are at capacity currently and there is a need for improvements to serve future developments.



V. Wastewater Demand Projections

A. Wastewater Major Basins

The City of Venus wastewater planning boundary is split into twenty-five basins. The basins are shown in **Figure C** in **Appendix A**. The total future flows for each basin were calculated based on future land use and or planned development information within the basin provided by the City of Venus. **Table 5.1** shows the projected future flow for each of the twenty-three major basins. The existing flows were accounted for in each existing lift station due to the limited flow data available. The assumptions applied to future land use types can be found in **Table 6.1** of Design Criteria in Section VI.

Table 5.1: Total Buildout Peak Flow Per Basin

Basin	Projected Future Peak Flow (MGD)
Basin 1	0.95
Basin 2	2.20
Basin 3	0.41
Basin 4	0.69
Basin 5	0.40
Basin 6	0.21
Basin 7	0.14
Basin 8	2.09
Basin 9	1.24
Basin 10	1.05
Basin 11	0.06
Basin 12	3.52
Basin 13	0.07
Basin 14	0.26
Basin 15	2.93
Basin 16	0.07
Basin 17	5.64
Basin 18	1.13
Basin 19	2.80
Basin 20	1.20
Basin 21	6.21
Basin 22	3.69
Basin 23	0.74
Basin 24	0.00
Basin 25	0.74



B. Wastewater Flow Projections

Developing flow projections is a critical component of this Wastewater Master Plan and provides the basis for determining the capital improvement requirements for new growth within the study area. Flow projections involve developing average flows, peak flows, and infiltration and inflow (I/I) contributions to the collection system.

Due to a lack of historical flow data, a combination of industry standards and flow monitoring values were used to determine average daily flows for residential and commercial use.

Seasonal fluctuations, weekly variations, and daily changes in flow are significant in wastewater flows and must be considered in the planning and design of a collection system that can accommodate the greatest flow rate that can be reasonably expected. Therefore, in addition to developing an average daily flow, a peak flow rate is also determined by multiplying the average daily flow rate by a peaking factor. Historical data and statistical trends can be used to develop a peaking factor.

Infiltration and inflow (I/I) is a common problem in sewage collection systems. Improperly joined or broken pipes and manholes are the most common cause of groundwater infiltration in a sewage collection system. As with determining average and peak flows, there are two ways to account for the amount of I/I into the system. Standard practice is to add an assumed amount of flow. However, an alternative is to measure the flow by comparing wet weather and dry weather historical data. The difference between wet and dry weather flows is theoretically the amount of I/I in the system.

Based on the flow monitoring data, the average daily flow used for the existing wastewater collection system is 0.81 MGD. Once average daily flows were determined, peak flow data was evaluated to determine the wet weather peaking factor. Kimley-Horn completed recent flow monitoring for 2 months from March 29th through May 28th in 2025, as discussed in the previous Section IV. The average of the two flow monitors resulted in a system-wide peaking factor of 5.73. This peaking factor was used to calculate the existing peak flow in the Venus wastewater collection system of 4.66 MGD. **Table 5.3** shows the projected wastewater flows for the existing and buildout conditions.

Table 5.3: Projected Wastewater Flows

	Existing (2025)	Buildout
Average Daily Flow (MGD)	0.81	7.52
Peak Daily Flow (MGD)	4.66	43.77

Once the City-wide demand was established for the existing system, the next step in the evaluation was to allocate flows throughout the service area based on the land use assumptions. Flows were allocated to specific subbasins in the in the collection system based on the existing flow path, LIDAR topography, and GIS data created by Kimley-Horn. The allocation was added to the SewerCAD model. A peaking factor of 5.73 was used for the majority of the sewershed basins to evaluate existing and future capacity. Projected wastewater flows were identified for existing and buildout scenarios. Based on those results and an evaluation of the existing capacity of wastewater infrastructure, Kimley-Horn developed recommended system improvements.



VI. Design Criteria

The following criteria were established by Kimley-Horn as design assumptions from which to evaluate current and future wastewater system components. These criteria could change over time based on demand patterns and regulatory mandates. The assumptions used throughout this study are shown in **Table 6.1**.

Table 6.1: Venus Design Assumptions

Criteria	Value	Units
Single Family Density	5	Connections/acre
Multi-Family Density	15	Connections/acre
Persons/Residential Connection	3.86	persons/connection
Residential Demand	383	gal/conn/day
Commercial/Retail/Industrial	262	gal/acre/day
Peaking Factor	5.73	



VII. Wastewater Master Plan

A. Wastewater Collection System Analysis

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)



Table 7.1: Minimum and Maximum Pipe Slopes

Size of Pipe (Inches)	Minimum Slope (%)	Maximum Slope (%)
6	0.50	12.35
8	0.33	8.40
10	0.25	6.23
12	0.20	4.88
15	0.15	3.62
18	0.11	2.83
21	0.09	2.30
24	0.08	1.93
27	0.06	1.65
30	0.055	1.43
33	0.05	1.26
36	0.045	1.12
39	0.04	1.01
>39	*	*

*For lines larger than 39 inches in diameter, the slope shall be determined by Manning's formula (as shown below) to maintain a minimum velocity greater than 2.0 feet per second when flowing full and a maximum velocity less than 10 feet per second when flowing full

EQUATION V-A

$$V' = (1.49/n)(R_h^{0.67} \sqrt{S})$$

- V' = velocity (ft/sec)
- n = Manning's roughness coefficient = 0.013
- R_h = hydraulic radius (ft)
- S = slope (ft/ft)

Force Mains

Force mains shall be a minimum of four inches in diameter unless it is used in conjunction with a grinder pump station. For a duplex pump station, the minimum velocity is three feet per second with one pump in operation. For a pump station with three or more pumps, the minimum velocity in a force main is two feet per second with only the smallest pump in operation, and a minimum flushing velocity of five feet per second or greater must occur in a force main at least once daily. The report must certify that a pipeline with a velocity greater than 6.0 feet per second can withstand high and low negative surge pressures in event of sudden pump failure. §217.67(a)



Lift Stations

A lift station must have at least two pumps. The firm pumping capacity of a lift station must handle the peak flow. §217.61(a)

Collection System

The Collection system must be capable of carrying peak dry weather flow plus I&I from the service area. Pipes that showed to be overloaded (>100% of capacity utilized) were identified to be upsized. In addition, city staff identified several areas that are currently experiencing age or condition related issues. Additional projects will be required to support future projected growth in the City. These improvements are explained in the following section and shown in **Figure D**.

B. Lift Station and Force Mains

Two lift stations will require large capacity improvements by buildout to convey wastewater into the gravity system. **Table 7.2** summarizes the future lift station’s required capacities.

Table 7.2: Lift Station Buildout Capacity Improvements

Lift Station	Peak Capacity (MGD)
Prison	22.24
CR 213 S	14.26

C. System Improvements

Due to projected increases in wastewater flows, the following system improvements are recommended to be divided into a 5-year CIP plan and a Buildout CIP plan to gradually increase the available capacity of the City’s system. The priority of the projects below was determined based on development and the priorities of the City of Venus.

Fourteen (14) capital improvement projects were identified to help provide adequate wastewater service to the estimated buildout wastewater demand and connection count and to provide needed improvements based on age, condition, and staff requests. The projects were divided into two categories. The recommended 5 - Year projects to provide the existing system with capacity for growth, and recommended buildout projects to provide capacity for buildout of the service area. The lower priority projects are generally development driven and will be required as future development occurs. These improvements are detailed below and shown in **Figure D and E**.

5-Year CIP:

CIP #1.1: Parallel 15” to 21” Downtown Gravity Trunk Line

- Project Cost: \$2,298,000
- Project Description: This project is 2,100 LF of 15” and 2,450 LF of 21” parallel wastewater line and 1,900 LF of replacing existing 12” with 18” along N Hickory Street. This is listed as a high priority because the existing wastewater line is at maximum capacity. This project increases the downtown gravity trunk line capacity to 4.9 MGD.



CIP #2.1: Upgrade Palladium LS pumping to 10" FM Capacity

- Project Cost: \$443,000
- Project Description: This project upgrades the existing lift station to the existing 10" FM capacity of 2.88 MGD. This provides the City with an estimated additional 1 MGD of wastewater capacity.

CIP #3.1: Replace existing 6" FM from Prison LS to 12" FM

- Project Cost: \$1,096,000
- Project Description: This project replaces 5,500 LF of existing 6" FM from the Prison LS with 12" FM. The 12" FM will have a velocity of approximately 3.4 ft/s with existing flows plus known future development, meeting minimum velocity requirements. The capacity of the proposed 12" FM is approximately 4.0 MGD.

CIP #5.1: Proposed 24" and 30" gravity main along Hwy 67

- Project Cost: \$7,229,000
- Project Description: This project replaces the existing force main to the TRA lift station with a gravity main. TRA is currently working to remove their lift station and construct a gravity main. This project will connect with the new TRA line and will provide an additional capacity of 8.7 MGD through the 24" and 15.9 MGD through the 30" along Hwy 67.

CIP #2.2: Decommission Palladium LS

- Project Cost: \$439,000
- Project Description: This project decommissions the lift station and takes the 12" FM along Hwy 67 offline.

Buildout CIP:

CIP #4.1: Replace Prison LS

- Project Cost: \$6,532,000
- Project Description: This project provides capacity to the Prison LS with a maximum phase 1 capacity of 4.0 MGD per the proposed 12" FM. This has potential to be developer driven.

CIP #1.2: Downtown Gravity Trunk Line Replace 8"-12" with 30" - 36" and replace existing 18" with 36"

- Project Description: This project increases the capacity of the parallel downtown trunk line with a capacity of 8.7 MGD through the 24" and 15.9 MGD through the 30". After this project is completed, the Palladium LS can be decommissioned.

CIP #3.2: Parallel 27" FM from Prison LS

- Project Description: This project will increase the Prison LS and FM to the approximate buildout capacity of 22 MGD

CIP #4.2: Upgrade the Prison LS for Buildout Flow

- Project Description: This project provides capacity to the Prison LS with a maximum approximate buildout capacity of 22 MGD.



CIP #5.2.A: Replace 24" gravity main along Hwy 67 with 42"

- Project Description: This project increases the capacity from 8.7 MGD to 39.0 MGD, meeting the approximate buildout flow into this gravity main of 30.32 MGD. The 15 MGD capacity of the 30" downstream gravity main provides room for Project 5 phase 2 to be split into phase A and B.

CIP #5.2.B: Replace 30" gravity main along Hwy 67 to 48"

- Project Description: This project increases the capacity from 15.9 MGD to 55.7 MGD. Meeting the approximate total buildout flow through this segment of gravity main of 44.7 MGD.

CIP #6: Replace existing 6" FM with 24" FM and upgrade CR 213 S LS accordingly

- Project Description: This project increases the CR 213 LS to the approximate buildout capacity of 13.9 MGD for this lift station and FM.

CIP #7: Replace 6" gravity main with 24" to CR 213 S LS

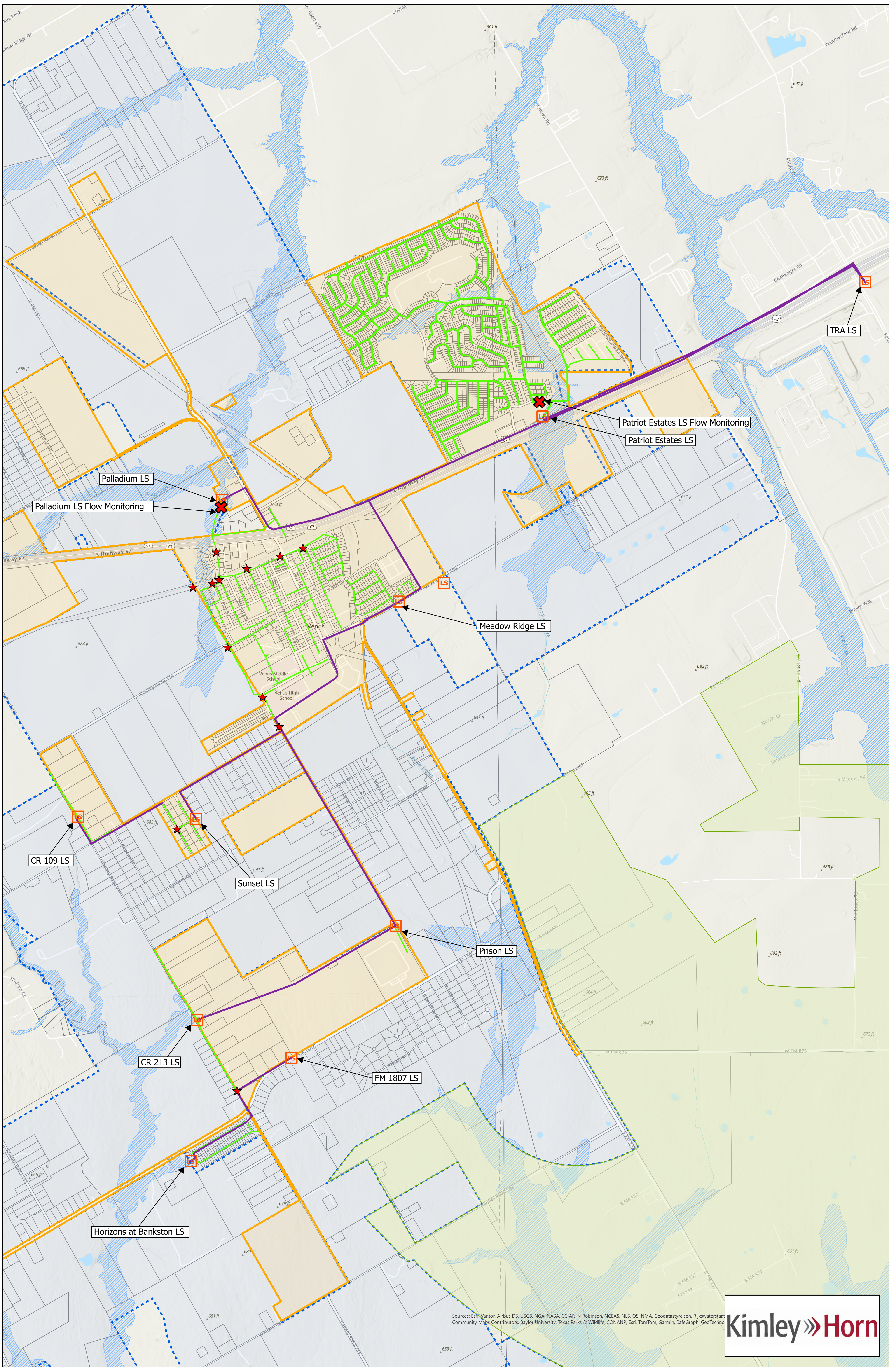
- Project Description: This project increases the capacity of this gravity main to serve the approximate buildout flow for this line of 13.9 MGD.

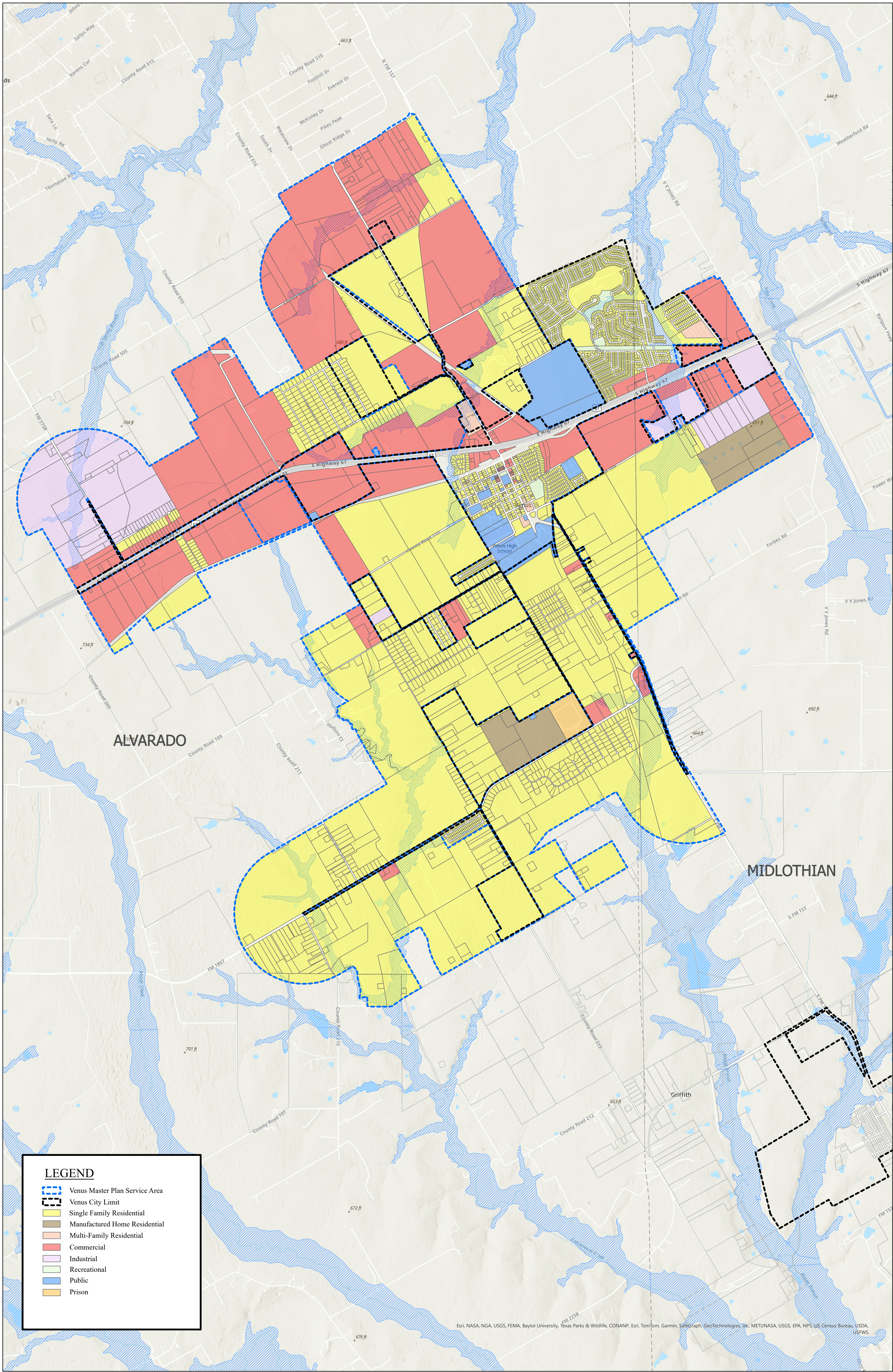
CIP #8: Install 12" and 15" gravity main along Hwy 67 west of Projects #1 and #3

- Project Description: This project provides capacity for the future western industrial area within the Venus ETJ. The estimated flow from this area is 1.85 MGD.



Appendix A: Exhibits

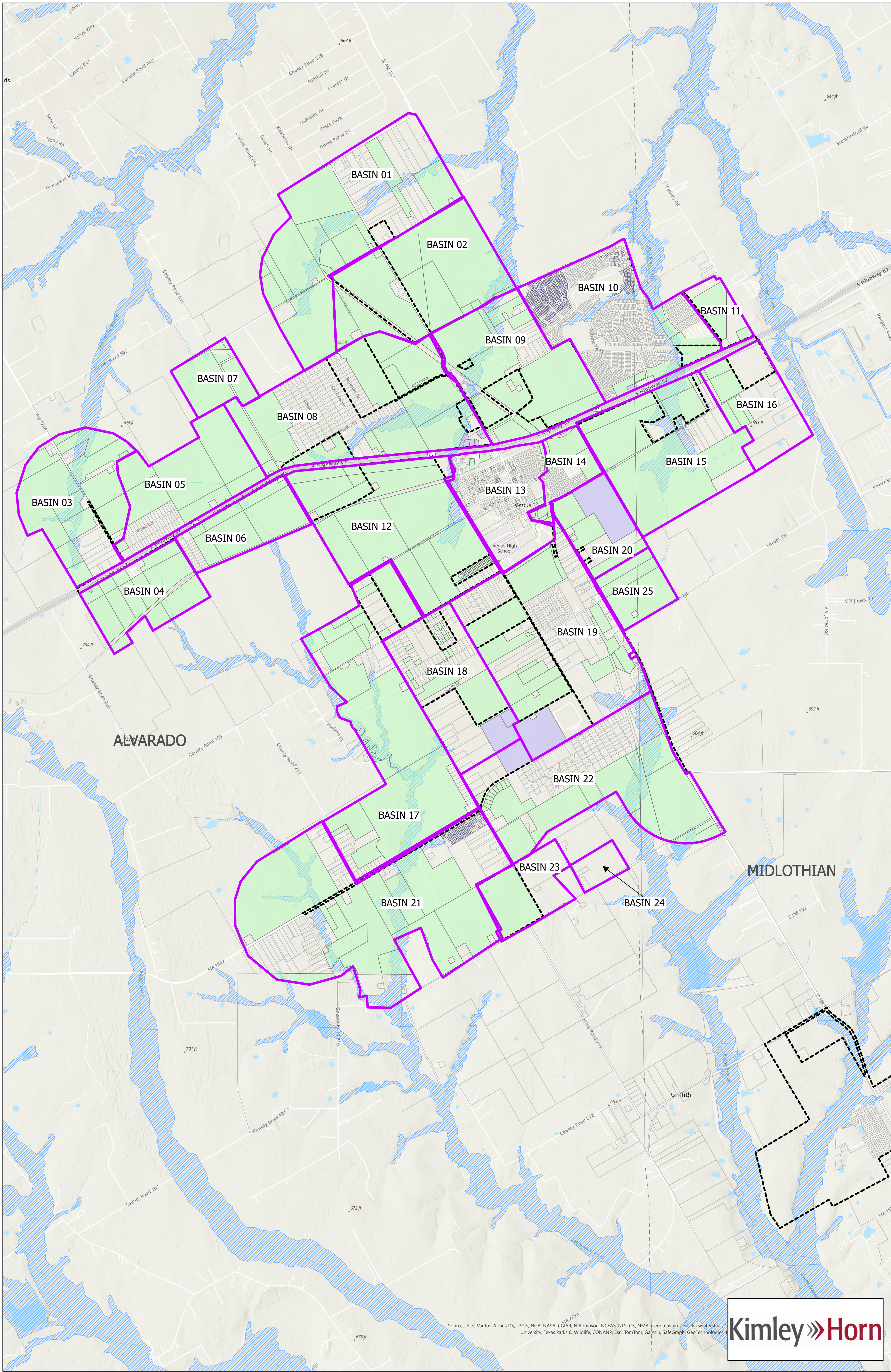




Esri, NASA, NGA, USGS, FEMA, Baylor University, Texas Parks & Wildlife, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

LEGEND

- Venus Master Plan Service Area
- Venus City Limit
- Single Family Residential
- Manufactured Home Residential
- Multi-Family Residential
- Commercial
- Industrial
- Recreational
- Public
- Prison

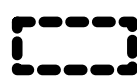













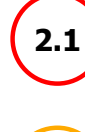


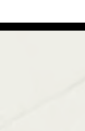
Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, G University, Texas Parks & Wildlife, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies

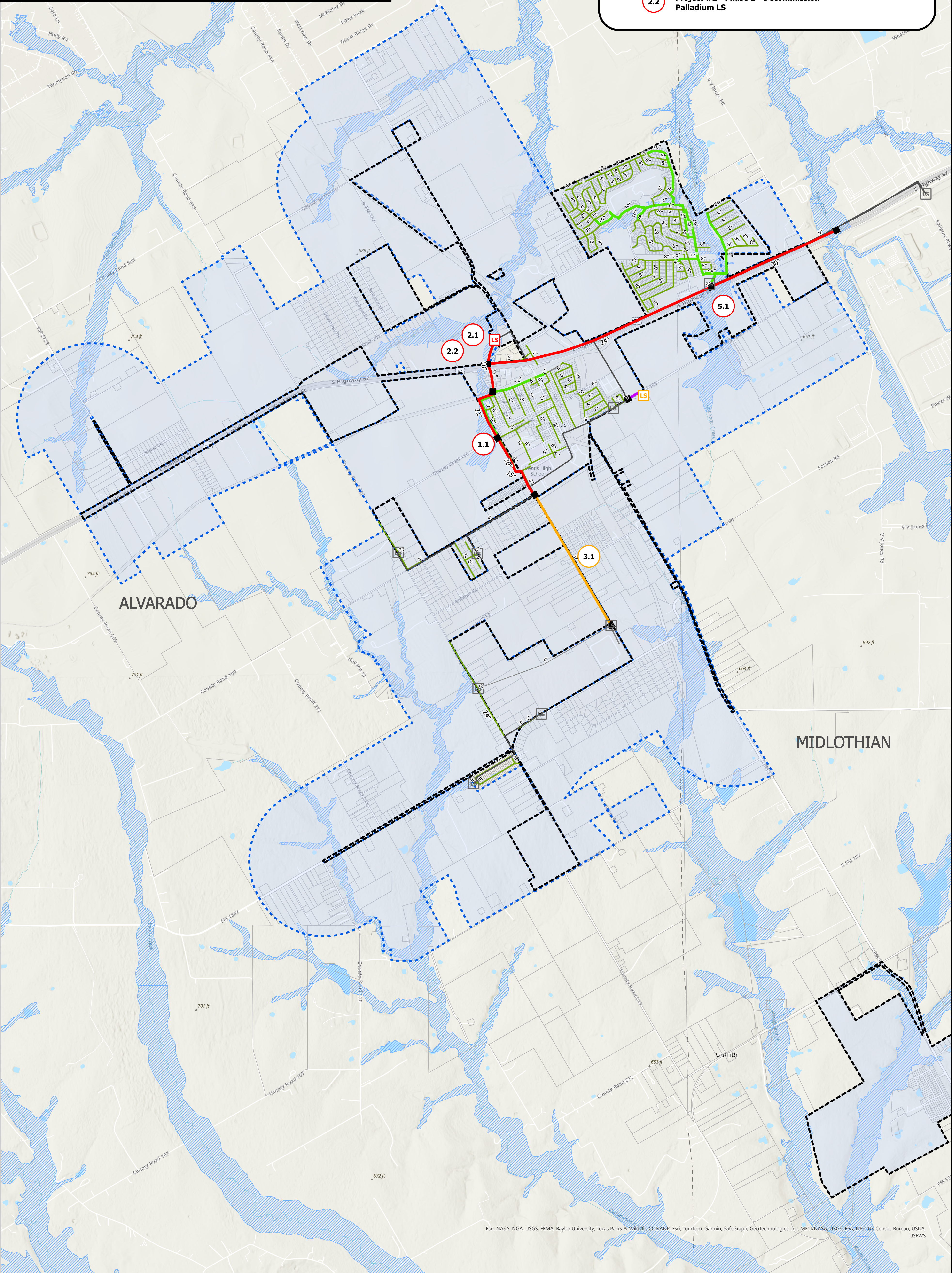
Kimley»Horn

	<p>0 1,500 3,000 Feet</p>	<p>LEGEND</p> <ul style="list-style-type: none"> Sewer Basins Future Development Areas Known Future Development Areas Venus City Limits 		<p>CITY OF VENUS SEWER BASINS AND FUTURE DEVELOPMENT AREAS</p>	<p>FIGURE C</p>
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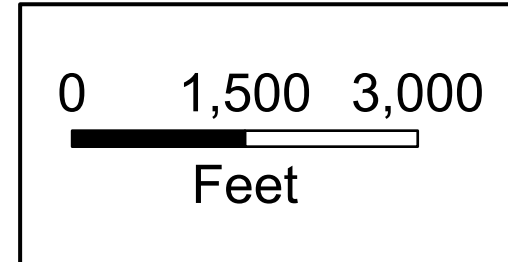
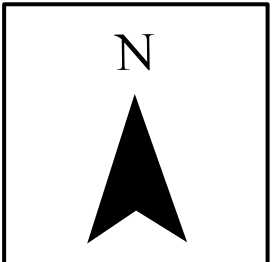
LEGEND

- | | | |
|---|--|--|
|  Venus City Limit |  Existing Lift Station |  Existing Force Main |
|  Venus Master Plan Service Area |  Project Lift Station |  Proposed Force Main |
| Sewer Mains |  Lift Station By Others |  By Others Force Main |
|  4" - 8" Existing Gravity Main | | |
|  10" - 24" Existing Gravity Main | | |
|  Proposed Gravity Main | | |

- Proposed Initial Capital Improvement Plan Projects**
-  **Project #1 - Phase 1 - Parallel 15" - 21" gravity main and replace existing 12" with 18" gravity main**
 -  **Project #2 - Phase 1 - Upgrade Palladium LS pumping to 10" FM capacity of 2.88 MGD**
 -  **Project #3 - Phase 1 - Replace existing 6" FM from Prison LS to 12" FM**
 -  **Project #5 - Phase 1 - Proposed 24" and 30" gravity main along Hwy. 67**
 -  **Project #2 - Phase 2 - Decommission Palladium LS**



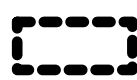








Esri, NASA, NGA, USGS, FEMA, Baylor University, Texas Parks & Wildlife, CDANAP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS







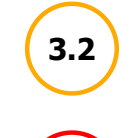


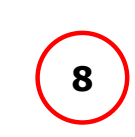

CITY OF VENUS
 2025 SEWER SYSTEM MASTER PLAN
 5-YEAR CAPITAL IMPROVEMENTS PLAN

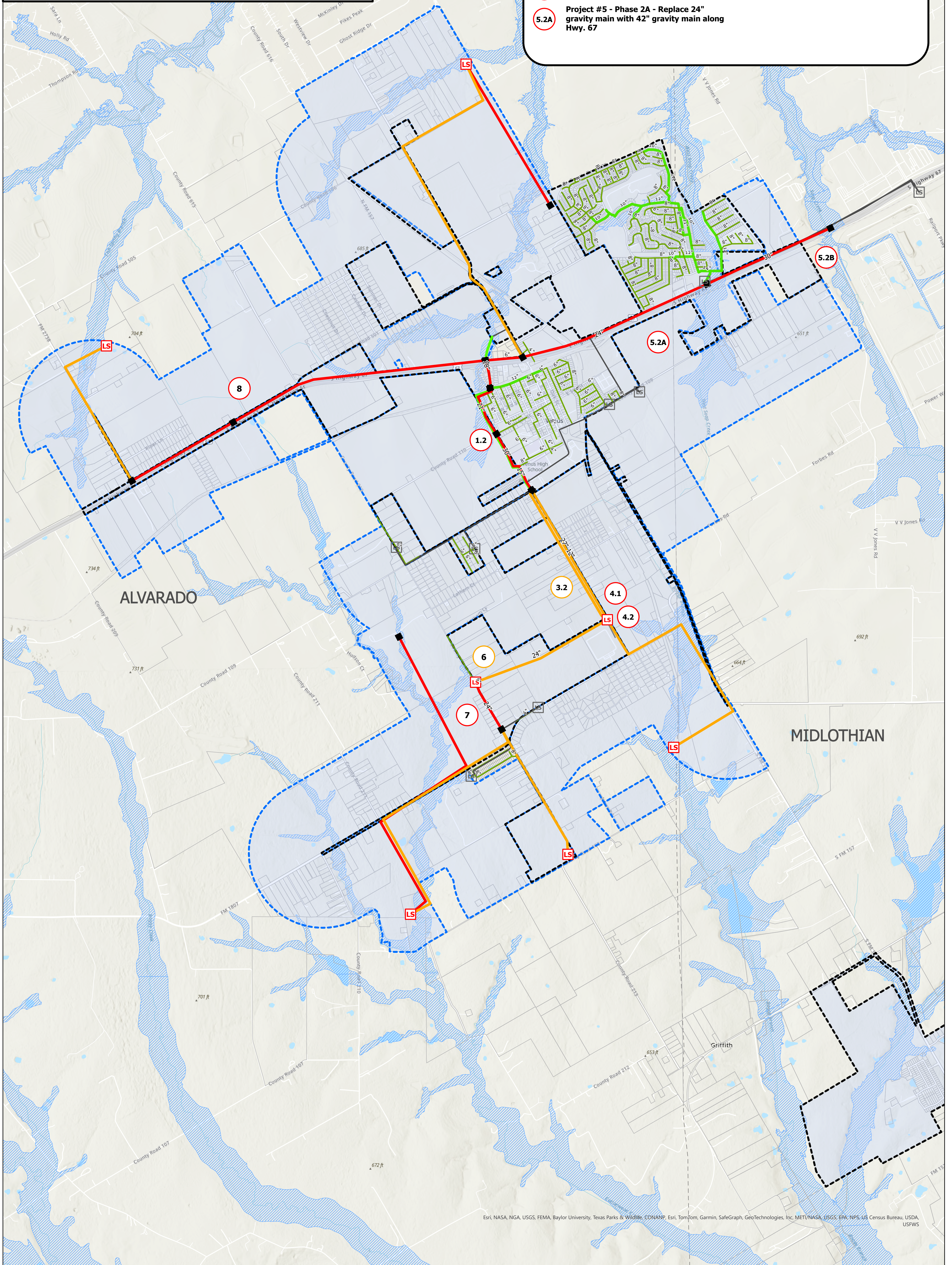
FIGURE
D

LEGEND

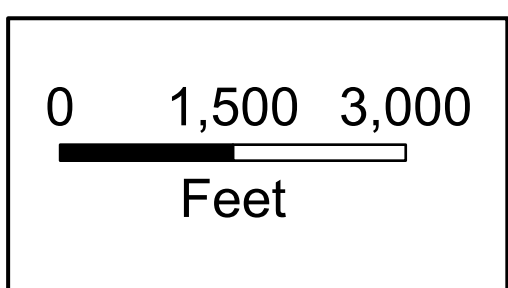
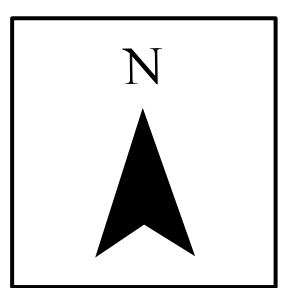
- | | |
|---|---|
|  Venus City Limit |  Existing Lift Station |
|  Venus Master Plan Service Area |  Project Lift Station |
| Sewer Mains | |
|  4" - 8" Existing Gravity Main |  Existing Force Main |
|  10" - 24" Existing Gravity Main |  Proposed Force Main |
|  Proposed Gravity Main | |

Proposed Buildout Capital Improvement Plan Projects

- | | |
|---|---|
|  Project #4 - Phase 1 - Replace Prison LS with min. 1.7 MGD of capacity max 4.0 MGD of capacity |  Project #5 - Phase 2B - Replace 30" gravity main with 48" along Hwy. 67 |
|  Project #1 - Phase 2 - Replace existing 8"-12" gravity main with 30"-36" gravity main and replace existing 18" with 36" gravity main |  Project #6 - Replace existing 6" FM with a 24" FM and upgrade CR 213 S LS accordingly |
|  Project #3 - Phase 2 - Parallel a 27" FM from the Prison LS |  Project #7 - Replace 6" gravity main to CR 213 S LS with 24" gravity main |
|  Project #4 - Phase 2 - Upgrade the Prison LS for Buildout Flow |  Project #8 - Install 12" and 15" gravity main along Hwy. 67 West of Projects #1 and #3 |
|  Project #5 - Phase 2A - Replace 24" gravity main with 42" gravity main along Hwy. 67 | |



Esri, NASA, NGA, USGS, FEMA, Baylor University, Texas Parks & Wildlife, CDANMP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



CITY OF VENUS
2025 SEWER SYSTEM MASTER PLAN
BUILDOUT CAPITAL IMPROVEMENTS PLAN

FIGURE
E



Appendix B: CIP Opinions of Probable Construction Costs



Venus Wastewater Capital Improvements Project Cost

Proj. #	Description	Total Project Cost
1.1	Project 1 - Phase 1 - Parallel 15" - 21" Downtown Gravity Trunk Line	\$ 2,298,000
2.1	Project 2 - Phase 1 - Palladium Lift Station Capacity Improvements	\$ 443,000
3.1	Project 3 - Replace Existing 6" FM from Prison LS to 12" FM	\$ 1,096,000
5.1	Project 5 - Phase 1 - Proposed 24" and 30" Gravity Main along Hwy 67	\$ 7,229,000
2.2	Project 2 - Phase 2 - Decomission Palladium LS	\$ 439,000
Total		\$ 11,505,000

Client: City of Venus	Date: 3/23/2026
Project: Wastewater Master Plan Update	Prepared By: CFS
KHA No.: 060021302	Checked By: SAW

Title: Project 1 - Phase 1 - Parallel 15" - 21" Downtown Gravity Trunk Line	Sheet: 1.1
--	-------------------

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization/Bonds/Insurance	1	LS	\$ 120,000	\$ 120,000
2	15" Sanitary Sewer	2,100	LF	\$ 140	\$ 294,000
3	21" Sanitary Sewer	3,400	LF	\$ 180	\$ 612,000
4	18" Sanitary Sewer	950	LF	\$ 160	\$ 152,000
5	5' Diameter Manhole	13	EA	\$ 12,000	\$ 156,000
6	Bore and 30" Steel Casing	270	LF	\$ 600	\$ 162,000
7	Trench Safety	6,180	LF	\$ 2	\$ 12,360
8	Vaccum Testing Manholes	13	EA	\$ 140	\$ 1,820
9	Seeding, Fertilizer, and Erosion Control	6,180	LF	\$ 15	\$ 92,700
10	Asphalt Pavement Repair	467	SY	\$ 120	\$ 56,000
11	Service Reconnect	13	EA	\$ 2,000	\$ 26,000
12	TV Inspection	6,450	LF	\$ 3	\$ 19,350
13	Connect to Existing Manhole	1	EA	\$ 4,000	\$ 4,000

Basis for Cost Projection:

- No Design Completed
- Preliminary Design
- Final Design

Subtotal:	\$ 1,709,000
Contingency: 20%	\$ 342,000
Eng/Survey/CCA Fees:	\$ 247,000
Total:	\$ 2,298,000

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable construction costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

Client: City of Venus	Date: 3/23/2026
Project: Wastewater Master Plan Update	Prepared By: CFS
KHA No.: 060021302	Checked By: SAW

Title: Project 2 - Phase 1 - Palladium Lift Station Capacity Improvements	Sheet: 2.1
--	-------------------

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization/Bonds/Insurance	1	LS	\$ 23,000	\$ 23,000
2	Lift Station Pumps & Rails (2,000 gpm Peak Flow)	3	EA	\$ 50,000	\$ 150,000
3	Bypass Pumping	1	LS	\$ 50,000	\$ 50,000
4	Electrial & Controls Upgrade Allowance	1	LS	\$ 100,000	\$ 100,000

Basis for Cost Projection:		Subtotal:	\$ 323,000
<input checked="" type="checkbox"/> No Design Completed		Contingency:	20% \$ 65,000
<input type="checkbox"/> Preliminary Design		Eng/Survey/CCA Fees:	\$ 55,000
<input type="checkbox"/> Final Design		Total:	\$ 443,000

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable construction costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

Client: City of Venus	Date: 3/23/2026
Project: Wastewater Master Plan Update	Prepared By: CFS
KHA No.: 060021302	Checked By: SAW

Title: Project 3 - Replace Existing 6" FM from Prison LS to 12" FM	Sheet: 3.1
---	-------------------

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization/Bonds/Insurance	1	LS	\$ 57,000	\$ 57,000
2	12" Forcemain	5,500	LF	\$ 120	\$ 660,000
3	Trench Safety	5,500	LF	\$ 2	\$ 11,000
4	Seeding, Fertilizer, and Erosion Control	5,500	LF	\$ 15	\$ 82,500

Basis for Cost Projection:

- No Design Completed
- Preliminary Design
- Final Design

Subtotal:	\$	811,000
Contingency:	20%	\$ 163,000
Eng/Survey/CCA Fees:	15%	\$ 122,000
Total:	\$	1,096,000

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable construction costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

Client: City of Venus	Date: 3/23/2026
Project: Wastewater Master Plan Update	Prepared By: CFS
KHA No.: 060021302	Checked By: SAW

Title: Project 5 - Phase 1 - Proposed 24" and 30" Gravity Main along Hwy 67	Sheet: 5.1
--	-------------------

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization/Bonds/Insurance	1	LS	\$ 374,000	\$ 374,000
2	24" Sanitary Sewer	3,800	LF	\$ 400	\$ 1,520,000
3	30" Sanitary Sewer	6,700	LF	\$ 400	\$ 2,680,000
4	5' Diameter Manhole	8	EA	\$ 12,000	\$ 96,000
5	6' Diameter Manhole	14	EA	\$ 15,000	\$ 210,000
5	Connect to Existing Manhole	2	EA	\$ 4,000	\$ 8,000
6	Bore with 36" Steel Casing	395	LF	\$ 650	\$ 256,750
7	Asphalt Pavement Repair	40	SY	\$ 120	\$ 4,800
8	Trench Safety	10,105	LF	\$ 2	\$ 20,210
9	Seeding, Fertilizer, and Erosion Control	10,045	LF	\$ 15	\$ 150,675
10	TV Inspection	10,500	LF	\$ 3	\$ 31,500
11	Vaccum Testing Manholes	8	EA	\$ 250	\$ 2,000

Basis for Cost Projection:

- No Design Completed
- Preliminary Design
- Final Design

Subtotal:	\$ 5,354,000
Contingency: 20%	\$ 1,071,000
Eng/Survey/CCA Fees: 15%	\$ 804,000
Total:	\$ 7,229,000

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable construction costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

Client: City of Venus	Date: 3/23/2026
Project: Wastewater Master Plan Update	Prepared By: CFS
KHA No.: 060021302	Checked By: SAW

Title: Project 2 - Phase 2 - Decomission Palladium LS	Sheet: 2.2
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Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization/Bonds/Insurance	1	LS	\$ 23,000	\$ 23,000
2	Decommission Lift Station	1	LS	\$ 302,000	\$ 302,000

Basis for Cost Projection:		Subtotal:	\$ 325,000
<input checked="" type="checkbox"/> No Design Completed		Contingency:	20% \$ 65,000
<input type="checkbox"/> Preliminary Design		Eng/Survey/CCA Fees:	15% \$ 49,000
<input type="checkbox"/> Final Design		Total:	\$ 439,000

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable construction costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.



MEMORANDUM

Date: April 2, 2026

To: Ms. Becky Wilkins, Finance Director

From: David Cortes

RE: PID Collections Summary as of March 31, 2026

Below is a table summarizing the status of the FY 2025-26 annual installments collected in March 2026 and Fiscal Year to date (October 1, 2025 to March 31, 2026) for the City of Venus PIDs.

PID	2025 ANNUAL INSTALLMENT AMOUNT LEVIED	MARCH 2026 ANNUAL INSTALLMENT AMOUNT COLLECTED	FISCAL YEAR TO DATE ANNUAL INSTALLMENT AMOUNT COLLECTED	OUTSTANDING ANNUAL INSTALLMENT AMOUNT
BLUESTEM HILLS PID	\$47,709.90	\$0.00	\$46,490.43	\$1,219.47
BRAHMAN RANCH PID	\$744,429.81	\$2,769.11	\$174,453.93	\$569,975.88
PATRIOT ESTATES PID	\$382,587.92	\$1,462.00	\$379,405.27	\$3,182.65

The following pages summarize the information above with graphs and charts for each PID.

If you have any questions, please do not hesitate to contact me.

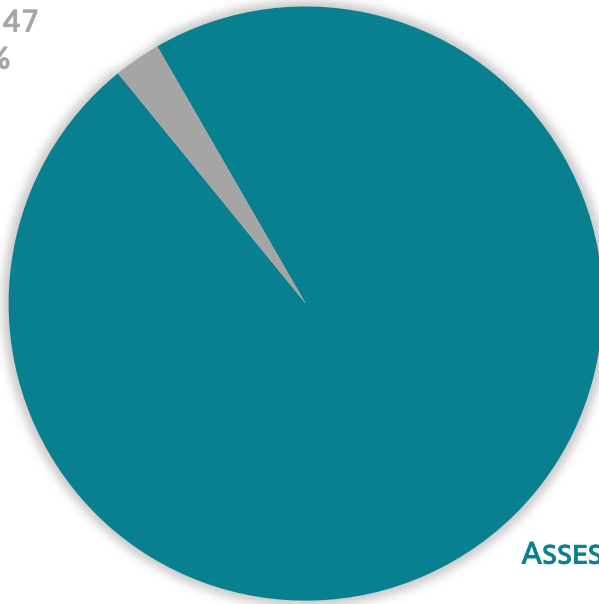
Sincerely yours,

David Cortes
Associate
30 Three Sixty Public Finance, Inc.

BLUESTEM HILLS FY 2025-2026 ASSESSMENTS RECEIVED VS. OUTSTANDING

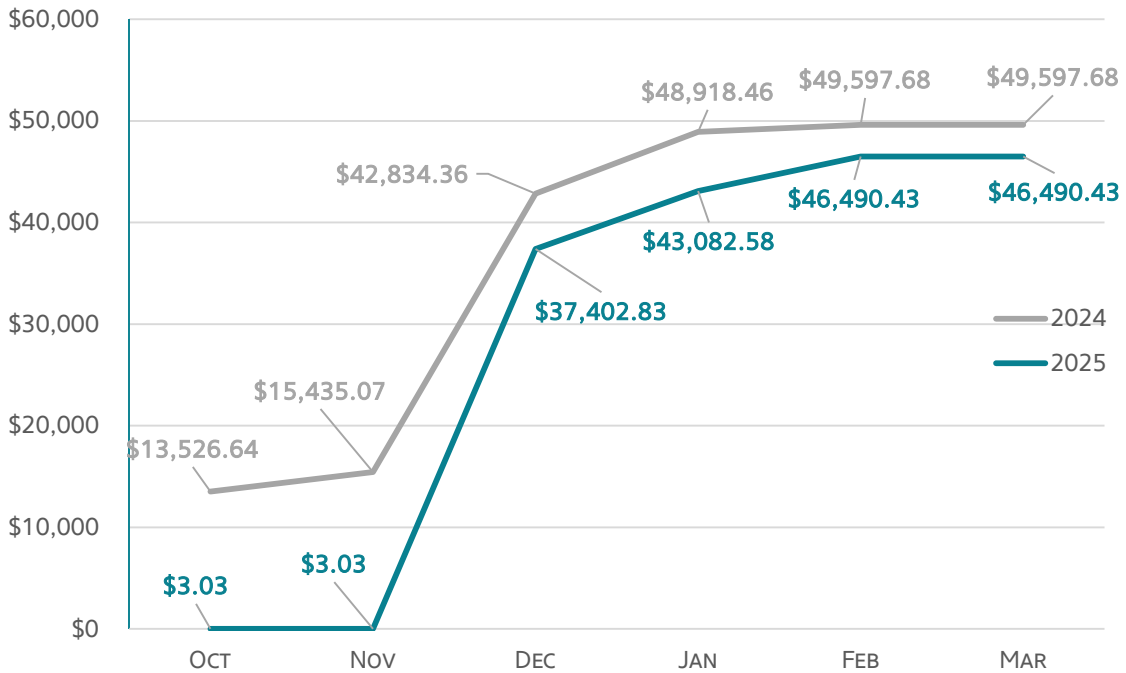
ASSESSMENTS OUTSTANDING

\$1,219.47
2.56%

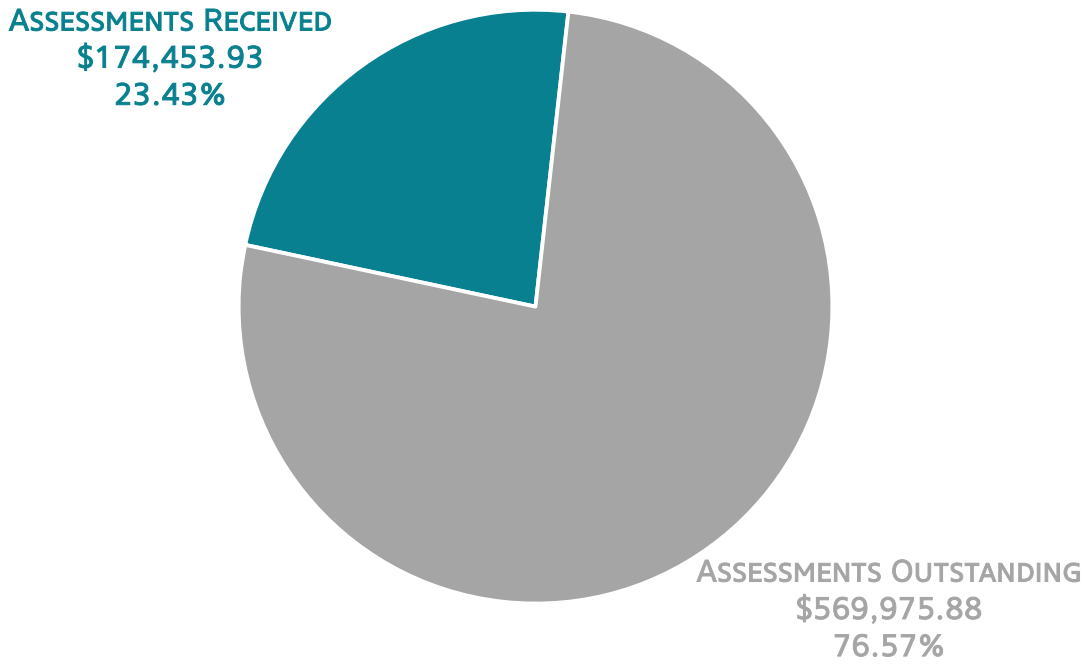


ASSESSMENTS RECEIVED
\$46,490.43
97.44%

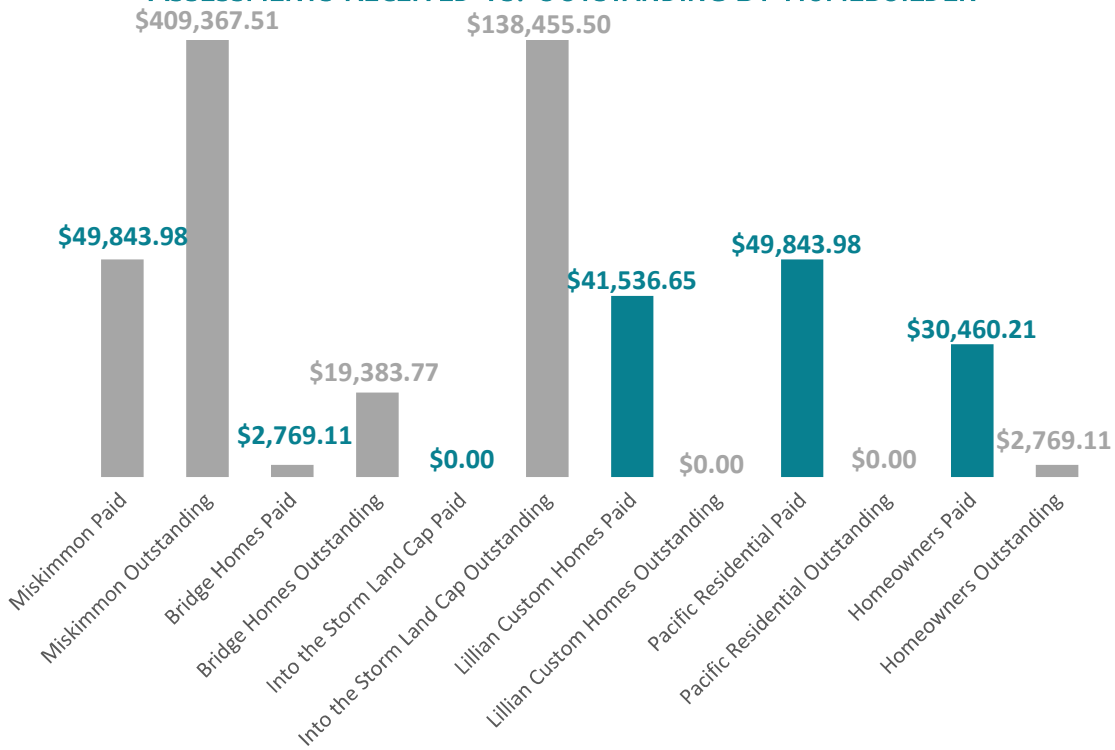
BLUESTEM HILLS PID FY 2025-26 AND FY 2024-25 COMPARISON OF CUMULATIVE ASSESSMENTS RECEIVED



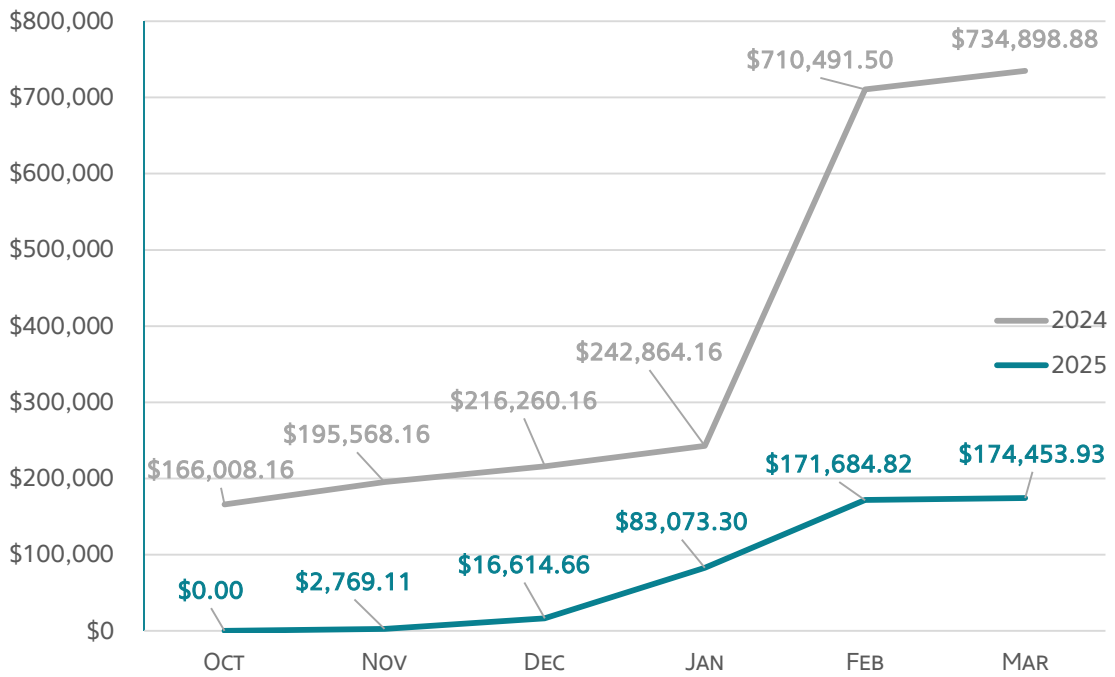
BRAHMAN RANCH FY 2025-2026 ASSESSMENTS RECEIVED VS. OUTSTANDING



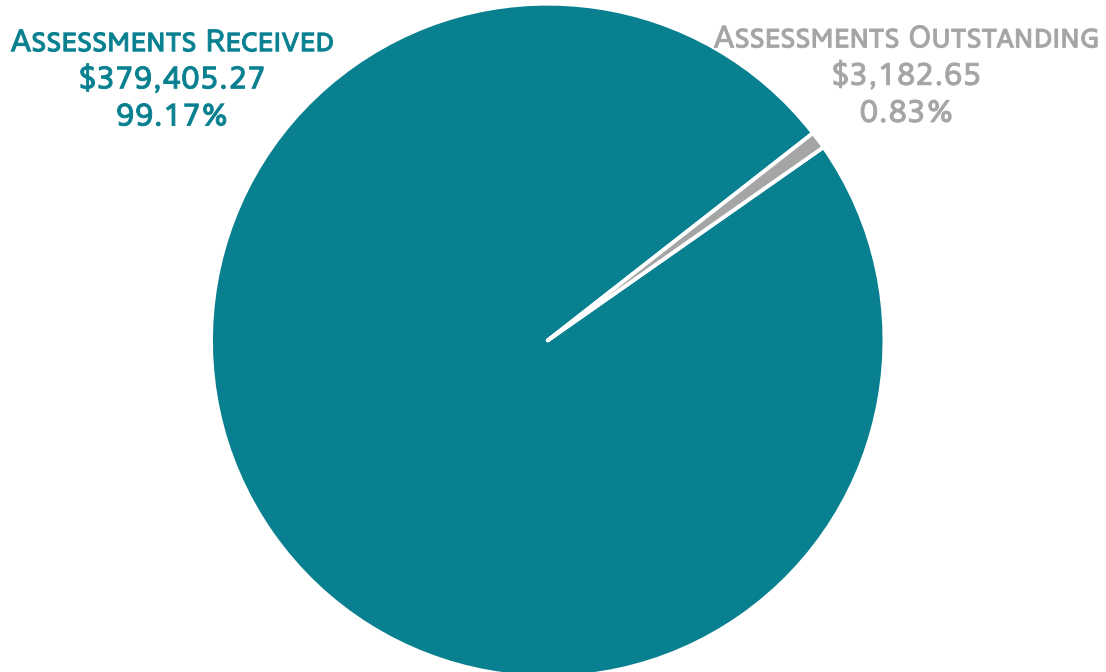
BRAHMAN RANCH PID FY 2025-2026 ASSESSMENTS RECEIVED VS. OUTSTANDING BY HOMEBUILDER



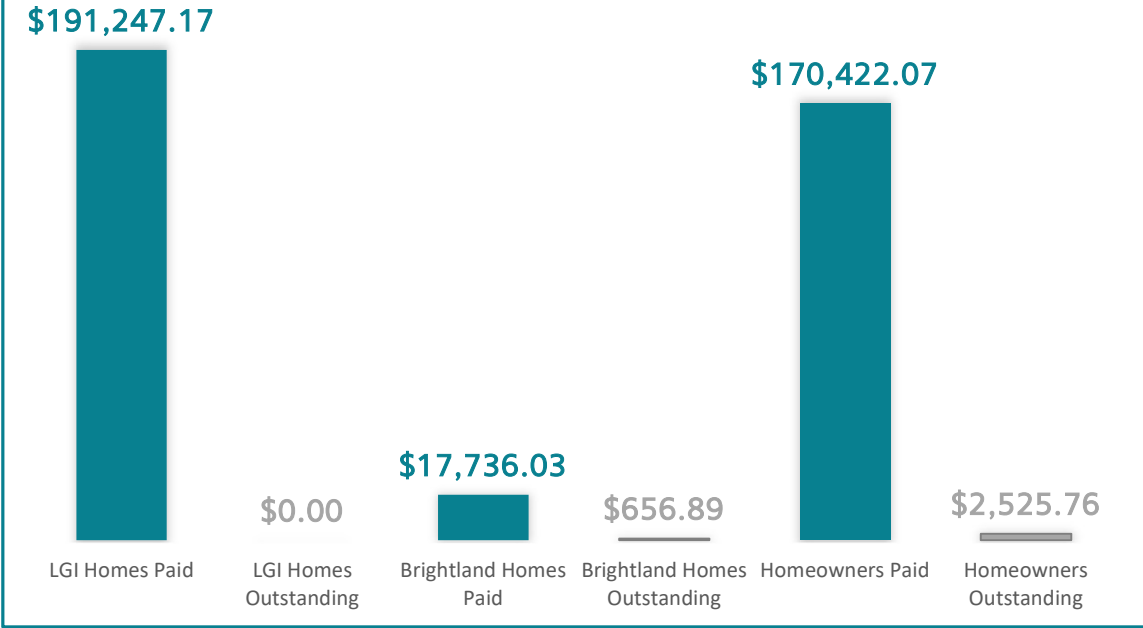
BRAHMAN RANCH PID FY 2025-26 AND FY 2024-25 COMPARISON OF CUMULATIVE ASSESSMENTS RECEIVED



PATRIOT ESTATES FY 2025-2026 ASSESSMENTS RECEIVED VS. OUTSTANDING



**PATRIOT ESTATES PID FY 2025-2026
ASSESSMENTS RECEIVED VS. OUTSTANDING BY HOMEBUILDER**



**PATRIOT ESTATES PID
FY 2025-26 AND FY 2024-25 COMPARISON OF
CUMULATIVE ASSESSMENTS RECEIVED**

