AGENDA
REGULAR MEETING/PUBLIC HEARING
MARCH 14, 2022 @ 7:00 P.M.
JOSEPHINE CITY HALL, 201 MAIN STREET, JOSEPHINE, TEXAS

Join Zoom Meeting
https://us02web.zoom.us/j/88551217979?pwd=RGdhYjMzWEZMUFgwWGNnV1UxWUN1QT09

Meeting ID: 885 5121 7979
Passcode: 634458
One tap mobile
+13462487799

Jason Turney	**Mayor**
Doug Ewing	**Place 1**
Jane Ridgway	**Place 2**
Brad Ahlfinger	**Place 3**
Doug Thomas	**Place 4**
Joyce Holley	**Place 5**

The City of Josephine reserves the right to realign the order of the agenda at any time prior to adjournment. If during the course of the meeting covered by this notice, the City Council should determine that a closed or executive meeting or session of the City Council or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meeting Act, Texas Government Code §551.001 et seq. (the "Act"), will be held by the City Council at the date, hour and place given in this notice or as soon after the commencement of the meeting covered by this notice as the City Council may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and all purposes permitted by the Act, including, but not limited to the following sanctions and purposes:

Texas Government Code Section
§551.071 – *Private consultation with the attorney for the City of Josephine*
§551.072 – *Discussing purchase, exchange, lease, or value of real property*
§551.073 – *Discussing gifts and donations*
§551.074 – *Discussing personnel or to hear complaints against personnel*
§551.087 – *Discussing economic development negotiations*

1) Call to Order – Roll Call – Pledge of Allegiance

2) Invocation

3) General Discussion – Citizens

At this time, any person may address the Council regarding an item on this meeting agenda that is not scheduled for public hearing. Each person will have up to three minutes. No discussion or action may be taken at this meeting on items not listed on this agenda, other than to make statements to specific information in response to a citizen's inquiry or to recite existing policy in response to the inquiry.

4) Consent Agenda

All items under Consent Agenda are routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

1. **Approval of the minutes from the February 14, 2022, Regular Meeting/Public Hearing**
2. **Accept the Josephine Police Department 2021 Racial Profiling Report**

5) Receive Department Reports

6) New Business

A) Open Public Hearing – 42.16 Acres located at the SW corner of County Road 596 & County Road 640

1. **Receive public comments regarding a change in zoning for 42.16 acres from A – Agriculture District to SF-1 (Single Family Residential)**
2. **Close Public Hearing**
3. **Discuss, consider, and act on adoption of Ordinance No. 2022-03-14 amending the Comprehensive Zoning Map of the City of Josephine to grant a change in zoning for 42.16 acres from A – Agriculture District to SF-1 (Single Family Residential).**

B) Discuss, consider, and act on the recommendation from the Planning & Zoning Commission and city engineer to approve the Concept Plan for Meadow Ridge Estates with the following conditions:

1. **Zoning amendment approval from A – Agriculture District to SF-1 (Single Family Residential)**
2. **A Traffic Impact Analysis will be required since there are more than 100 proposed lots**

C) Discussion and consideration of a proposal from HydroPro Solutions, Inc. for Fixed Network Water Meter costs, installation meter data management software and ongoing services for an amount of $661,835.00.

D) Receive a Public Improvement District (PID) 101 presentation from Kirk McDaniel representing P3Works.

E) Discussion and possible action regarding consideration of an Agreement for Public Improvement District Administration Services between the City of Josephine and P3Works, LLC.

F) Discuss, consider, and act on adoption of Ordinance No. 2022-03-14-A repealing the exemption and authorizing the imposition of the local sales tax on the sale of telecommunications services in the City of Josephine.

G) Discussion and consideration of a proposal and contract for professional and consulting services by DC Municipal Consulting for job description development and compensation study and market analysis for an amount of $16,500.

H) Discussion and possible action on authorizing staff to open an additional account at Truist to segregate bond funds for the design and construction of the new wastewater treatment plant.

I) Discussion and possible action to adopt Resolution No. 2022-03-14 authorizing approval for an application for Participation in the Local Government Investment Cooperative (LOGIC).

J) Receive, discuss, and act on a report from Finance Director Melissa Stillwell regarding highlights from audited financial statements prepared by Fox, Byrd, & Company, P.C. for the period ending 09/30/21.

7) Recess Regular Meeting/Public Hearing

8) Executive Session

1. **Pursuant to the authority of Section 551.072 of the Government Code, the City Council will meet in a closed session to deliberate the purchase, exchange, lease, or value of real property to be used for municipal purposes. No action will be taken.**

2. **Adjourn Executive Session**

9) Reconvene Regular Meeting/Public Hearing

1. **Consider and act to authorize the City Administrator to proceed as discussed in Executive Session.**

10) Adjournment

I, PATTI BROOKS, CITY SECRETARY of the City of Josephine, Texas, do hereby certify that this notice was posted on the city website at: www.cityofjosephinetx.com, the Post Office and the front window of the City Hall on the 11th day of March 2022 and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Approved By: Jason Turney, Mayor **Attest: Patti Brooks, City Secretary**

MINUTES
CITY OF JOSEPHINE – CITY COUNCIL
REGULAR MEETING/PUBLIC HEARING
FEBRUARY 14, 2022

Mayor Jason Turney called the meeting to order at 7:00 p.m.
Council members present: Mayor Turney, Doug Ewing, Jane Ridgway, Brad Ahlfinger, Doug Thomas and Joyce Holley.

Pledge of Allegiance
Invocation – Jane Ridgway

Police Chief Jeff Graham was sworn in by Mayor Turney
Police officer Raymond Ivy was sworn in by Police Chief Jeff Graham

General Discussion Citizens – no discussion

Brad Ahlfinger made a motion to approve the Consent Agenda. Seconded by Doug Ewing. All in favor, the motion carried.

Open Public Hearing @ 7:12 p.m. – Proposed zoning change for 20.23 acres – located on the West side of FM 547; 660 feet South of CR 850.

Receive public comments regarding the zoning request for 20.23 acres from A – Agriculture District to PD-SF (Planned Development – Single Family Residential).

There were no comments made.
Close Public Hearing @ 7:13 p.m.

Jane Ridgway made a motion to adopt Ordinance No. 2022-02-14 amending the Comprehensive Zoning Map of the City of Josephine to grant a change in zoning for 20.23 acres to PD-SF No. 3 (Planned Development-Single Family). Seconded by Brad Ahlfinger. All in favor, the motion carried.

Open Public Hearing @ 7:14 p.m. – Proposed zoning change for a .78-acre tract – located on the corner of East St. & Maple Ln., South of 512 East St.

Receive public comments regarding the zoning request for .78 acres from SF-1 (Single Family Residential) to C – General Commercial Business other than Retail.

There were no comments made.
Close Public Hearing @ 7:15 p.m.

Jane Ridgway made a motion to deny the zoning request. There was no second.
Brad Ahlfinger made a motion to approve the zoning request. Seconded by Doug Ewing. Doug Thomas voted in favor. Jane Ridgway and Joyce Holley voted to deny the request. Three in favor, two against, the motion did not pass.

Brad Ahlfinger made a motion to approve the Annexation Services Agreement between the City of Josephine and RSDD, L.P. for a 42.16-acre tract of land contiguous to the city limits, also known as Meadow Ridge Estates. Seconded by Joyce Holley. All in favor, the motion carried.

Open Public Hearing for Annexation @ 7:28 p.m. – 42.16 acres located on the SW corner of County Roads 640 & 596 – This tract is one-half mile in width or less and is within the exclusive extraterritorial jurisdiction of the City of Josephine. This area is contiguous to the City of Josephine, Texas; and the area is vacant and without residents.

Receive public comments regarding the Petition for Annexation from owner RSDD, L.P. for 42.16 acres into the city limits of Josephine. Seconded by Doug Thomas. All in favor, the motion carried.

Doug Thomas made a motion to accept the Petition for Voluntary Annexation from Bart Carroll representing Shepherd Place Homes for 30.430 acres of land to be annexed into the city limits of Josephine and to authorize city staff to schedule a public hearing and prepare an Annexation Services Agreement and ordinance for consideration at a future meeting. Seconded by Joyce Holley. All in favor, the motion carried.

Cory Dobbie representing HydroPro Solutions, Inc. was present to discuss the Fixed Network Water Meter System.

Doug Ewing made a motion to table the discussion regarding the Fixed Network Water Meter System until the March meeting. Seconded by Jane Ridgway. All in favor, the motion carried.

Barry Hudson representing Dunaway Associates, LLC presented information for professional planning consulting services for the Comprehensive Land Use Plan for Josephine.

Brad Ahlfinger made a motion to approve the proposal from Dunaway Associates, LLC. For the professional planning consulting services for the Comprehensive Land Use Plan for Josephine not to exceed $45,300.00. Seconded by Doug Ewing. All in favor, the motion carried.

Doug Ewing made a motion to adjourn the meeting at 8:41 p.m. Seconded by Doug Thomas. All in favor, the motion carried.

ATTEST: **APPROVED BY:**

_____ **_____**

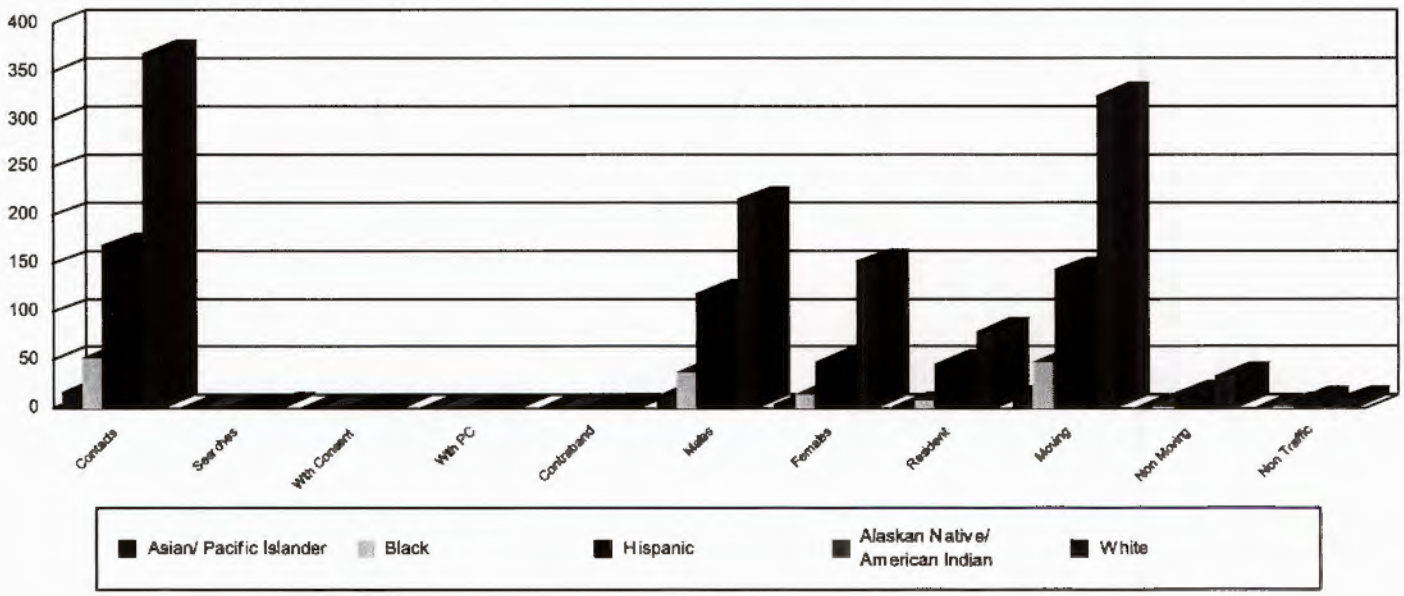
Patti Brooks, City Secretary **Jason Turney, Mayor**

JOSEPHINE PD

Racial Profiling

01/31/2021 - 12/31/2021

	Contacts		Search	Consent	PC/PV /Inv /Arr	Contra	Male	Female	B/I	Resident	Race Known	Reason For Contact		
	#	Percent										Moving	Non-Moving	Non-Traffic
Asian/ Pacific Islander	17	2.79%	0	0	0	0	13	4	0	2	0	16	0	1
Black	53	8.70%	0	0	0	0	38	15	0	8	0	48	2	3
Hispanic	169	27.75%	0	0	0	0	120	49	2	47	1	144	16	9
Alaskan Native/ American Indian	1	0.16%	0	0	0	0	1	0	0	0	0	1	0	0
White	369	60.59%	2	1	1	1	217	152	0	80	2	325	34	10
Total	**609**		**2**	**1**	**1**	**1**	**389**	**220**	**2**	**137**	**3**	**534**	**52**	**23**



Hispanic is determined by ethnicity, regardless of race
Hispanics are not included in other races

Missing Racial Profiling Data

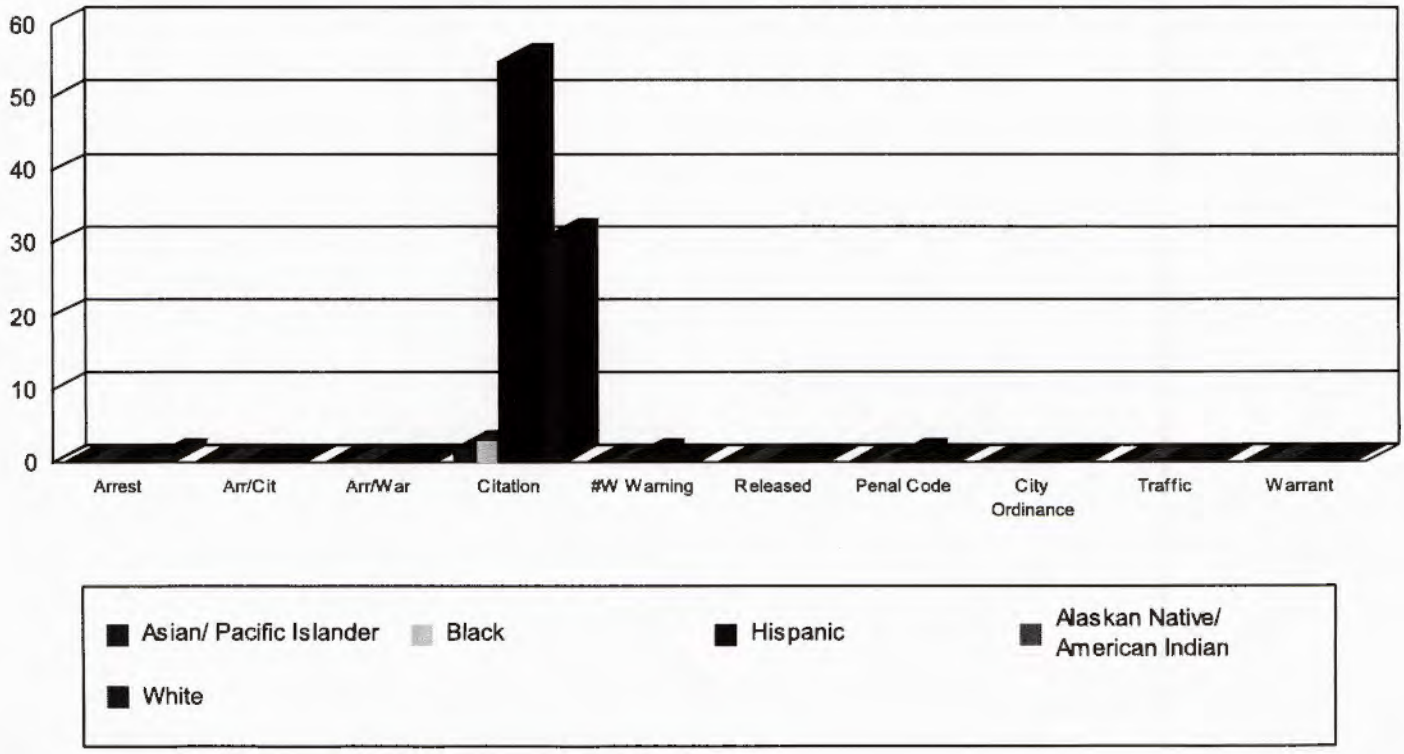
CFS#	Date/Time	Primary Unit	Call Type	Dispo	Source

JOSEPHINE PD

Racial Profiling Dispositions

01/31/2021 - 12/31/2021

		Disposition							Charge				
		Arrest	Arr/Cit	Arr/War	Citation	V Warn	W Warn	B/I	Law	War	City Ord	Traffic	None
Male	13	0	0	0	2	11	0	0	0	0	0	0	13
Female	4	0	0	0	0	4	0	0	0	0	0	0	4
Asian/ Pacific Islander	**17**	0	0	0	2	15	0	0	0	0	0	0	17
Male	38	0	0	0	2	36	0	0	0	0	0	0	38
Female	15	0	0	0	1	14	0	0	0	0	0	0	15
Black	**53**	0	0	0	3	50	0	0	0	0	0	0	53
Male	120	0	0	0	41	78	1	2	1	0	0	0	119
Female	49	0	0	0	14	35	0	0	0	0	0	0	49
Hispanic	**169**	0	0	0	55	113	1	2	1	0	0	0	168
Male	1	0	0	0	0	1	0	0	0	0	0	0	1
Alaskan Native/ American Indian	**1**	0	0	0	0	1	0	0	0	0	0	0	1
Male	217	1	0	0	21	195	0	0	0	0	0	0	216
Female	152	0	0	0	10	142	0	0	0	0	0	0	152
White	**369**	1	0	0	31	337	0	0	0	0	0	0	368
Total:	**609**	**1**	**0**	**0**	**91**	**516**	**1**	**2**	**1**	**0**	**0**	**0**	**607**



Hispanic is determined by ethnicity regardless of race.
Hispanics are not included in other races.

The City of
Josephine
TEXAS

PUBLIC WORKS

Water Report

Feb. 2022

- Water Mains Repaired: 0 Comments :_____
- Water New Tap's 18 Comments :_____
- Water Meters Set 0 Comments :_____
- Line Locates 4 Comments: _____
- Sewer Stoppages: 0 Comments:_____
- Sewer Lift Station: 0 Comments:_____
- Emergency repair calls: 1 Comments:_____
- Turn Off's/ Turn On's 2/7 Comments: _____
- Final Read's 53 Comments:_____

Water Report, cont.

- Check for Meter Leaks 7 Comments: _____
- Re-Read's 12 Comments: _____
- Data Log's 1 Comments: _____
- Meter Leak Alarms 7 Comments: _____

- 115 Work Orders Received and Completed
- Staff Prep system for 2 Ice storm conditions.

Street Report

Feb. 2022

Prev. Maint. on all equipment before storage.

PUBLIC WORKS

Josephine Fire Department

Josephine, TX

This report was generated on 3/8/2022 10:10:32 AM

Incident Count per User-Defined Fields for Date Range

Start Date: 02/01/2022 | End Date: 02/28/2022

ANSWERS	# INCIDENTS
USER-DEFINED FIELD: District Area (Required)	
Caddo Mills Mutual Aid	3
Collin County Unicorporated	29
Copeville	4
Farmersville Mutual Aid	1
Hunt County	1
Josephine City Limits	17
Magnolia Pointe	11
Nevada Mutual Aid	12

USER-DEFINED FIELD: Vehicle 1: Contact/VIN/Insurance	
Jessica Martinez/RFZ9837/Progressive#955459315	1

USER-DEFINED FIELD: Vehicle 2: Contact/VIN/Insurance	
Mark Jones/NMB0877/Statefarm#2188334D2243F002	1

USER-DEFINED FIELD: MVC Scene Clean-Up. Note all work involved on scene. Debris Removal, Oil Dry and roadway cleaning.	
Debris removal, traffic control	1

USER-DEFINED FIELD: MVC Tools used on scene: Note all tools used on scene during incident.	
Broom, Fluid absorbent, pan	1

USER-DEFINED FIELD: Was a landing zone established?	
No	1

Only User-Defined values selected in the CUSTOM field of an incident Included. Only REVIEWED incidents included in count.

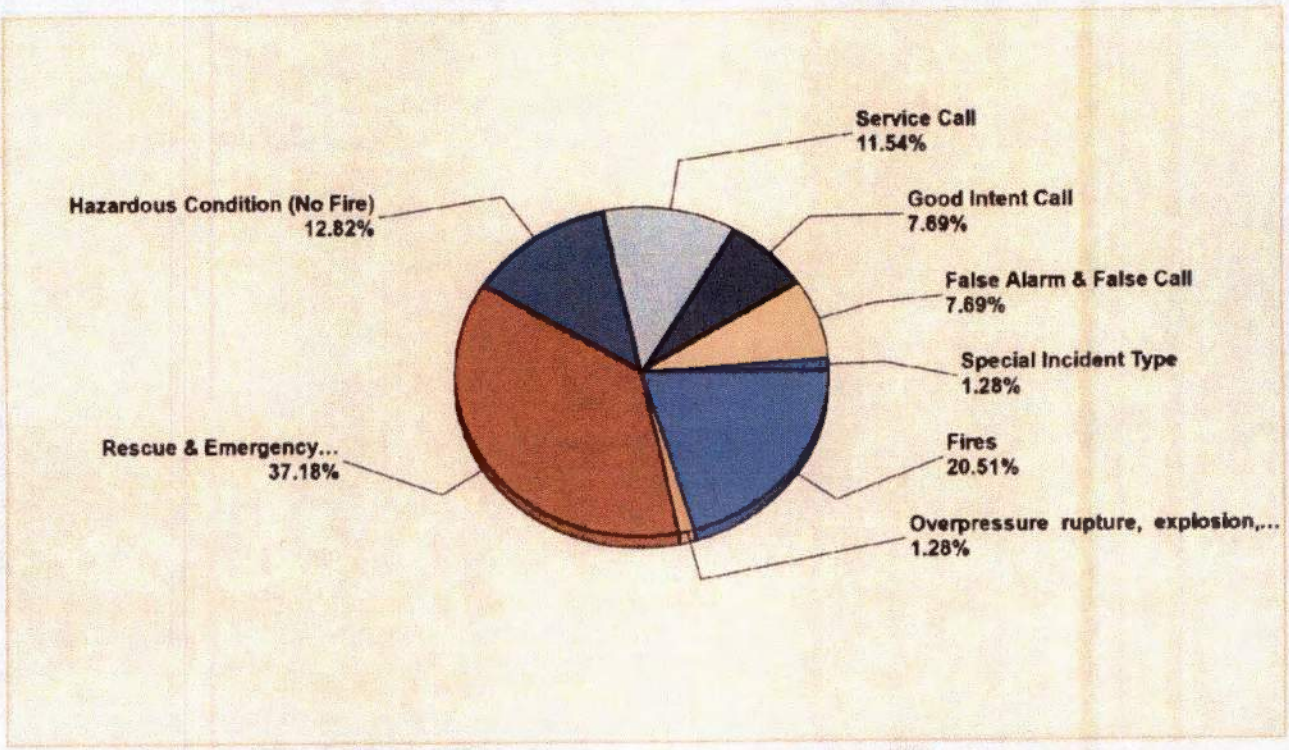
Josephine Fire Department

Josephine, TX

This report was generated on 3/8/2022 10:11:41 AM

Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 02/01/2022 | End Date: 02/28/2022



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	16	20.51%
Overpressure rupture, explosion, overheat - no fire	1	1.28%
Rescue & Emergency Medical Service	29	37.18%
Hazardous Condition (No Fire)	10	12.82%
Service Call	9	11.54%
Good Intent Call	6	7.69%
False Alarm & False Call	6	7.69%
Special Incident Type	1	1.28%
TOTAL	78	100%

Only REVIEWED and/or LOCKED IMPORTED incidents are included. Summary results for a major incident type are not displayed if the count is zero.

Detailed Breakdown by Incident Type		
INCIDENT TYPE	**# INCIDENTS**	**% of TOTAL**
100 - Fire, other	1	1.28%
111 - Building fire	2	2.56%
141 - Forest, woods or wildland fire	1	1.28%
142 - Brush or brush-and-grass mixture fire	1	1.28%
143 - Grass fire	9	11.54%
151 - Outside rubbish, trash or waste fire	2	2.56%
221 - Overpressure rupture of air or gas pipe/pipeline	1	1.28%
311 - Medical assist, assist EMS crew	2	2.56%
320 - Emergency medical service, other	1	1.28%
321 - EMS call, excluding vehicle accident with injury	17	21.79%
322 - Motor vehicle accident with injuries	4	5.13%
324 - Motor vehicle accident with no injuries.	5	6.41%
400 - Hazardous condition, other	4	5.13%
440 - Electrical wiring/equipment problem, other	3	3.85%
441 - Heat from short circuit (wiring), defective/worn	1	1.28%
444 - Power line down	1	1.28%
445 - Arcing, shorted electrical equipment	1	1.28%
500 - Service Call, other	1	1.28%
511 - Lock-out	2	2.56%
522 - Water or steam leak	2	2.56%
554 - Assist invalid	3	3.85%
561 - Unauthorized burning	1	1.28%
600 - Good intent call, other	1	1.28%
611 - Dispatched & cancelled en route	4	5.13%
671 - HazMat release investigation w/no HazMat	1	1.28%
700 - False alarm or false call, other	1	1.28%
743 - Smoke detector activation, no fire - unintentional	3	3.85%
744 - Detector activation, no fire - unintentional	1	1.28%
746 - Carbon monoxide detector activation, no CO	1	1.28%
900 - Special type of incident, other	1	1.28%
TOTAL INCIDENTS:	78	100%

Only REVIEWED and/or LOCKED IMPORTED incidents are included. Summary results for a major incident type are not displayed if the count is zero.

Calls For Service By Agency

Agency: JOPD
From: 1/1/2022 **To:** 2/28/2022
Print Date: 03/08/2022

01/28/2022 07:23	22012937	SWATCH	209 N GREENVILLE AVE	00:00:00	7307	N0
01/28/2022 08:13	22012968	SWATCH	310 E COOK ST	00:00:00	7307	N0
01/28/2022 08:54	22012988	SWATCH	390 W COOK ST	00:00:00	7307	N0
01/28/2022 11:57	22013070	SWATCH	1100 COMMUNITY WAY	00:00:00	7307	N0
01/28/2022 13:46	22013127	SWATCH	1900 CREEKVIEW	00:00:00	7307	N0
01/28/2022 15:20	22013184	AALARM	1309 BUSHEL DR	00:03:42	7302	A2
01/28/2022 15:47	22013199	SWATCH	1900 BLK CREEKVIEW	00:00:00	7302	N0
01/28/2022 16:06	22013208	INFO	407 SHIPLAP LN	00:06:19	7302	N0
01/28/2022 18:01	22013249	VDIST	271 EAST ST	00:01:52	7302	N0
01/28/2022 19:53	22013293	SWATCH	1900 BLK CREEKVIEW	00:00:01	7302	N0
01/28/2022 20:43	22013304	SWATCH	310 E COOK ST	00:00:00	7302	N0
01/28/2022 22:24	22013344	BUILDCK	610 E COOK ST	00:00:00	7302	A2
01/29/2022 00:18	22013378	SWATCH	1900 BLK CREEKVIEW	00:00:00	7302	N0
01/29/2022 08:54	22013473	NDIST	602 WINDROW DR	00:05:23	7305	N0
01/29/2022 17:10	22013617	SWATCH	209 N GREENVILLE AVE	00:00:00	7307	N0
01/29/2022 17:13	22013618	AAST	2552 FM 1777	00:16:44	7307	N12
01/29/2022 20:01	22013668	SWATCH	209 N GREENVILLE AVE	00:00:00	7307	N0
01/29/2022 21:05	22013690	NDIST	MOSSY OAK DR / OLDE MILL RD	00:06:04	7307	N3
01/29/2022 22:18	22013709	BUILDCK	310 S MAIN ST	00:00:00	7307	N0
01/30/2022 00:01	22013738	BUILDCK	221 S MAIN ST	00:00:00	7307	N0
01/30/2022 00:24	22013746	SWATCH	1900 CREEKVIEW	00:00:00	7307	N0
01/30/2022 01:23	22013764	BUILDCK	390 W COOK ST	00:00:00	7307	N0
01/30/2022 01:26	22013768	BUILDCK	310 E COOK ST	00:00:00	7307	N0
01/30/2022 01:31	22013770	BUILDCK	610 E COOK ST	00:00:00	7307	N0
01/30/2022 07:52	22013843	VERBAL	110 E SWANSON ST	00:03:22	7305	N0
01/30/2022 10:41	22013890	MENTAL	110 E SWANSON ST	00:04:37	7305	N0
01/30/2022 16:05	22013993	SWATCH	1900 BLK CREEKVIEW	00:00:01	7302	N0
01/30/2022 18:10	22014023	BUILDCK	610 E COOK ST	00:00:00	7302	A2
01/30/2022 19:43	22014050	SHOP	310 E COOK ST	00:02:38	7302	R1
01/30/2022 22:07	22014107	SWATCH	1900 BLK CREEKVIEW	00:00:00	7302	N0
01/30/2022 22:59	22014119	TRESP	600 MALLARD DR	00:07:21	7302	N0
01/31/2022 07:53	22014232	CIVIL	113 E COOK ST	00:00:59	7305	N10
01/31/2022 09:07	22014273	FI	310 E COOK ST	00:00:12	7305	N0
01/31/2022 09:16	22014280	JUVENILE	803 FARMSTEAD WAY	00:36:54	7305	N0
01/31/2022 10:20	22014322	FI	310 E COOK ST	00:00:10	7305	N0
01/31/2022 14:21	22014426	PROWL	829 RUSTIC WAY	00:03:13	7305	N0
01/31/2022 19:22	22014577	SWATCH	310 E COOK ST	00:00:01	7306	N0
01/31/2022 21:39	22014629	FI	201 MAIN ST	00:00:00	7306	N0

Monthly Calls for Service Count: 206

02/2022

Date/Time Rec	CFS #	Call Type	Location	Response	Primary	Dispo
02/01/2022 00:20	22014675	SWATCH	221 S MAIN ST	00:00:00	7306	N0

Parameters Used:
Events: NONE
Alerts: NONE
Sorted By Date/Time Received

Calls For Service By Agency

Agency: JOPD

From: 1/1/2022 **To:** 2/28/2022

Print Date: 03/08/2022

02/01/2022 06:37	22014752	AALARM	401 AZALEA DR	00:10:48	7305	N0
02/01/2022 18:18	22015139	SWATCH	310 E COOK ST	00:00:01	7306	N0
02/01/2022 21:59	22015223	SWATCH	390 W COOK ST	00:00:01	7306	N0
02/02/2022 00:18	22015249	SWATCH	221 S MAIN ST	00:00:00	7306	N0
02/02/2022 06:47	22015330	SWATCH	209 N GREENVILLE AVE	00:00:00	7307	N0
02/02/2022 06:57	22015332	SWATCH	1900 CREEKVIEW	00:00:00	7307	N0
02/02/2022 07:35	22015355	BUILDCK	310 E COOK ST	00:00:01	7307	N0
02/02/2022 08:15	22015371	BUILDCK	310 S MAIN ST	00:00:01	7307	N0
02/02/2022 08:52	22015393	SWATCH	390 W COOK ST	00:00:00	7307	N0
02/02/2022 10:40	22015448	SWATCH	440 N FM 1138	00:00:00	7307	N0
02/02/2022 11:06	22015457	SWATCH	610 E COOK ST	00:00:00	7307	N0
02/02/2022 12:14	22015482	SWATCH	1100 COMMUNITY WAY	00:00:00	7307	N0
02/02/2022 12:43	22015491	SWATCH	1900 CREEKVIEW	00:00:01	7307	N0
02/02/2022 13:05	22015499	SWATCH	221 S MAIN ST	00:00:00	7307	N0
02/02/2022 14:33	22015549	SWATCH	201 MAIN ST	00:00:01	7307	N0
02/02/2022 18:30	22015653	HWASTE	CADDO ST / TOM LN	00:07:26	7306	N0
02/02/2022 19:42	22015675	AAST	507 E FM 6	00:04:47	7306	N12
02/02/2022 22:32	22015739	EFIRE	4511 COUNTY ROAD 643	00:14:18	7306	N12
02/03/2022 21:06	22016102	SWATCH	310 E COOK ST	00:00:00	7302	N0
02/03/2022 21:08	22016103	SWATCH	610 E COOK ST	00:00:00	7302	N0
02/04/2022 15:57	22016367	SWATCH	1900 BLK CREEKVIEW	00:00:00	7302	N0
02/04/2022 20:54	22016463	SWATCH	1900 BLK CREEKVIEW	00:00:00	7302	N0
02/04/2022 23:01	22016492	BUILDCK	310 E COOK ST	00:00:00	7302	A2
02/04/2022 23:03	22016493	SWATCH	610 E COOK ST	00:00:00	7302	N0
02/05/2022 12:35	22016670	DDIST	103 E HUBBARD RD	00:03:55	7305	N0
02/05/2022 17:17	22016757	SWATCH	610 E COOK ST	00:00:00	7307	N0
02/05/2022 17:42	22016765	SWATCH	1900 CREEKVIEW	00:00:00	7307	N0
02/05/2022 19:49	22016805	BUILDCK	310 S MAIN ST	00:00:00	7307	N0
02/05/2022 21:57	22016843	SWATCH	610 E COOK ST	00:00:00	7307	N0
02/06/2022 00:03	22016878	BUILDCK	221 S MAIN ST	00:00:00	7307	N0
02/06/2022 00:50	22016892	SWATCH	209 N GREENVILLE AVE	00:00:01	7307	N0
02/06/2022 01:56	22016905	BUILDCK	390 W COOK ST	00:00:00	7307	N0
02/06/2022 02:18	22016926	SWATCH	1100 COMMUNITY WAY	00:00:00	7307	N0
02/06/2022 15:42	22017106	SWATCH	1900 BLK CREEKVIEW	00:00:00	7302	N0
02/06/2022 16:27	22017115	BUILDCK	610 E COOK ST	00:00:00	7302	A2
02/06/2022 20:45	22017169	SWATCH	1900 BLK CREEKVIEW	00:00:00	7302	N0
02/06/2022 21:50	22017191	OPEN	310 E COOK ST	00:03:07	7302	N0
02/06/2022 22:59	22017210	AAST	646 E FM 6	00:07:48	7302	N12
02/07/2022 01:06	22017234	BUILDCK	610 E COOK ST	00:00:00	7302	A2
02/07/2022 01:07	22017236	BUILDCK	310 E COOK ST	00:00:00	7302	A2
02/07/2022 19:19	22017649	SWATCH	310 E COOK ST	00:00:00	7306	N0
02/07/2022 19:38	22017660	MASST	E COOK ST / MAIN ST	00:00:25	7306	N0
02/07/2022 21:39	22017695	SWATCH	610 E COOK ST	00:00:00	7306	N0

Parameters Used:
Events: NONE
Alerts: NONE
Sorted By Date/Time Received

Calls For Service By Agency

Agency: JOPD

From: 1/1/2022 **To:** 2/28/2022

Print Date: 03/08/2022

02/08/2022 00:03	22017731	SWATCH	221 S MAIN ST	00:00:00	7306	NO VALUE
02/08/2022 15:51	22018104	INFO	555 FOUNTAIN VIEW LN	00:04:24	7302	N0
02/08/2022 17:11	22018147	FI	201 MAIN ST	00:00:06	7306	N0
02/08/2022 19:47	22018206	SWATCH	310 E COOK ST	00:00:01	7306	N0
02/09/2022 00:17	22018283	SWATCH	221 S MAIN ST	00:00:00	7306	N0
02/09/2022 05:57	22018354	SWATCH	209 N GREENVILLE AVE	00:00:01	7307	N0
02/09/2022 06:06	22018356	RSTOLEN	KNAPSACK LN / COMMUNITY WAY	00:06:03	7307	N3
02/09/2022 06:41	22018364	SWATCH	1913 CREEKVIEW LN	00:00:00	7307	N0
02/09/2022 08:28	22018410	SWATCH	440 N FM 1138	00:00:00	7307	N0
02/09/2022 09:02	22018434	BUILDCK	310 S MAIN ST	00:00:00	7307	N0
02/09/2022 11:05	22018493	THEFT	310 E COOK ST	00:05:41	7307	R1
02/09/2022 17:38	22018716	VDIST	W HUBBARD RD / COUNTY ROAD 642	00:03:28	7306	N0
02/09/2022 20:11	22018780	SWATCH	310 E COOK ST	00:00:00	7306	N0
02/09/2022 22:27	22018838	BUILDCK	610 E COOK ST	00:00:01	7306	N0
02/10/2022 00:12	22018861	SWATCH	221 S MAIN ST	00:00:00	7306	N0
02/10/2022 05:42	22018942	SWATCH	610 E COOK ST	00:00:01	7307	N0
02/10/2022 06:28	22018955	BUILDCK	310 S MAIN ST	00:00:00	7307	N0
02/10/2022 06:33	22018957	CHECK	E COOK ST / EAST ST	00:06:48	7307	N0
02/10/2022 07:01	22018965	SWATCH	1900 CREEKVIEW	00:00:00	7307	N0
02/10/2022 07:27	22018977	SWATCH	2500 MEADOWLARK LN	00:00:00	7307	N0
02/10/2022 08:03	22019002	FI	310 E COOK ST	00:00:00	7307	N0
02/10/2022 16:13	22019310	TRESP	390 W COOK ST	00:04:17	7302	N0
02/10/2022 17:07	22019330	SWATCH	COUNTY ROAD 640 / COUNTY ROAD 596	00:00:00	7306	N0
02/10/2022 20:03	22019410	SWATCH	310 E COOK ST	00:00:00	7306	N0
02/11/2022 00:04	22019473	SWATCH	221 S MAIN ST	00:00:00	7306	N0
02/11/2022 02:12	22019518	BUILDCK	610 E COOK ST	00:00:01	7306	N0
02/11/2022 06:16	22019540	SWATCH	1900 CREEKVIEW	00:00:00	7307	N0
02/11/2022 06:53	22019554	SWATCH	600 MEADOWLARK LN	00:00:00	7307	NO VALUE
02/11/2022 09:18	22019644	SWATCH	610 E COOK ST	00:00:00	7307	N0
02/11/2022 10:41	22019691	SWATCH	440 N FM 1138	00:00:00	7307	N0
02/11/2022 10:52	22019698	VDIST	HARVEST LN / HIGH MEADOW LN	00:06:44	7307	N0
02/11/2022 12:32	22019744	SWATCH	310 S MAIN ST	00:00:00	7307	N0
02/11/2022 13:38	22019784	SWATCH	108 W HUBBARD ST	00:00:00	7307	N0
02/11/2022 14:05	22019805	SWATCH	221 S MAIN ST	00:12:26	7307	N0
02/11/2022 18:00	22019938	ABAND	1004 STOCKYARD ST	00:06:08	7302	N0
02/11/2022 18:40	22019957	VDIST	COTTON GIN CT / WASHBOARD LN	00:08:23	7302	N0
02/11/2022 20:59	22020009	SWATCH	1900 BLK CREEKVIEW	00:00:00	7302	N0
02/11/2022 23:31	22020066	BUILDCK	310 E COOK ST	00:00:10	7302	A2
02/11/2022 23:33	22020068	BUILDCK	610 E COOK ST	00:00:00	7302	A2
02/13/2022 19:54	22020864	SWATCH	1900 BLK CREEKVIEW	00:00:00	7302	N0
02/13/2022 20:07	22020869	DDIST	306 WAGON WHEEL DR	00:05:39	7302	R1
02/13/2022 21:07	22020891	NDIST	203 WAGON WHEEL DR	00:06:26	7302	N0

Parameters Used:
Events: NONE
Alerts: NONE
Sorted By Date/Time Received

Calls For Service By Agency

Agency: JOPD

From: 1/1/2022 **To:** 2/28/2022

Print Date: 03/08/2022

02/13/2022 22:59	22020923	BUILDCK	610 E COOK ST	00:00:00	7302	A2
02/13/2022 23:01	22020924	BUILDCK	310 E COOK ST	00:00:00	7302	A2
02/14/2022 15:00	22021264	AALARM	1103 FARMHOUSE CT	00:24:15	7302	A2
02/14/2022 17:17	22021348	SWATCH	COUNTY ROAD 596 / COUNTY ROAD 642	00:01:26	7306	N0
02/14/2022 18:26	22021372	FI	201 MAIN ST	00:00:11	7306	N0
02/14/2022 20:52	22021421	SWATCH	310 E COOK ST	00:00:00	7306	N0
02/15/2022 00:16	22021479	SWATCH	221 S MAIN ST	00:00:01	7306	N0
02/15/2022 09:55	22021689	TS	EAST ST / E COOK ST	00:00:24	7305	CT
02/15/2022 17:04	22021912	SWATCH	COUNTY ROAD 596 / COUNTY ROAD 640	00:00:01	7306	N0
02/15/2022 19:05	22021965	THEFT	111 THELMA ST	00:04:39	7306	R1
02/15/2022 21:10	22022029	SWATCH	310 E COOK ST	00:00:01	7306	N0
02/16/2022 00:07	22022072	SWATCH	221 S MAIN ST	00:00:01	7306	N0
02/16/2022 02:41	22022114	SWATCH	610 E COOK ST	00:00:00	7306	N0
02/16/2022 05:25	22022138	SWATCH	209 N GREENVILLE AVE	00:00:00	7307	N0
02/16/2022 05:50	22022141	BUILDCK	310 E COOK ST	00:00:00	7307	N0
02/16/2022 06:20	22022146	SWATCH	1900 CREEKVIEW DR	00:00:01	7307	N0
02/16/2022 07:00	22022158	BUILDCK	310 S MAIN ST	00:00:00	7307	A2
02/16/2022 09:08	22022236	SWATCH	221 S MAIN ST	00:00:00	7307	N0
02/16/2022 10:14	22022262	SWATCH	440 N FM 1138	00:00:00	7307	N0
02/16/2022 11:06	22022291	SWATCH	201 W HUBBARD ST	00:05:40	7307	N0
02/16/2022 12:01	22022324	SWATCH	1400 VINTAGE RD	00:00:01	7307	N0
02/16/2022 19:20	22022538	RECKLS	EAST ST / E FM 6	00:01:08	7306	N0
02/16/2022 21:12	22022570	SWATCH	310 E COOK ST	00:00:00	7306	N0
02/17/2022 00:05	22022620	SWATCH	221 S MAIN ST	00:00:00	7306	N0
02/17/2022 05:47	22022692	SWATCH	1900 BLK CREEKVIEW	00:00:01	7308	N0
02/17/2022 09:04	22022773	VANDAL	201 MAIN ST	00:00:06	7308	R1
02/17/2022 17:07	22022997	NDIST	404 HAWTHORNE DR	00:01:13	7306	N0
02/17/2022 17:54	22023017	INFO	313 PLUM DR	00:05:59	7306	N0
02/17/2022 21:16	22023074	SWATCH	310 E COOK ST	00:00:01	7306	N0
02/18/2022 00:16	22023133	SWATCH	221 S MAIN ST	00:00:00	7306	N0
02/18/2022 09:17	22023293	AALARM	303 HAWTHORNE DR	00:05:09	7301	A1
02/18/2022 13:17	22023420	INFO	302 SAW MILL RD	00:10:09	7301	N10
02/18/2022 19:06	22023561	TS	W COOK ST / ROSE DR	00:00:20	7308	CT
02/18/2022 20:24	22023598	AALARM	707 SADDLE HORN WAY	00:07:09	7308	A2
02/18/2022 20:49	22023608	TS	310 E COOK ST	00:00:31	7308	CT
02/18/2022 23:36	22023684	BUILDCK	310 E COOK ST	00:00:00	7308	A2
02/18/2022 23:38	22023686	APUBLIC	610 E COOK ST	00:00:00	7308	A2
02/18/2022 23:43	22023687	APUBLIC	390 W COOK ST	00:00:01	7308	A2
02/18/2022 23:57	22023693	TS	E COOK ST / NEWTON ST	00:01:11	7308	CT
02/19/2022 01:20	22023725	TS	610 E COOK ST	00:00:50	7308	CT
02/19/2022 08:23	22023826	DDIST	210 E COOK ST	00:02:55	7305	N0
02/19/2022 12:46	22023931	CITIZEN	201 MAIN ST	00:00:10	7305	N0
02/19/2022 15:26	22023990	AAST	270 WINDING RIVER CIR	00:05:33	7305	N12

Parameters Used:
Events: NONE
Alerts: NONE
Sorted By Date/Time Received

Calls For Service By Agency

Agency: JOPD

From: 1/1/2022 **To:** 2/28/2022

Print Date: 03/08/2022

02/19/2022 18:01	22024036	SWATCH	209 N GREENVILLE AVE	00:00:00	7307	NO
02/19/2022 19:00	22024051	APUBLIC	221 S MAIN ST	00:00:00	7307	NO
02/19/2022 19:01	22024052	SWATCH	221 S MAIN ST	00:00:00	7307	NO
02/19/2022 20:49	22024085	SWATCH	610 E COOK ST	00:00:00	7307	NO
02/19/2022 22:04	22024122	SWATCH	1900 CREEKVIEW	00:00:00	7307	NO
02/19/2022 22:40	22024142	BUILDCK	310 S MAIN ST	00:00:00	7307	NO
02/20/2022 00:01	22024184	BUILDCK	221 S MAIN ST	00:00:00	7307	NO
02/20/2022 00:59	22024193	BUILDCK	310 E COOK ST	00:00:01	7307	NO
02/20/2022 02:11	22024230	BUILDCK	403 S MAIN ST	00:00:00	7307	NO
02/20/2022 14:53	22024435	AALARM	415 CHUCK WAGON DR	00:10:20	7308	A3
02/20/2022 20:08	22024508	TS	310 E COOK ST	00:00:25	7308	CT
02/20/2022 20:30	22024514	TS	310 E COOK ST	00:00:20	7308	CT
02/20/2022 20:40	22024518	PALARM	510 CISTERN WAY		7308	NO
02/21/2022 00:03	22024578	BUILDCK	390 W COOK ST	00:00:01	7308	NO
02/21/2022 00:06	22024580	BUILDCK	310 E COOK ST	00:00:00	7308	NO
02/21/2022 00:10	22024581	BUILDCK	610 E COOK ST	00:00:00	7308	NO
02/21/2022 02:04	22024630	BUILDCK	610 E COOK ST	00:00:00	7308	NO
02/21/2022 15:11	22024941	MASST	FM 6 / COUNTY ROAD 637	00:00:47	7308	NO
02/21/2022 17:28	22025009	SWATCH	COUNTY ROAD 640 / COUNTY ROAD 596	00:00:00	7306	NO
02/21/2022 18:27	22025039	CIRCUM	390 W COOK ST	00:05:11	7306	R1
02/21/2022 19:18	22025065	FI	320 W COOK ST	00:39:21	7306	NO
02/21/2022 20:42	22025107	AALARM	1016 STOCKYARD ST	00:01:56	7306	A2
02/21/2022 20:59	22025112	SWATCH	310 E COOK ST	00:00:00	7306	NO
02/21/2022 21:58	22025132	PERSON	402 PLUM DR	00:03:40	7306	NO
02/22/2022 00:13	22025170	SWATCH	221 S MAIN ST	00:00:00	7306	NO
02/22/2022 02:36	22025202	SWATCH	610 E COOK ST	00:00:00	7306	NO
02/22/2022 05:54	22025231	BUILDCK	310 E COOK ST	00:00:00	7308	A2
02/22/2022 05:58	22025232	BUILDCK	610 E COOK ST	00:00:01	7308	A2
02/22/2022 06:03	22025234	BUILDCK	390 W COOK ST	00:00:02	7308	A2
02/22/2022 09:33	22025349	MAJOR	W COOK ST / COUNTY ROAD 640	00:00:26	7308	R2
02/22/2022 17:13	22025620	FI	390 W COOK ST	00:00:09	7306	NO
02/22/2022 17:19	22025623	SWATCH	COUNTY ROAD 640 / COUNTY ROAD 596	00:00:00	7306	NO
02/22/2022 20:33	22025691	SWATCH	310 E COOK ST	00:00:00	7306	NO
02/22/2022 21:40	22025712	AALARM	502 WINDROW DR	00:08:17	7306	A1
02/23/2022 00:04	22025741	SWATCH	221 S MAIN ST	00:00:00	7306	NO
02/23/2022 05:23	22025805	SWATCH	610 E COOK ST	00:00:00	7307	NO
02/23/2022 07:05	22025837	FI	390 W COOK ST	00:00:01	7307	NO
02/23/2022 08:17	22025875	BUILDCK	310 S MAIN ST	00:00:00	7307	NO
02/23/2022 09:36	22025921	SWATCH	310 E COOK ST	00:00:00	7307	NO
02/23/2022 10:10	22025941	SWATCH	1913 CREEKVIEW LN	00:00:00	7307	NO
02/23/2022 12:06	22025992	BUILDCK	408 MAIN ST	00:00:00	7307	NO
02/23/2022 13:54	22026058	SWATCH	221 S MAIN ST	00:00:01	7307	NO

Parameters Used:
Events: NONE
Alerts: NONE
Sorted By Date/Time Received

Calls For Service By Agency

Agency: JOPD

From: 1/1/2022 **To:** 2/28/2022

Print Date: 03/08/2022

02/23/2022 14:57	22026075	AAST	2293 FM 1777	00:00:03	7301	N12
02/23/2022 15:18	22026093	MINOR	FM 6 / COUNTY ROAD 637	00:06:52	7301	R2
02/24/2022 14:40	22026423	DDIST	512 SILO CIR	00:18:28	7301	N10
02/24/2022 19:15	22026478	CRUEL	502 SAW MILL RD	00:06:34	7306	N0
02/24/2022 20:45	22026499	FI	201 MAIN ST	00:00:16	7306	N0
02/24/2022 23:47	22026539	SWATCH	221 S MAIN ST	00:00:00	7306	N0
02/25/2022 05:39	22026594	SWATCH	209 N GREENVILLE AVE	00:00:01	7307	N0
02/25/2022 08:37	22026630	BUILDCK	440 N FM 1138	00:00:00	7307	N0
02/25/2022 08:57	22026638	BUILDCK	310 S MAIN ST	00:00:00	7307	N0
02/25/2022 10:08	22026680	AALARM	707 SADDLE HORN WAY	00:13:18	7307	N0
02/25/2022 10:11	22026683	INFO	201 MAIN ST	00:02:08	7301	N10
02/25/2022 10:19	22026688	INFO	201 MAIN ST	00:04:33	7301	N10
02/25/2022 11:46	22026724	SWATCH	221 S MAIN ST	00:00:00	7307	N0
02/25/2022 13:13	22026766	BUILDCK	408 MAIN ST	00:00:00	7307	N0
02/25/2022 13:29	22026771	SWATCH	1100 COMMUNITY WAY	00:00:00	7307	N0
02/25/2022 13:55	22026781	AALARM	317 CHUCK WAGON DR	00:07:22	7307	N0
02/25/2022 15:35	22026848	MAJOR	W COOK ST / COUNTY ROAD 637	00:14:01	7301	R2
02/25/2022 20:08	22026949	TS	900 W COOK ST	00:00:25	7308	CT
02/25/2022 20:49	22026963	APUBLIC	610 E COOK ST	00:00:00	7308	N0
02/25/2022 22:52	22027013	BUILDCK	390 W COOK ST	00:00:00	7308	N0
02/25/2022 22:55	22027014	BUILDCK	310 E COOK ST	00:00:00	7308	N0
02/25/2022 22:59	22027017	BUILDCK	610 E COOK ST	00:00:00	7308	N0
02/25/2022 23:32	22027039	CHECK	207 WAGON WHEEL DR	00:08:23	7308	N0
02/26/2022 00:11	22027048	TS	E COOK ST / LLOYDS LN	00:00:20	7308	CT
02/26/2022 06:59	22027149	SWATCH	209 N GREENVILLE AVE	00:00:00	7307	N0
02/26/2022 07:57	22027164	BUILDCK	440 N FM 1138	00:00:00	7307	N0
02/26/2022 08:31	22027180	SWATCH	390 W COOK ST	00:00:01	7307	N0
02/26/2022 10:13	22027226	BUILDCK	310 S MAIN ST	00:00:00	7307	N0
02/26/2022 11:22	22027245	SWATCH	221 S MAIN ST	00:00:00	7307	N0
02/26/2022 13:32	22027287	SWATCH	610 E COOK ST	00:00:00	7307	N0
02/26/2022 16:57	22027338	DDIST	813 FARMSTEAD WAY	00:07:14	7301	N0
02/27/2022 01:17	22027473	TS	COUNTY ROAD 593 / REENA DR		7301	CT
02/27/2022 01:44	22027476	FIRST	6234 SHEILA LN	00:00:15	7301	N0
02/27/2022 02:21	22027501	VEH	390 W COOK ST	00:00:30	7301	N11
02/27/2022 02:41	22027504	AAST	FM 6 / COUNTY ROAD 637	00:00:00	7301	N12
02/27/2022 07:20	22027538	SWATCH	209 N GREENVILLE AVE	00:00:00	7307	N0
02/27/2022 07:42	22027541	SWATCH	310 E COOK ST	00:00:00	7307	N0
02/27/2022 09:21	22027567	SWATCH	221 S MAIN ST	00:00:00	7307	N0
02/27/2022 12:16	22027618	BUILDCK	440 N FM 1138	00:00:00	7307	N0
02/27/2022 12:57	22027630	SWATCH	1100 COMMUNITY WAY	00:00:00	7307	N0
02/27/2022 13:28	22027644	SWATCH	108 W HUBBARD ST	00:00:00	7307	N0
02/27/2022 13:49	22027652	SWATCH	221 S MAIN ST	00:00:01	7307	N0
02/27/2022 15:17	22027680	TS	310 E COOK ST	00:01:02	7308	CT

Parameters Used:
Events: NONE
Alerts: NONE
Sorted By Date/Time Received

Calls For Service By Agency

Agency: JOPD
From: 1/1/2022 **To:** 2/28/2022
Print Date: 03/08/2022

02/27/2022 17:03	22027706	CITIZEN	390 W COOK ST	00:00:14	7308	N0
02/27/2022 19:38	22027769	BUILDCK	390 W COOK ST	00:00:00	7308	A2
02/27/2022 21:33	22027809	AAST	270 WINDING RIVER CIR	00:08:11	7308	N12
02/27/2022 21:56	22027814	BUILDCK	310 E COOK ST	00:00:00	7308	A2
02/27/2022 21:59	22027817	BUILDCK	610 E COOK ST	00:00:01	7308	A2
02/28/2022 00:21	22027876	BUILDCK	310 E COOK ST	00:00:00	7308	A2
02/28/2022 00:23	22027877	BUILDCK	610 E COOK ST	00:00:01	7308	A2
02/28/2022 00:51	22027882	TS	600 EAST ST	00:00:14	7308	CT
02/28/2022 01:42	22027895	BUILDCK	390 W COOK ST	00:00:01	7308	A2
02/28/2022 17:18	22028243	SWATCH	COUNTY ROAD 640 / COUNTY ROAD 596	00:00:00	7306	N0
02/28/2022 17:32	22028252	FI	201 MAIN ST	00:00:06	7306	N0
02/28/2022 18:37	22028289	LOOSE	W HUBBARD RD / SEBASTIAN LN	00:03:12	7306	N0
02/28/2022 21:48	22028368	SWATCH	310 E COOK ST	00:00:00	7306	N0

Monthly Calls for Service Count: 227
Calls for Service Grand Total: 433

Parameters Used:
Events: NONE
Alerts: NONE
Sorted By Date/Time Received

All American Dogs, Inc.

City Of Josephine Report

Feb 1, 2022 - Feb 28, 2022

Location	Notes	Code
Feb 25, 2022 2:22 PM	Patrolled city focusing on stray animals. spoke to patti	
Feb 25, 2022 4:09 AM	we removed a dead cat from the roadway	
Feb 18, 2022 1:59 PM	Patrolled city focusing on stray animals. spoke to patti	
Feb 16, 2022 1:39 AM	CLOSE PATROL we did not find any loose dogs in the area while patrolling	
Feb 11, 2022 3:54 PM	Patrolled city focusing on stray animals. spoke to patti	
Feb 11, 2022 11:52 AM	we patrolled the area for a large brown dog, we were unable to locate a dog	
Feb 11, 2022 9:55 AM	while on patrol we saw two loose dogs. we were unable to catch the dogs and we could not locate an owner.	
Feb 10, 2022 8:10 AM	CLOSE PATROL no loose dogs found at this time	

All American Dogs, Inc.

City Of Josephine Report

Feb 1, 2022 - Feb 28, 2022

Location	Notes	Code
Feb 7, 2022 9:59 AM	ANONYMOUS CALL we received an anonymous call concerning an owner in the area allowing their dogs to run loose. we patrolled the area but did not find any loose dogs. we will continue to make passes through the area at non regular times.	
Feb 2, 2022 11:06 AM	Patrolled city focusing on stray animals. spoke to patti	
Feb 2, 2022 9:43 AM	picked up a cat from this address	

CODE ENFORCEMENT REPORT – FEBRUARY 2022

The following numbers are for February 2022:

Total number of inspections – 41
Initial Inspections – 26
Inspections after a Courtesy Letter – 7
Inspections after a Notice of Violation – 6
Inspections after a Final Notice – 2
Inspections after a Citation – 0
Certificate of Occupancy inspections – 0

Violation Types
High grass and weeds violations – 5
Trash and debris violations – 8
Junk vehicle violations – 5
Fence violations – 0
International Property Maintenance Code violations – 0
Work without permit violations – 21
Zoning violations – 2
Illegal Dumping violations – 0

The City of Josephine TEXAS

DEVELOPMENT APPLICATION

- ☐ Preliminary Plat
- ☐ Final Plat
- ☐ Replat
- ☐ Amended Plat
- ☐ Minor Plat
- ☐ Development Plat
- ☐ Concept Plan
- ☐ Specific Use Permit
- ☐ Site Plan
- ☐ Annexation
- ☒ Rezoning

Fees:

A retainer fee of $1,000.00 is required for submittal. Once the plans have been reviewed by the city and the city engineer and all expenses have been paid, any remainder will be refunded. If the fees exceed $1,000.00, the city will bill the applicant for the remainder.
The application fee of $1,000.00, to be paid to the City of Josephine, is enclosed with this application.

A. Description of Property

1. Addition Name: Meadow Ridge Estates
2. Total Acreage: 42.160 acres
3. Current Zoning Classification(s): AG
4. Proposed Zoning Classification(s): SF-1
5. Total Number of Lots, by Type: 143
6. Proposed Use of Property: Residential
7. Location of Property: SW intersection CR 596 & CR 640

B. Applicants: (List those persons you wish to be contacted about this request).
PLEASE PRINT

1. Owner: RSDD, L.P.
   Address: P.O. Box 516
   City, State, Zip: Nevada, TX 75173
   Phone:
   Email: darrell.gage@cypressequities.com

2. Applicant/Representative: Bart Carroll
   Address: P.O. Box 11
   City, State, Zip: Lavon, TX 75166
   Phone: 972-742-4411
   Email: bart.carroll@yahoo.com, caphill2000@yahoo.com

C. Variance Request: ☐ Yes ☐ No If yes, describe:

I hereby certify that I am the owner, or duly authorized agent of the owner for the purposes of this application of the property herein described and that all information submitted herein is true and correct.

Applicant/Owner: Darrell Gage as VP RSDD, LP Date: 2/7/2022

DUNAWAY | DBI

February 17, 2022

Ms. Patti Brooks
City of Josephine
P.O. Box 99
Josephine, Texas 75164

RE: CR 596 & CR 640 – Zoning Change
Dated February 2022

Ms. Brooks,

The 42.16-acre property located at the southwest corner of CR 596 and CR 640 zoning request has been reviewed according to the ordinances of the City of Josephine and been found to be compliant.

It is recommended that the zoning request from Agriculture District to SF-1 be approved. Please contact me if you should have any questions or need additional information.

Sincerely,

Jacob Dupuis

Jacob Dupuis, P.E.

118 McKinney Street // PO Box 606 // Farmersville, Texas 75442
972.784.7777 | dunaway.com
Firm Registration No: F-1114

CITY OF JOSEPHINE, TEXAS

ORDINANCE NO. 2022-03-14

AN ORDINANCE OF THE CITY OF JOSEPHINE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF JOSEPHINE, AS HERETOFORE AMENDED, TO GRANT "SF-1" SINGLE-FAMILY ZONING DISTRICT ON A 42.16 ACRES TRACT OF LAND DESCRIBED IN EXHIBIT "A" ATTACHED HERETO, IN THE CITY OF JOSEPHINE, COLLIN COUNTY, TEXAS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and City Council of the City of Josephine, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes to the Comprehensive Zoning Ordinance and Map, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the City Council of Josephine is of the opinion and finds that a zoning change should be granted and the Comprehensive Zoning Ordinance and Map should be amended;

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

SECTION 1. The Comprehensive Zoning Ordinance and Map of the City of Josephine, Texas, are hereby amended to grant Single-Family-1 "SF-1" zoning district classification on a 42.16 acres tract of land in the James Osgood Survey, Abstract No. 673, Collin County, Texas, more fully described in Exhibit "A" attached hereto and made part hereof for all purposes, in the City of Josephine, Texas.

SECTION 2. All provisions of the ordinances of the City of Josephine in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. Should any sentence, paragraph, subdivision, clause, phrase, or section of this ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this ordinance, or any part or provision thereof other

than the part so decided to be invalid, illegal, or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 4. Any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Josephine, and upon conviction shall be punished by a fine not to exceed the sum of two thousand dollars ($2,000.00) for each offense, and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 5. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

DULY PASSED by the City Council of the City of Josephine, Texas, on the ____ day of _____ 2022.

APPROVED:

_____
Jason Turney, Mayor

ATTEST:

_____
Patti Brooks, City Secretary

EXHIBIT A

STATE OF TEXAS

COUNTY OF COLLIN

BEING all that tract of land in Collin County, Texas, out of the James Osgood Survey, A - 673, and being all of that called 42.18 acres of land described in deed to RSDD, LP. as recorded in Volume 5351, Page 2523 of the land Records of Collin County, Texas, and being further described as follows:

BEGINNING at a 1/2 inch steel rod found on the South line of County Road No. 596, at the Northwest corner said 42.18 acres, and on the South line of that called 3.430 acres of land described in deed to County of Collin as recorded in Volume 2852, Page 829 of the Deed Records of Collin County, Texas;

THENCE along the South line of said County Road No. 596 and the South line of said 3.430 acres as follows: South 89 degrees 08 minutes 17 seconds East, 1215.48 feet to a 5/8 inch steel rod set;

South 43 degrees 52 minutes 32 seconds East, 70.82 feet to a 5/Sinch steel rod set on the West line of County Road No. 640;

THENCE South 00 degrees 15 minutes 47 seconds West, 1061.99 feet along the West line of said County Road No. 640 to a 5/8 inch steel rod set at the Easterly most Southeast corner of said 42.18 acres, and at the Northeast corner of that called 1.00 acres of land described in deed to David Stanfield as recorded in Volume 5351. Page 2511 of the Land Records of Collin County, Texas;

THENCE North 88 degrees 48 minutes 43 seconds West, 208.72 feet *to* a 5/8 inch steel rod set at an inside corner of said 42.18 acres, and at the Northwest corner of said 1.00 acres (Vol. 5351, Pg.2511);

THENCE South 00 degrees 19 minutes 15 seconds West, 415.71 feet to a point at the Southerly most Southeast corner of said 42.18 acres, at the Southwest corner of that called 1.00 acres of land described in a deed to David Stanfield as recorded in Volume 5351, Page 2517 of the Land Records of Collin County, Texas, and on the North line of lot 7 of High Meadow Estates, Phase 1 as recorded in Volume P, Page 837 of the Plat Records of Collin County, Texas, from which a 1/2 inch steel rod found bears South 00 degrees 19 minutes 15 seconds West, 1.73 feet for witness;

THENCE North 88 degrees 47 minutes 57 seconds West, 1051.46 feet to a fence corner post found at the Southwest corner of said 42.18 acres, and at the Southeast corner of that called 17.40 acres of land described in a deed to Laura P. Pendill as recorded in Volume 5351, Page 2546 of the Land Records of Collin County, Texas;

THENCE North 00 degrees 06 minutes 03 seconds East (Directional Control Line), 1520.65 feet along the West line of said 42.18 acres to the POINT OF BEGINNING, containing 42.16 acres of land.

CITY OF JOSEPHINE, TEXAS

ORDINANCE NO. 2022-03-14

AN ORDINANCE OF THE CITY OF JOSEPHINE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF JOSEPHINE, AS HERETOFORE AMENDED, TO GRANT "SF-1" SINGLE-FAMILY ZONING DISTRICT ON A 42.16 ACRES TRACT OF LAND DESCRIBED IN EXHIBIT "A" ATTACHED HERETO, IN THE CITY OF JOSEPHINE, COLLIN COUNTY, TEXAS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

DULY PASSED by the City Council of the City of Josephine, Texas, on the ____ day of _____ 2022.

APPROVED:

_____
Jason Turney, Mayor

ATTEST:

_____
Patti Brooks, City Secretary

DUNAWAY | DBI

February 17, 2022

Ms. Patti Brooks
City of Josephine
P.O. Box 99
Josephine, Texas 75164

RE: Meadow Ridge Estates – Concept Plan
Dated February 2022

Ms. Brooks,

The above referenced project has been reviewed according to the ordinances of the City of Josephine. The following items will need to be addressed prior to approval.

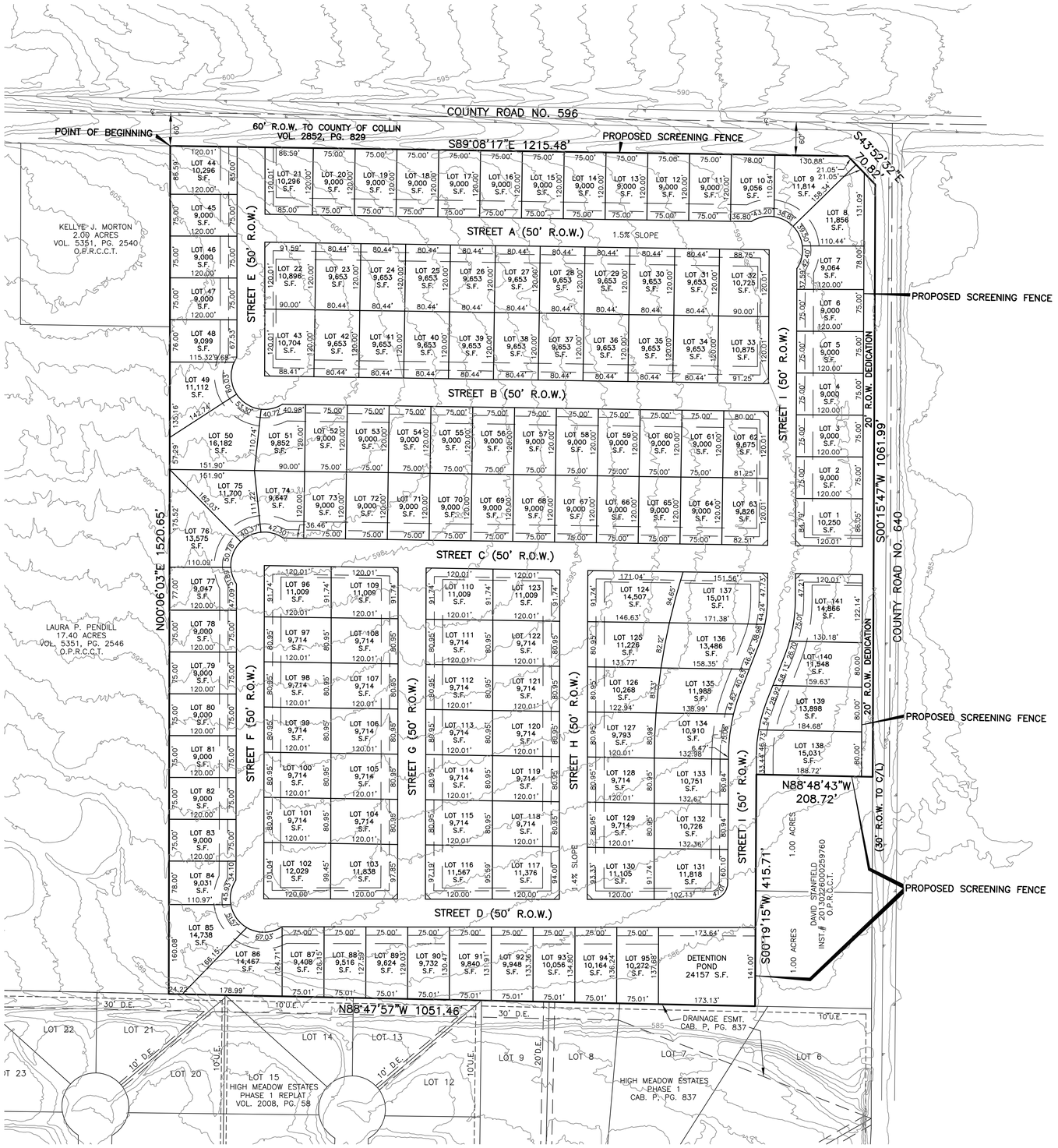
- Zoning amendment approval from A-Agriculture to SF-1.
- A Traffic Impact Analysis will be required since there are more than 100 proposed lots.

It is recommended that the Meadow Ridge Estates Concept Plan be approved pending completion of the above-mentioned items. Please contact me if you should have any questions or need additional information.

Sincerely,

Jacob Dupuis, P.E.

118 McKinney Street // PO Box 606 // Farmersville, Texas 75442
972.784.7777 | dunaway.com
Firm Registration No: F-1114



SF-1 ZONING REGULATIONS

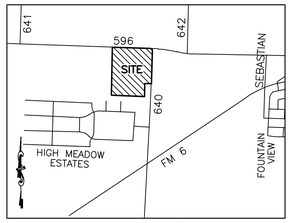
MAX BUILDING HEIGHT – 35'
FRONT YARD – 30'
REAR YARD – 25'
SIDE YARD – 15'
MINIMUM LOT AREA – 9,000 SQ. FT.
MINIMUM LOT WIDTH – 75'
MINIMUM LOT DEPTH – 120'
MAXIMUM LOT COVERAGE – 35%

BUILDING STYLE/TYPE – MASONRY EXTERIOR, SLAB ON GRADE

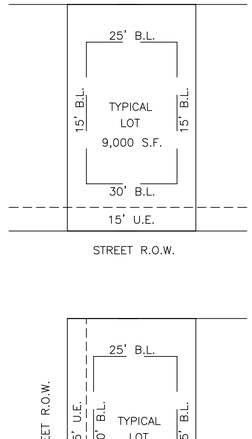
PROPOSED SCREENING – 6' WOODEN FENCE WITH WOOD COLORED STAINED

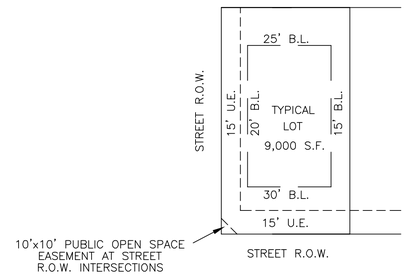
LOW DENSITY RURAL AREA – (4 LOTS PER ACRE DENSITY)
OUR DENSITY IS 3.77 LOTS PER ACRES.

PARK LAND DEDICATION – PARK DEDICATION FEE IN LIEU OF LAND



LOCATION MAP
(N.T.S.)





STATE OF TEXAS

COUNTY OF COLLIN

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THENCE North 00 degrees 06 minutes 03 seconds East (Directional Control Line), 1520.65 feet along the West line of said 42.18 acres to the POINT OF BEGINNING, containing 42.16 acres of land.

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

CARROLL CONSULTING GROUP, INC.
P.O. BOX 11, LAVON, TEXAS 75166
PHONE: 972-742-4411

TEXAS SURVEYORS FIRM NO.: 10007200
TEXAS ENGINEERS FIRM NO.: F-21608

DETAILED CONCEPT PLAN

MEADOW RIDGE ESTATES

141 RESIDENTIAL LOTS
SINGLE PHASE DEVELOPMENT

42.160 ACRES OF LAND SITUATED IN THE
JAMES OSGOOD SURVEY, ABSTRACT NO. 673
CITY OF JOSEPHINE, COLLIN COUNTY, TEXAS

Agenda Item: Presentation, discussion, and consideration of a proposal from HydroPro Solutions, Inc. for Fixed Network Water Meter costs, installation meter data management software and ongoing services in an amount of $661,835.00.

Date:

March 14, 2022

Background:

Staff will present information related to the proposed fix network water meters, data management and related services. A representative from HydroPro Solution, Inc. will be present to answer technical questions about the system.

A fixed network water meter system is advanced technology that replaces traditional water meters and allows for remote on demand accurate water meter readings. This system is designed to enhance the customer service experience by empowering water customers with the ability to better manage water consumption throughout the water billing cycle and proactively identify troublesome leaks as they occur. The system also provides an alert to staff in the event of unusual water usage activity allowing for timely intervention in the event of a leak. The system provides significant time savings for both public works employees and utility billing staff.

Financial Impact:

Please see the entire cost comparison analysis of keeping the existing system as compared to the proposed system on page two of the proposal. Over the long term, once all developments are built out and all existing meters are exchanged for new meters, adding a Billing Clerk and increasing builder tap fees by $500, an upgrade will cost $10,502. This is offset by the capitalization of the meters, receiver, and base station.

Recommendation:

Approval of the proposal.

Suggested Motion:

I move to approve the proposal by HydroPro Solutions, Inc. to install a fixed network water meter installation and related services in an amount of $661,835.00.

Respectfully,

Lisa Palomba
City Administrator

HydroPro Solutions, Inc

AMI Quote

907 Rockmoor Dr.
Georgetown, Texas 78626
Phone (512)996 8944 Fax (512)879-9098

DATE January 26, 2022
Updated February, 15,2022
Salesperson: Cory Dobbie

To: Lisa Palomba
City of Josephine
201 Main St
Josephine Tx 75164

Quotation valid until:
Prepared by: Cory Dobbie

Qty	Product No	Description	Unit Cost	AMOUNT	
2500	L 199-070-36-06-F	Allegro UTG Register Kit (RMA to Return 3G Reg)	$ 185.44	$463,600.00	This will be a Capitalized City Owned Asset-not an expensed item in the budget
	199-070-36-06-F	Allegro UTG Register Kit Pricing without 3G Register Exchange	$ 225.00	$0.00	
2500	Installation Services	Install Meters/export Data to Billing and Contractor Portal Access	$ 48.00	$120,000.00	
1	RSS-HAR-A-TR2	Harmony Software System Training	$ 5,737.00	$5,737.00	
1	RSS-MWA-B	Customer Engagement Portal (APP)	$ 10,000.00	$10,000.00	
1	K-19991629	AMI Base Station W/Installation on City Owned Structure	$ 55,000.00	$55,000.00	This will be a Capitalized City Owned Asset-not an expensed item in the budget
	199-5-6-F	Repeater Installed on City Owned Structure (Future Tower Site)	$ 15,000.00	$0.00	
1	A-2WMMR-KIT	Receiver for Allegro Tech and Reading Back-Up	$ 3,648.00	$3,648.00	This will be a Capitalized City Owned Asset-not an expensed item in the budget-not until new Riverfield tower is built
	RHS-ALL-F-BS-SS	Annual Maintenance Base Station (Starting Year 2)	$ 5,000.00	$0.00	
	RHS-ALL-F-RP-SS	Annual Maintenance Repeater (Starting Year 2)	$ 350.00	$0.00	
1	RSS-HAR-F-110	ANNUAL Harmony Fixed Base Hosting (1-2500 Services)	$ 3,850.00	$3,850.00	
	RSS-HAR-F-110	Each Meter (2501-10000) Per Year	$ 1.54	$0.00	
	B12-A31-A01-0101A-1	(AMR) Drive By Meter Cost of Current New Construction	$ 232.09	$0.00	
	B12-A31-A15-0101A-F	(AMI) Fixed Network Meter Cost For New Construction	$ 275.00	$0.00	
		Current Annual Cost $1,500	**TOTAL**	$661,835.00	$522,248.00
		Proposed Annual Cost $3,850		$139,587.00	Total Assett/No effect on the expense budget
	Option	Year 2 Equip, Warranty $5,350		Total Expense	

A 2% processing fee will be applied for all credit card purchases.
All invoices are due Net 30 per HydroPro Solutions standard terms and conditions

THANK YOU FOR YOUR BUSINESS!

ANALYSIS/INVESTMENT SUMMARY

Summary of Page 2- Long term- once all 7 of our new approved developments are completely built out and all existing meters are changed out, while adding and additional Billing Clerk and increasing our Tap Fees to the builder by $50 this entire upgrade of 7,780 meters will only cost $10,502. Which is offset by the Capitlization of the Meters, Receiver, and Base station which totals $522,248

AMR VERSUS AMI COST ANALYSIS WITH CURRENT COUNT AND PLANNED DEVELOPEMENTS

ITEMS UNDER DISCUSSION	COUNT	COST	FUTURE ANNUAL MTC COST
INSTALLED METERS	2200	214.00	
IN STOCK/UNINSTALLED METERS	1990	214.00	
AMR METER COST		232.00	
AMR ANNUAL MTC COST		1,500.00	4500
AMI METER COST		275.00	
AMI ANNUAL MTC COST (TO 2500/ OVER 2501 IS 1.54 PER YR/METER)		3,850.00	11,517.66
EXCHANGE IN STOCK METERS FOR NEW AMI METERS		185.44	
Allegro UTG Register Kit (RMA to Return 3G Reg)	2500	463,600.00	

NEW DEVELOPMENTS	COUNT	COST W/ AMR	COST WITH AMI	DIFFERENCE IN METER & MTC COST	
ANNUAL MTC	2500	1,500.00	3,850.00	2,350.00	
ANNUAL MTC ABOVE 2501	2501-7500	3,000.00	7,667.66	4,667.66	
DE BERRY HERITAGE	100	23,200.00	27,500.00	4,300.00	
BRADLEY ESTATES	26	6,032.00	7,150.00	1,118.00	
MURRAY MANOR	50	11,600.00	13,750.00	2,150.00	
WAVERLY ESTATES	217	50,344.00	59,675.00	9,331.00	
RIVERFIELD	4100	951,200.00	973,150.00	21,950.00	LESS DUE TO EXCHANGE RATE/IN STOCK METERS (1990)
LIBERTY RANCH	187	43,384.00	51,425.00	8,041.00	
MORNINGSIDE ADDITION	600	139,200.00	165,000.00	25,800.00	
TOTAL METERS ON NEW DEVELOP.	5280	1,229,460.00	1,309,167.66	**79,707.66**	
TOTAL CURRENT METERS (quote for 2500)	2500	535,000.00	463,600.00		
TOTAL METERS	7780	1,764,460.00	1,772,767.66	8,307.66	

ONE TIME SETUP COSTS TO UPGRADE

INSTALLATION 2500 METERS	120,000.00	
CHANGE OUT OF 2500 EXISTING METERS	463,600.00	Exchange Rate $185.44 This will be a Capitalized City Owned Asset- not an expensed item in the budget
INSTALLATION NEW- OUR PW EMPLOYEES WILL HANDLE		
Harmony Software System Training	5,737.00	
ANNUAL Harmony Fixed Base Hosting (1-2500 Services)	3,850.00	
Customer Engagement Portal (APP)	10,000.00	This will be an important citizen engagement tool that puts real time, accurate data and monitoring in the hands of the customers
AMI Base Station W/Installation on City Owned Structure	55,000.00	This will be a Capitalized City Owned Asset- not an expensed item in the budget
Receiver for Allegro Tech and Reading Back-Up	3,648.00	This will be a Capitalized City Owned Asset- not an expensed item in the budget
	661,835.00	

HEADCOUNT & EQUIPMENT ANALYSIS

If we keep the current process we will need to hire Employees to keep up with the demand of drive by meter reading and additional billing routes/processing

ADDITIONAL WATER CLERK SALARY & BENEFITS	66,000.00
2 ADDITIONAL PUBLIC WORKS EMPLOYEES SALARY & BENEFITS	103,040.00
2 ADDITIONAL VEHICLES FOR PW EMPLOYEES	100,000.00
Total Employee Investment	269,040.00

If we upgrade the process we will eventually still need to hire an additional water clerk due to Billing volume and additional route. But the process will be automatic from City Hall so no additional Public Works employees or vehicles will be needed.

ADDITIONAL WATER CLERK SALARY & BENEFITS	66,000.00
Total Employee Investment	66,000.00

In this scenario it will actually cost us more to bring on additional labor and equipment resources than to upgrade. This does not include computer costs, licensing costs, or unexpected equipment needs.

Employee & Vehicle Investment Difference	**203,040.00**
Long Term Cost with AMR	1,498,500.00
Long Term Cost with AMI (w/one-time setup charges)	2,037,002.66
Difference	**538,502.66**

TAP FEES/REVENUE TO COVER COSTS	COUNT	FEES TOTAL	REVENUE TOTAL
CURRENT WATER TAP FEES $500	5280	2,640,000.00	
CURRENT SEWER TAP FEES $500	5280	2,640,000.00	5,280,000.00
NEW WATER TAP FEES $550	5280	2,904,000.00	
NEW SEWER TAP FEES $550	5280	2,904,000.00	5,808,000.00
Difference			**528,000.00**
			(10,502.66)

ANALYSIS/INVESTMENT SUMMARY

This means that over the long term- once all 7 of these developments are completely built out and all existing meters are changed out, while adding and additional Billing Clerk and increasing our Tap Fees to the builder by $50 this entire upgrade of 7,780 meters will only cost $10,502. Which is offset by the Capitlization of the Meters, Receiver, and Base station which totals $522,248

The City of Josephine TEXAS

Introduction to Public Improvement Districts

March 14, 2022

P3 WORKS

Introduction to PIDs

- Chapter 372 of Local Government Code Statute provides a legal and regulatory framework that governs the process

LOCAL GOVERNMENT CODE

TITLE 12. PLANNING AND DEVELOPMENT

SUBTITLE A. MUNICIPAL PLANNING AND DEVELOPMENT

CHAPTER 372. IMPROVEMENT DISTRICTS IN MUNICIPALITIES AND COUNTIES

SUBCHAPTER A. PUBLIC IMPROVEMENT DISTRICTS

How does a PID work?

- PID formed over a defined, contiguous area in the corporate limits of the City or the City's ETJ
- Assessments are levied on property within the PID based on the benefit received from PID improvements
- Assessments can be paid in full or paid in annual installments
  - Assessments do not increase as home values increase
  - Assessments terminate after payment in full (either via prepayment or annual installments)
  - Assessments are a lien that run with the land
- The Assessments are used to pay:
  - Debt service on tax exempt bonds issued to fund PID improvements, or
  - Reimbursement Agreement with developer, including interest
- Administrative expenses are included in the annual installment

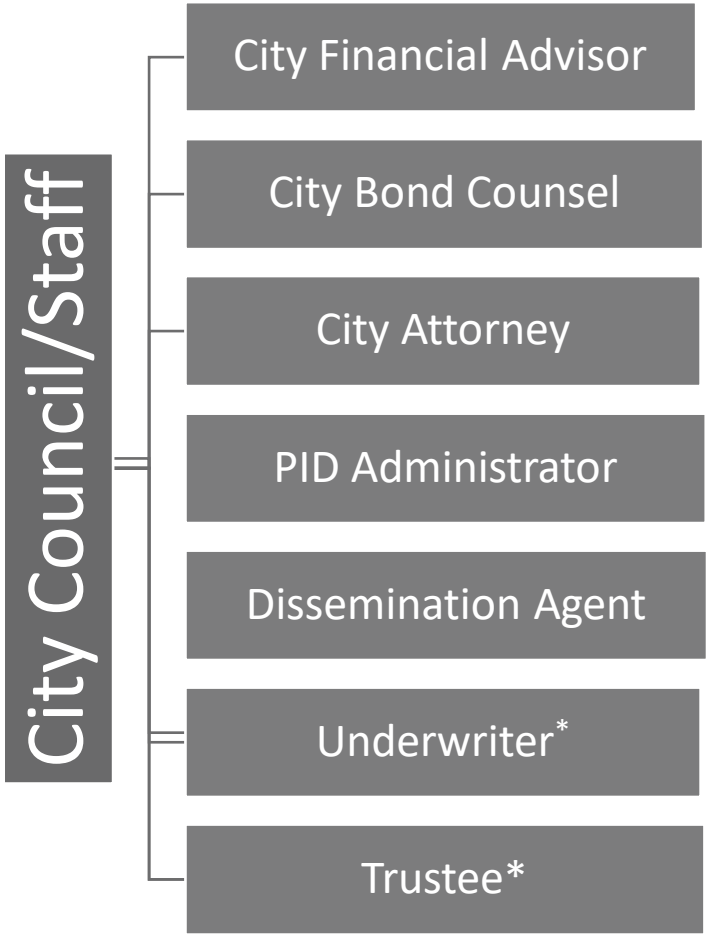
Why Utilize a PID?

- Use PIDs as an economic development incentive tool to promote annexation and development
- Incentivizes amenities provided by the developer but for the creation of the PID
  - Superior plan, design, architecture and building materials that exceed subdivision building standards
  - Lot and residential unit size that align with the City's goal for economic growth
  - Private amenities tailored to the community
    - Playgrounds
    - Fitness Centers
    - Enhanced Trails
- Accelerate construction of improvements described in City's Comprehensive Plan, Thoroughfare Plan and Parks Plan
- City can require cash contribution from developer (non PID funds) to fund City projects

Big Picture Considerations

- PIDs are *NOT* separate political subdivisions. The City Council is the de facto board.
- Allows Cities to extend public infrastructure without burdening rate payers and taxpayers.
- Economic development tool can be useful when negotiating with developers (annexation, oversizing, amenities, design standards, etc.).
- Grows the City's tax base without obligating City revenues (TIRZ, 380 Agreements, etc.).
- PIDs can be used to forward the City's Comprehensive Plan, Thoroughfare Plan and Parks Plan

Who is on the City Team?



Financial Implications for the City

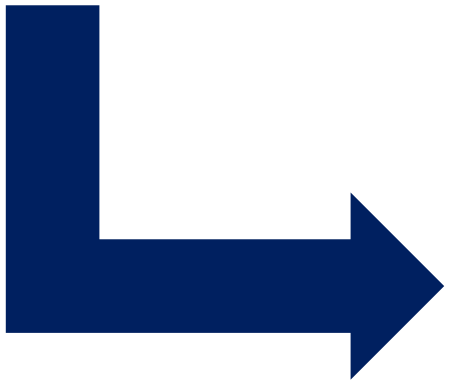
- PID Debt
  - Non-recourse to the City
    - Bonds or Reimbursement Agreements are backed only by the Assessments on the property within the PID
  - Issuance of PID debt by City does not reduce City's bonding capacity
  - City keeps all of its ad valorem and sales tax revenues
  - Counts against Bank Qualified Debt limit
- PID Creation and Administration
  - All City costs incurred as a result of creating the PID should be paid by the Developer via a cash escrow deposit with the City
  - Administration is typically contracted to a third party, overseen by the City and paid for by PID assessments

Types of PIDs

- Pay-As-You-Go PID: allows future long-term reimbursements from assessments to developer
  - Interest rates predetermined; 2-5% above bond index
- Reimbursement Bonds PID: allows reimbursement soon after infrastructure is installed
  - Appraisal to establish market value
  - Contracts with 3rd party builders
  - Less perceived market risk = lower interest rates = lower annual installments to homeowners
  - Interest rates lower since infrastructure construction is complete and homes beginning construction
  - The further the project is in the development cycle the less perceived risk
- Construction Bonds PID: up front Bond funds to construct infrastructure
  - Appraisal to establish market value
  - Typically, contracts with 3rd party builders
  - More perceived market risk as land is undeveloped = higher interest rates
    - Generally, one owner; single assessment payer

City Obligations for PIDs

- Inspect Public improvements
- Hire and oversee PID Administrator



In Conjunction with PID Administrator

- Review request for draws by developer
  - Verify infrastructure costs against SAP
  - Certify compliance with the terms of the certificate of payment prior to the release of bond proceeds
  - Verify appropriate release of lien and all bill paid affidavit prior to release of payments to developer
- Maintain database of all property within PID, update assessment roll, allocate assessments upon subdivision, track payment history
- Send assessment roll to County for collection with property taxes
- Prepare delinquency reports
- Account for dollars withdrawn from trust estate against approved draws/debt service payments (account reconciliation)
- Review developer quarter disclosure to ensure accuracy with construction and ownership/platting status
- File annual continue disclosure reports as issuer/obligated party
- Pursue and enforce collection of delinquencies (via County contract)
- Prepare and adopt Annual SAP Update

Red bullet denotes activities for all PIDs
Blue bullets denote activities for bonded PIDs

Governing Documents Overview

City Documents

- Service and Assessment Plan (SAP) and Annual Assessment Roll
- Bond Indenture
- Development Agreement
- Construction/Funding Agreement
- Assessment Reconciliation/Delinquency Reports
- Trustee Monthly Asset Statements
- Monthly Bond Fund Reports

Other Documents

- Issuer Continuing Disclosure Agreement
- Developer's Quarterly Disclosure Agreement
- Homebuyers' Disclosure Documents
- County Parcel Tax Roll
- County Collection Reports
- Developer Draw Requests
  - Developer construction invoices for Authorized Improvements
  - Developer lien releases/All bills paid affidavits
  - City inspector report
  - Cancelled checks for Authorized Improvement construction
- Developer's continued construction plans, plats, and development and/or zoning changes/amendments

Questions?

AGREEMENT FOR PUBLIC IMPROVEMENT DISTRICT ADMINISTRATION SERVICES

This Agreement for Public Improvement District Administration Services ("Agreement") is entered into this 14th day of March 2022, by and between P3Works, LLC ("P3Works"), and the City of Josephine, Texas ("City").

RECITALS

WHEREAS, the City Council is contemplating the creation of Wait Josephine Public Improvement District to finance the costs of certain public improvements for the benefit of property within the District; and

WHEREAS, the City may consider issuing bonds to fund certain improvements in the PID as authorized by the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended; and

WHEREAS, the City requires specialized services related to the revision and updating of the Service and Assessment Plan ("Service and Assessment Plan"), bond issuance, and the administration of the District, as more fully set forth in this Agreement; and

WHEREAS, P3Works has the expertise to properly establish and administer the District and ensure compliance with Texas Local Government Code Chapter 372; and

WHEREAS, the City desires to retain P3Works to provide District administration services;

NOW THEREFORE, in consideration of the mutual promises and covenants contained in this Agreement, and for good and valuable consideration, P3Works and the City agree as follows:

ARTICLE I
TERM OF AGREEMENT

1.0 The Agreement shall be effective as of its approval by all parties and shall be for a period of three (3) years and shall automatically continue on a year to year basis until terminated pursuant to Article IV of this Agreement.

ARTICLE II
SERVICES TO BE PROVIDED BY P3WORKS

2.0 The scope and timing of services to be performed by P3Works are set forth in Exhibit A, which is attached hereto and incorporated into this Agreement by this reference.

2.1 P3Works agrees that its services pursuant to this Agreement shall at all times be subject to the

control and supervision of the City and that nothing in this Agreement shall constitute an assignment of any right or obligation of the City under any applicable contract, agreement, or law. P3Works shall not represent to any property owner or any other person that it or any of its employees are acting as the City or employees of the City.

2.2 No substantial changes in the scope of services shall be made without the prior written approval of P3Works and the City.

2.3 P3Works shall supply all tools and means necessary to perform the services and production of the work product described in Exhibit A.

ARTICLE III
PAYMENT TERMS AND CONDITIONS

3.0 In consideration for the services to be performed by P3Works, the City agrees to pay P3Works the fees for all services and related costs and expenses set forth in Exhibit A, beginning the first day of the month following the execution of this Agreement. Beginning on the February 1 following the levy of the Assessment and each February 1 thereafter, the fees shall increase by 2%.

3.1 Monthly invoices shall be submitted to the City for work completed. City agrees to pay the amount due to P3Works upon receipt of each invoice.

3.2 Copies of all invoices to P3Works for expenses, materials, or services provided to P3Works will accompany the invoice to the City. P3Works will pass any third-party cost through to the City without markup and will not incur any expense in excess of $200 without written consent of the City.

3.3 The only source of payment for P3Works' fees and services shall be the District or funds advanced by the developer. The City general fund shall never be used to pay for any expenses relating to P3Works' administration of the District. In the event there is insufficient District funds in a given year to pay P3Works' fees and expenses, P3Works agrees to defer the fees and expenses until such time as there are sufficient District funds or funds advanced by the developer.

ARTICLE IV
TERMINATION OF THIS AGREEMENT

4.0 Notwithstanding any other provisions of this Agreement, either party may terminate this Agreement at any time by giving sixty (60) days written notice to the other party without penalty and without limitation of its right to seek damages. City shall pay P3Works, within 30 days of such termination, all of P3Works' fees and expenses actually accrued or incurred to and including the date of termination, including any amount incurred or accrued in connection with work in progress.

ARTICLE V
GENERAL PROVISIONS

5.0 This Agreement supersedes any and all agreements, including any Original PID Administration Agreement, either oral or written, between the parties hereto with respect to rendering of services by P3Works for the City and contains all of the covenants and agreements between the parties with respect to the rendering of such services in any manner whatsoever. Each party of this Agreement acknowledges that no representations, inducements, promises, or agreements, orally or otherwise, have been made by any party which are not embodied herein and that no other agreement, statement, or promise not contained in this Agreement shall be valid or binding.

5.1 This Agreement shall be administered and interpreted under the laws of the State of Texas. This Agreement shall not be construed for or against any party by reason of who drafted the provisions set forth herein. If any part of this Agreement is found to be in conflict with applicable laws, such part shall be inoperative, null and void insofar as it is in conflict with said laws, but the remainder of this Agreement shall remain in full force and effect.

5.2 Neither this Agreement or any duties or obligations under this Agreement may be assigned by P3Works without the prior written consent of the City.

5.3 P3Works is a PID Administration firm, does not provide financial advice, and is not an Independent Registered Municipal Advisor under the SEC and MSRB Rules, therefore, P3Works will request an IRMA Exemption Letter if not already provided on the City's website, and then will provide to the City an IRMA Exemption Acceptance Letter in the general form attached as Exhibit B upon execution of the Agreement.

5.4 The waiver by either party of a breach or violation of any provision of this Agreement will not operate as or be construed to be a waiver of any subsequent breach thereof.

5.5 Upon acceptance or approval by City, all deliverables prepared or assembled by P3Works under this Agreement, and any other related documents or items shall be delivered to City, in hard copy and digital format for City use only. All digital data which contains algorithms, formulas, methodologies and related content provided to the City by the P3Works shall remain the property of the P3Works, and is provided as backup documentation to the deliverables, but shall not be released in digital format to any third-parties due to the proprietary nature of the intellectual data.

5.6 The City acknowledges P3Works' ownership of its software, programs, inventions, know-how, trade secrets, confidential knowledge, source code, or other proprietary information relating to products, processes, services, software, formulas, developmental or experimental work, business plans, financial information, or other subject matter ("Confidential Information") pertaining to the business of P3Works. This Agreement shall not in any way give rise to any requirement or obligation for P3Works to disclose or release any Confidential Information.

5.7 The headings and article titles of this Agreement are not a part of this Agreement and shall have no effect upon the construction or interpretation of any part hereof.

5.8 Should either party commence any legal action or proceeding against the other based upon this Agreement, the prevailing party shall be entitled to an award of reasonable attorney's fees and costs.

5.9 All notices, requests, demands, and other communications which are required to be given under this agreement shall be in writing and shall be deemed to have been duly given upon the delivery by registered or certified mail, return receipt requested, postage prepaid thereon, as follows:

To P3Works:

Mary V. Petty
Managing Partner
P3Works, LLC
9284 Huntington Square, Ste. 100
North Richland Hills, Texas 76182

To City:

Lisa Palomba
City Administrator
City of Josephine
201 Main St.
Josephine, TX 75173

5.10 The parties hereby warrant that the persons executing this Agreement are authorized to execute this Agreement and are authorized to obligate the respective parties to perform this Agreement. A facsimile signature on this Agreement shall be treated for all purposes as an original signature.

Executed on this _____ day of _____, 2022:

P3Works, LLC

BY: _____
Mary V. Petty
Managing Partner

City of Josephine

BY: _____
Lisa Palomba
City Administrator

EXHIBIT A

SERVICES TO BE PROVIDED

PID FORMATION, SERVICE AND ASSESSMENT PLAN PREPARATION, AND BOND ISSUANCE SUPPORT SERVICES

Billed at P3Works' prevailing hourly rates, which are currently as follows:

Title	***Hourly Rate***
Managing Partner	*$250*
Vice President	*$185*
Senior Associate	*$160*
Associate	*$135*
Administrative	*$100*

**P3Works' hourly rates may be adjusted from time to time to reflect increased costs of labor and/or adding/reclassifying titles. Travel times will be billed at hourly rates.*

District Due Diligence and Preparation of PID Plan of Finance

1. P3Works will review project information and in conjunction with the City's Financial Advisor review a plan of finance for the proposed transaction, including
   a) Assessed value schedules, value to lien analysis, and overall structuring to achieve City goals and objectives
   b) Identify areas of risk with the City's Financial Advisor, and solutions to mitigate the risks,
   c) Bond sizing and bond phasing by improvement area,
   d) Sources and uses of funds by improvement area,
   e) Debt service schedules, and;
   f) Assessment allocation and associated estimated annual installment by lot type for each improvement area.

Preparation of Service and Assessment Plan

1. P3Works will prepare a complete and final Service and Assessment Plan to be adopted by City Council and included in the Official Statement for the Bonds based on the Plan of Finance.
2. P3Works will present the Service and Assessment Plan to City Council and request approval of Assessment Roll.

Bond Issuance Support

1. P3Works will ensure bond documents, including the PID financing agreement, bond indenture, and official statement are all consistent with the Service and Assessment Plan.
2. P3Works will provide ad-hoc analysis as requested by the underwriter in preparation of the preliminary official statement.

Participation in Presentations to City Council or other Public Forums

1. P3Works will prepare and present information as requested to the City Council or any other public forum.

BASIC DISTRICT ADMINISTRATION SERVICES

If no bonds are sold:

Monthly Fee = $1,500 beginning the first of the month following execution of this Agreement for the first improvement area; and $1,000 per month for each improvement area thereafter. (Proration will occur for any partial month if not begun on the 1st day of the month.)

If bonds are sold:
Monthly Fee amounts will be $2,500 for the first improvement area beginning the first month following the issuance of bonds; and $1,250 per month for each improvement area thereafter.

For PIDs that P3Works did not create: Monthly Collection Fees will not begin until the first Annual SAP Update is drafted by P3Works and approved by Council, therefore all work completed to that point will be billed hourly.

See Section below related to "Consulting Services Relating to Future Improvement Areas and related Bond Issuance" for hourly fees if bonds are contemplated.

Prepare Annual Service and Assessment Plan Update

1. If possible, obtain updated construction cost estimates (or actual costs for completed facilities) for District improvements, and update service and assessment plan text and tables.
2. Update service and assessment plan text and tables as necessary to account for any changes in development plan or land uses.
3. Update annual District assessment roll.
4. Identify parcel subdivisions, conveyance to owners' associations, changes in land use, and any other information relevant to the levy of special assessments.
5. Review maps of tax parcels to compile/audit list of parcels that are within the District for the upcoming bond year. Classify each parcel pursuant to the approved service and assessment plan.
6. Identify any parcels dedicated to any property types classified as exempt by the service and assessment plan.
7. Update District database with newly subdivided parcels and property type classifications.
8. Calculate annual special assessment for each parcel. Verify the sum of annual installments for all parcels in the District is sufficient to meet the annual debt service requirement, administration expenses, and any provisions for delinquency or prepayment reserves.
9. Calculate other funds available, such as reserve fund income, capitalized interest, and interest income. Reduce annual assessment based on findings according to approved service and assessment plan.
10. Present preliminary annual assessment roll to City. Upon approval by City, submit final annual assessment roll to County Tax Collector.

Administration of Bond Funds (if bonds are sold)

1. Review and summarize the account statements for the funds maintained by the trustee. Ensure annual special assessment calculation is compliant with Indenture as it relates to each fund.
2. Provide annual summary of all District accounts maintained by Trustee at the time the annual service and assessment plan update is performed.

Provide Public Information Request Support

1. If requested, P3Works will respond to any calls and or emails relating to the District. P3Works will only provide technical answers relating to the annual assessments or the District generally.

P3Works will not provide any commentary on City policy relating to PIDs.

2. If the City receives a notice from a property owner alleging an error in the calculation of any matters related to the annual assessment roll for the District, P3Works will review and provide a written response to the City. If a calculation error occurred, P3Works will take corrective action as required to correct the error.

Delinquency Management

1. After the end of the annual assessment installment collection period, P3Works will prepare a delinquent special assessment report, which details which parcels are delinquent and the amount of delinquency.
2. P3Works will notify the City what action must be taken relating to delinquent parcels, if any, to remain in compliance with the District bond documents.

Website Setup

1. Prepare for the P3Works website database searchable by property tax ID for use by property owners, title companies, mortgage companies, or other interested parties. The search results will provide assessment information, including outstanding principal, annual installment amount, payment information, and a breakdown of the assessment installment by use (principal, interest, reserve fund accounts, administrations, etc.)
2. Prepare "District Information" page for website. Information will include a background of the District formation and bond issuance process, District boundary map, and description of improvements. In additions, P3Works will provide a link to District documents.

DISTRICT ADMINISTRATION SETUP SERVICES (Required for any existing PID not created by P3Works.)

$7,500 One Time Lump Sum Fee

1. P3Works will review the full bond transcript and identify all requirements of the City relating to District administration and/or disclosure requirements.
2. Prepare written summary of all City administration and disclosure requirements.
3. Prepare calendar of all relevant dates and deadlines for District administration and disclosure requirements.
4. Meet with County Assessor's office to establish procedure for obtaining parcel information for assessment roll.
5. Meet with County Tax Office to establish procedure to include District assessment roll on property tax bill.
6. Meet with City representatives to finalize policies and procedures relating to District Administration.

ADDITIONAL DISTRICT ADMINISTRATION SERVICES

Billed at P3Works' prevailing hourly rates, which are currently as follows:

Title	*Hourly Rate*
Managing Partner	*$250*
Vice President	*$185*
Senior Associate	*$160*
Associate	*$135*
Administrative	*$100*

**P3Works' hourly rates may be adjusted from time to time to reflect increased costs of labor and/or adding/reclassifying titles. Travel will be billed at the hourly rates.*

Continuing Disclosure Services

1. P3Works will prepare the form of the annual report as required by the continuing disclosure agreements and work with the City and the Developer to complete.
2. P3Works will request from developer the reports due pursuant to the developer disclosure agreement and disseminate these reports pursuant to the disclosure agreement; including Seller's Disclosures.
3. Upon notification by any responsible party or if P3Works independently becomes aware of such knowledge, P3Works will prepare notices of material events covering the events enumerated in the disclosure agreements.
4. P3Works will coordinate with the Trustee to disseminate the annual reports, quarterly reports from the developer, and notice of significant events to the Municipal Securities Rulemaking Board (MSRB) and any other parties required in the continuing disclosure agreement.

Developer Payment Request Administration

1. P3Works will review all developer payment requests to ensure the request complies with the PID Financing Agreement, the District service and assessment plan, and any other relevant provisions contained in the District documents.
2. P3Works will audit the developer payment request to ensure there is proper backup documentation and that the accounting is accurate.
3. P3Works will coordinate with the City's designated representative to ensure the improvements were built to the standards of the accepting governing body.
4. P3Works will ensure improvements to be dedicated are free and clear of all liens and encumbrances.

Consulting Services Relating to Future Improvement Areas and related Bond Issuance (to be paid from Developer funds advanced to City)

1. P3Works will update the Service and Assessment Plan to comply with Bond documents.
2. P3Works will prepare an updated Assessment Roll including the future Improvement Area
3. P3Works will coordinate with City's bond counsel, financial advisor, and the bond underwriter to ensure the Bonds and all related documents are in compliance with State Law.
4. P3Works will prepare any additional reports or analyses as needed to successfully issue the Bonds.

EXHIBIT B
IRMA EXEMPTION LETTER

P3Works, LLC.
9284 Huntington Sq.
Suite 100
North Richland Hills,
Texas 76182

Mary V. Petty
Managing Partner
+1.817.393-0353 Phone
Admin@P3-Works.com

February 3, 2022

Lisa Palomba
City Administrator
City of Josephine
201 Main St.
Josephine, TX 75173

RE: IRMA Exemption/Acceptance Letter

To Whom It May Concern:

We have received your written representation, dated _____ , 20__, that the City of Josephine (the "City") has engaged and is represented by Hilltop Securites, an independent registered Municipal Advisor (“IRMA”). In accordance with Section 15Ba1-1(d)(3)(vi) of the Securities Exchange Act of 1934 (“Securities Exchange Act”), we understand and intend for the City to rely on IRMA's advice in evaluating recommendations brought forward by P3Works, LLC that constitute “advice” as defined in the Securities Exchange Act (“IRMA Exemption”).

Furthermore, P3Works, LLC has conducted reasonable due diligence and is confirming that to the best of our knowledge, the IRMA is independent from P3Works, LLC, that P3Works, LLC is not a municipal advisor and is not subject to the fiduciary duty to municipal entities that the Security and Exchange Act imposes on municipal advisors, and that P3Works, LLC has a reasonable basis for relying on the IRMA Exemption. We will advise you, in writing, if we become aware of any changes.

P3Works, LLC provides PID Administration as consult services to Cities and Counties.

As required by the relevant sections of the Securities Exchange Act regarding Municipal Advisors, we are informing your identified IRMA of these facts.

Mary V. Petty

Managing Partner

P3Works, LLC

Jon Snyder

Managing Partner

P3Works, LLC

Agenda Item: Consider an Ordinance repealing the exemption and authorizing the imposition of the local sales tax on the sale of telecommunications services in the City of Josephine.

Date:

March 14, 2022

Background:

Mobile telecommunications services are subject to state and local sales tax based on the place of primary use. However, telecommunications services are exempt from sales tax until a city adopts an ordinance repealing the exemption of sales tax for these services.

“Telecommunications services" is broadly defined as electronic transmission or reception of sounds, data, and information and is not limited to current technology. The definition includes newer methods of sending and receiving signals that may be introduced in the future.

Telecommunications services that are subject to both state and local sales tax include such things as:

- basic local exchange service
- installation and service connection fees
- intrastate long-distance telephone calls
- call waiting
- call forwarding
- paging
- intrastate coin-operated telephones
- mobile telephone service
- facsimile (FAX) service
- mobile radio service
- equipment rented or leased to the customer in connection with a telecommunications service

Cities have had the ability to authorize this exemption beginning in 1987. A list of Texas cities that impose the local sales tax on telecommunications is provided in the packet. North Texas cities are highlighted. Information from the Texas Comptroller’s Office is also included in the packet.

Financial Impact:

This sales tax will provide a small amount of additional funds to the city but will continue indefinitely and will only improve the city’s financial condition as collected over a long period of time.

Recommendation:

Approval of the ordinance

Suggested Motion:

I move to approve the ordinance repealing the exemption and authorizing the imposition of the local sales tax on the sales of telecommunication services in the city of Josephine.

Respectfully,

Lisa Palomba
City Administrator

COMPTROLLER.TEXAS.GOV

Glenn Hegar
Texas Comptroller of Public Accounts

% Taxes

Sales Tax on Telecommunications Services

Telecommunications services between locations in Texas are subject to state and local sales tax, whereas most interstate telecommunications services are only subject to state sales tax. Mobile telecommunications services are subject to state and local sales tax based on the place of primary use.

"Telecommunications services" is broadly defined as electronic transmission or reception of sounds, data, and information and is not limited to current technology. The definition includes newer methods of sending and receiving signals that may be introduced in the future.

Telecommunications services that are subject to both state and local sales tax include such things as:

- basic local exchange service
- installation and service connection fees
- intrastate long-distance telephone calls
- call waiting
- call forwarding
- paging
- intrastate coin-operated telephones
- mobile telephone service
- facsimile (FAX) service
- mobile radio service
- equipment rented or leased to the customer in connection with a telecommunications service

Interstate long-distance telephone calls that originate from and that are billed to a telephone number or billing or service address in Texas are only subject to state sales tax. (Mobile telecommunications services are not considered interstate long-distance telephone calls, and the tax treatment is explained below).

Some telecommunications services are not taxable, such as services purchased for resale and interstate long-distance telephone calls that originate outside of Texas.

Bills and Invoices

On bills and invoices, charges for taxable telecommunications services must be separately stated from charges for non-taxable services. If these charges are not separately stated, then the total charge may

be taxable. Hotels, motels, and owners and lessors of office or residential developments that contract and pay for telecommunications services to resell those services to their guests or tenants are required to collect sales tax on their charges for telecommunications services.

Telecommunications Equipment

A telecommunications service provider must pay tax on equipment that it uses to provide the taxable service and that it does not transfer to its customers. If the equipment is transferred to a customer as part of the taxable service, however, the service provider can give its supplier a resale certificate in lieu of tax. For example, a telephone company must pay tax on switches it uses to provide service, but can buy automatic dialers tax-free if those dialers are given to customers as part of the service.

Local Sales Tax

The governing body of a city, county, transit authority, or special purpose district may vote to impose local sales tax on telecommunications services, but not on interstate long-distance telephone calls.

The local sales tax is based on where the call originates. If the origin of the call cannot be determined, the local tax is based on where the call is billed. Local sales tax on mobile telecommunications services is determined differently.

Mobile Telecommunications Services

Beginning with billing cycles on or after August 1, 2002, state and local sales taxes on mobile telecommunications services - such as cell phone and paging services - are based on the customer's street address. A customer who buys mobile telecommunications services for use by another person, such as a child going to college or an employee at a different location, pays state and local sales taxes based on the user's street address.

Because of this new law, the location from which a mobile call originates or terminates is no longer a factor. Texas customers pay state sales and local sales tax on all mobile telecommunications services, including charges for calls made while traveling outside of Texas. Texas customers owe local sales tax if their place of primary use is inside a city, county, special purpose district, or transit authority that imposes sales tax on telecommunications services. Out-of-state customers do not owe Texas taxes.

94-132
(10/02)

Cities That Impose Local Sales Tax on Telecommunications Services

City Name	Effective Date
Abilene	10/01/1987
Addison	10/01/1987
Alamo	07/01/2011
Alamo Heights	07/01/2019
Aledo	10/01/1987
Alice	10/01/1987
Allen	10/01/1989
Alpine	01/01/1988
Alvarado	01/01/2009
Alvin	04/01/2016
Amarillo	10/01/1987
Ames (Liberty Co.)	01/01/1988
Anna	01/01/2010
Andrews	10/01/1987
Angleton	10/01/1987
Angus	01/01/1988
Annetta	10/01/2014
Annetta North	07/01/1988
Annetta South	01/01/1988
Anthony	01/01/1988
Aransas Pass	01/01/2009
Archer City	04/01/2006
Arlington	10/01/1987
Aspermont	04/01/2005
Athens	10/01/1987
Atlanta	04/01/2012
Aubrey	01/01/1988
Austin	10/01/1987
Azle	01/01/1997
Balch Springs	07/01/1997

Cities That Impose Local Sales Tax on Telecommunications Services

City Name	Effective Date
Balcones Heights	10/01/1987
Bandera	01/01/2009
Bangs	01/01/1988
Bartlett	01/01/1988
Bartonville	01/01/1988
Bay City	10/01/1987
Bayou Vista	04/01/2000
Beaumont	10/01/1987
Bedford	10/01/1987
Beeville	01/01/1995
Bellevue	01/01/1990
Belton	10/01/1987
Benavides	01/01/1988
Benbrook	10/01/1987
Big Lake	04/01/1997
Big Spring	10/01/1987
Bishop	04/01/2016
Blooming Grove	04/01/2007
Blue Mound	10/01/1987
Borger	10/01/1987
Bonham	01/01/2004
Bovina	04/01/2003
Bowie	07/01/2019
Boyd (Wise Co.)	01/01/1988
Brazoria	04/01/1990
Breckenridge	10/01/1987
Brenham	01/01/1990
Briarcliff	01/01/2020
Bridge City	04/01/1991
Bronte	10/01/1987
Brownfield	07/01/1996
Brookshire	01/01/1988

Cities That Impose Local Sales Tax on Telecommunications Services

City Name	Effective Date
Brookside Village	04/01/1997
Brownsville	04/01/1989
Brownwood	10/01/1987
Bryan	10/01/1987
Bulverde[1]	01/01/2010 - 12/31/2010, 01/01/2014
Burkburnett	10/01/1987
Burleson	10/01/1987
Burton	04/01/2004
Cameron	01/01/1988
Canadian	04/01/1988
Canyon	10/01/1987
Carrizo Springs	10/01/1988
Carrollton	01/01/1991
Castle Hills	10/01/1987
Castroville	07/01/2009
Cedar Hill	10/01/1987
Cedar Park	10/01/1987
Celeste	01/01/1988
Celina	04/01/2013
Center	10/01/1987
Chandler	07/01/1988
Childress	10/01/1987
China	10/01/1988
Cibolo	07/01/1988
Cisco	10/01/1987
Clarendon	10/01/1987
Claude	10/01/1987
Clear Lake Shores	01/01/1990
Cleburne	04/01/1988
Cleveland	01/01/1988
Clint	10/01/1987
Cockrell Hill	10/01/2018

Cities That Impose Local Sales Tax on Telecommunications Services

City Name	Effective Date
Coffee City	07/01/2011
Coldspring	01/01/1988
College Station	01/01/1997
Colleyville	01/01/1989
Colmesneil	10/01/1987
Colorado City	10/01/1987
Commerce	10/01/1995
Conroe	10/01/1987
Converse	01/01/1988
Coppell	01/01/1992
Copper Canyon	07/01/1988
Copperas Cove	01/01/1988
Corpus Christi	10/01/1987
Corinth	01/01/2003
Corrigan	04/01/1988
Corsicana	04/01/1988
Cottonwood Shores	10/01/1998
Cotulla	10/01/2005
Coupland	10/01/2014
Crane	10/01/1987
Crosbyton	10/01/1987
Crowell	01/01/2015
Crowley	10/01/1987
Cuero	01/01/2010
Cumby	04/01/1988
Cuney	10/01/1994
Cut and Shoot	07/01/2007
Daingerfield	10/01/1987
Dalhart	10/01/1987
Dallas	10/01/1987
Dalworthington Gardens	10/01/1987
Danbury	10/01/2010

Cities That Impose Local Sales Tax on Telecommunications Services

City Name	Effective Date
De Leon	07/01/1995
Decatur	10/01/1987
Deer Park	01/01/1988
Denison	10/01/2003
Denton	10/01/1987
Deport	10/01/2009
DeSoto	10/01/1987
Devers	01/01/2018
Devine	10/01/1987
Dickinson	01/01/1988
Dish	10/01/2016
Donna	10/01/2018
Double Oak	04/01/1988
Driscoll	01/01/1988
Duncanville	10/01/1987
Eagle Lake	01/01/2017
Eagle Pass	10/01/1987
Early	10/01/2005
East Mountain	04/01/1988
Eastland	01/01/1989
Easton	10/01/2015
Edcouch	04/01/1990
Eden	01/01/1988
Edgecliff Village	10/01/1987
Edinburg	07/01/1988
Edna	01/01/1993
El Campo	10/01/1987
El Paso	10/01/1987
Eldorado	10/01/1987
Electra	04/01/1988
Elgin	07/01/1988
Elsa	01/01/2016

Cities That Impose Local Sales Tax on Telecommunications Services

City Name	Effective Date
Emory	10/01/2004
Encinal	07/01/2010
Ennis	01/01/2003
Escobares	10/01/2011
Euless	10/01/1987
Everman	04/01/1988
Fairview	04/01/2005
Farmers Branch	10/01/1987
Farmersville	10/01/1987
Fate	10/01/1987
Ferris	01/01/2018
Flower Mound	07/01/1988
Floydada	10/01/1987
Forest Hill	10/01/1987
Fort Stockton	10/01/1987
Fort Worth	10/01/1987
Fredericksburg	10/01/1987
Freeport	10/01/1987
Frisco	01/01/1990
Fritch	01/01/2008
Fulshear	04/01/2011
Gainesville	10/01/1987
Galveston	04/01/1989
Ganado	10/01/1987
Garland	10/01/1987
George West	10/01/1987
Georgetown	10/01/1988
Glen Rose	10/01/1987
Goliad	10/01/1987
Gonzales	10/01/1987
Gordon (Palo Pinto Co.)	10/01/1987
Gorman	10/01/1995

Cities That Impose Local Sales Tax on Telecommunications Services

City Name	Effective Date
Graford	01/01/1989
Granbury	10/01/2017
Grandfalls	07/01/2009
Grandview	01/01/2010
Grand Prairie	10/01/1987
Grand Saline	04/01/2021
Grapevine	10/01/1987
Granite Shoals	10/01/2014
Greenville	01/01/1989
Gregory	01/01/1988
Groesbeck	01/01/1988
Groom	01/01/1988
Groves	10/01/1987
Gruver	10/01/1987
Gun Barrel City	04/01/2008
Gunter	01/01/2012
Hale Center	10/01/1987
Hallsburg	01/01/1988
Haltom City	04/01/1988
Hamilton	10/01/1987
Happy	10/01/1987
Harlingen	01/01/1993
Haskell	10/01/1987
Haslet	10/01/1987
Heath	10/01/1987
Hedwig Village	01/01/2018
Helotes	01/01/2009
Henderson	01/01/2013
Henrietta	07/01/1989
Hewitt	01/01/2005
Hico	01/01/2011
Higgins	04/01/2017

Cities That Impose Local Sales Tax on Telecommunications Services

City Name	Effective Date
Highland Park	10/01/1987
Highland Village	07/01/2016
Hillsboro	10/01/2006
Hitchcock	10/01/2004
Hollywood Park	01/01/1988
Hooks	04/01/2000
Horizon City	01/01/1991
Houston	10/01/1987
Hubbard	10/01/1988
Hudson	04/01/1988
Hudson Oaks	10/01/1987
Hughes Springs	01/01/2018
Humble	04/01/2016
Hunters Creek Village	10/01/1987
Huntsville	01/01/1988
Hurst	10/01/1987
Hutchins	10/01/1987
Ingleside	01/01/1988
Iowa Park	04/01/1988
Irving	01/01/1989
Jacksonville	10/01/1987
Jefferson	10/01/2009
Jersey Village	10/01/1987
Jewett	01/01/2009
Johnson City	01/01/2022
Jonestown	10/01/1988
Joshua	10/01/1987
Jourdanton	10/01/1987
Karnes City	04/01/1988
Katy	10/01/1987
Kaufman	01/01/1988
Keene	07/01/2008

Cities That Impose Local Sales Tax on Telecommunications Services

City Name	Effective Date
Keller	10/01/1987
Kemah	10/01/1987
Kenedy	10/01/1987
Kennedale	01/01/1992
Kerens	07/01/1988
Kermit	01/01/1988
Kilgore	10/01/1987
Killeen	10/01/1987
Kirby	07/01/2014
Kosse	07/01/2013
Knox City	01/01/1988
Krum	10/01/2015
Kyle	07/01/1988
Ladonia	10/01/2012
La Feria	01/01/1988
La Grange	01/01/2018
La Joya	07/01/1989
La Marque	07/01/1990
Lavon	10/01/2019
La Ward	01/01/1989
Lake Dallas	10/01/1987
Lake Worth	10/01/1987
Lakeport	01/01/1990
Lakewood Village	01/01/2010
Lakeside (Tarrant Co.)	01/01/1988
Lakeway	10/01/1987
Lamesa	10/01/2006
Lancaster	10/01/1987
Laredo	10/01/1987
Leon Valley	10/01/1987
League City	01/01/2017
Levelland	10/01/1987

Cities That Impose Local Sales Tax on Telecommunications Services

City Name	Effective Date
Lewisville	01/01/1988
Liberty (Liberty Co.)	10/01/1987
Liberty Hill	01/01/2011
Lindsay	01/01/2019
Little Elm	01/01/1993
Littlefield	10/01/1987
Live Oak	01/01/1995
Livingston	10/01/2010
Llano	01/01/1988
Lockhart	10/01/1987
Lockney	10/01/1987
Lometa	01/01/2004
Lone Oak	04/01/1997
Longview	04/01/1988
Lorena	10/01/2004
Lubbock	10/01/1987
Lufkin	10/01/1991
Lumberton	01/01/1998
Malakoff	07/01/1995
Manor	10/01/1987
Mansfield	10/01/1987
Marble Falls	01/01/1988
Marfa	10/01/1987
Marlin	04/01/2007
Marquez	01/01/2009
Marshall	10/01/1987
Mason	10/01/1987
Mathis	10/01/1987
Maypearl	01/01/2014
McAllen	10/01/1987
McCamey	07/01/1988
McKinney	10/01/1987

Cities That Impose Local Sales Tax on Telecommunications Services

City Name	Effective Date
McLean	10/01/1987
McLendon Chisholm	04/01/2020
Meadows Place	10/01/1995
Melissa	01/01/2009
Memphis	10/01/1987
Mercedes	01/01/1988
Merkel	04/01/2003
Mesquite	10/01/1987
Mexia	10/01/1987
Midland	10/01/1987
Midlothian	04/01/2003
Mineola	04/01/2021
Mineral Wells	10/01/1988
Mingus	10/01/1987
Mission	01/01/1988
Missouri City	01/01/1988
Monahans	10/01/1987
Montgomery	07/01/2003
Morgan's Point	01/01/2010
Morgan's Point Resort	04/01/2012
Morton	10/01/1987
Mount Pleasant	10/01/1987
Mount Vernon	10/01/1987
Muleshoe	10/01/1987
Munday	10/01/1987
Mustang	01/01/1988
Nacogdoches	10/01/1990
Nassau Bay	10/01/2011
Natalia	04/01/2015
New Berlin	04/01/1988
New Boston	01/01/2000
New Braunfels	01/01/1989

Cities That Impose Local Sales Tax on Telecommunications Services

City Name	Effective Date
New Summerfield	01/01/1988
Niederwald	10/01/2003
Nocona	04/01/2019
Nolanville	07/01/2010
North Richland Hills	10/01/1987
Nome	01/01/1988
Oak Leaf	04/01/2009
Oak Point	10/01/2003
Oak Ridge (Cooke Co)	04/01/1988
Oak Ridge (Kaufman Co)	04/01/2018
Oak Ridge North	10/01/1987
Odem	01/01/1988
Odessa	10/01/1987
O'Donnell	10/01/1990
Olney	10/01/1987
Orange	01/01/1988
Orchard	07/01/1988
Overton	04/01/1988
Ovilla	10/01/2007
Palacios	01/01/1991
Palestine (Anderson Co.)	01/01/1988
Palmer	01/01/1988
Palm Valley	01/01/1997
Palmhurst	10/01/2007
Palmview	10/01/2007
Pampa	10/01/1987
Panorama Village	04/01/2010
Panhandle	10/01/1987
Pantego	07/01/1988
Paris	10/01/1987
Pasadena	10/01/1987
Payne Springs	07/01/2007

Cities That Impose Local Sales Tax on Telecommunications Services

City Name	Effective Date
Pearland	10/01/1987
Pecos City	07/01/2014
Pearsall	10/01/1987
Pelican Bay	10/01/2004
Petrolia	04/01/1998
Pflugerville	10/01/2021
Pharr	04/01/1988
Pilot Point	10/01/1994
Pinehurst (Orange Co)	10/01/1987
Piney Point Village	10/01/1987
Pittsburg	07/01/2010
Plainview	10/01/1987
Plano	10/01/1987
Point Comfort	10/01/1987
Ponder	10/01/1987
Port Arthur	04/01/1988
Port Isabel	04/01/1988
Port Neches	10/01/1987
Pottsboro	10/01/2005
Prairie View	04/01/1988
Presido	01/01/2010
Princeton	10/01/1987
Progreso	07/01/2002
Progreso Lakes	07/01/1988
Prosper	01/01/2015
Quinlan	01/01/1988
Ralls	10/01/1987
Ranger	10/01/1987
Rankin (Upton Co.)	01/01/1988
Red Oak	10/01/2017
Reno (Lamar Co.)	10/01/2005
Richardson	01/01/1991

Cities That Impose Local Sales Tax on Telecommunications Services

City Name	Effective Date
Richland Hills	01/01/1989
Riesel	04/01/2003
Rio Grande City	07/01/2011
Rio Hondo	01/01/2004
River Oaks	10/01/1987
Riverside	10/01/2004
Roanoke	04/01/1988
Robert Lee	10/01/1987
Robinson	10/01/2004
Roby	01/01/1988
Rockdale	10/01/2021
Rockport	10/01/1987
Rockwall	10/01/1987
Roma	07/01/2011
Roscoe	10/01/1987
Rollingwood	10/01/2003
Rosenberg	07/01/1992
Rotan	10/01/1987
Round Rock	01/01/1992
Rowlett	10/01/1987
Royse City	10/01/1987
Runaway Bay	01/01/1988
Rusk	10/01/1987
Sachse	01/01/1995
Saginaw	10/01/1987
Saint Jo	01/01/1998
Salado	01/01/2011
San Angelo	01/01/1989
San Antonio	10/01/1987
San Diego	10/01/1987
San Juan (Hidalgo Co.)	04/01/1989
San Marcos	10/01/1987

Cities That Impose Local Sales Tax on Telecommunications Services

City Name	Effective Date
San Saba	07/01/2004
Sansom Park	01/01/1988
Santa Anna	01/01/2001
Santa Fe	01/01/2003
Schertz	01/01/1990
Seabrook	01/01/1988
Seagoville	01/01/1997
Seagraves	10/01/2014
Seguin	10/01/2007
Seminole	10/01/1987
Seven Points	10/01/1987
Seymour	10/01/1987
Shamrock	10/01/1987
Shenandoah	07/01/2015
Silsbee	01/01/1992
Simonton	01/01/2002
Sinton	10/01/1987
Skellytown	10/01/1987
Slaton	10/01/1987
Smithville	01/01/1988
Snyder	10/01/1987
Somerset	04/01/2013
Sonora	10/01/1987
Sour Lake	10/01/1987
Southmayd	10/01/1994
Spearman	10/01/1987
Stamford	10/01/1987
Stanton	10/01/1987
Stephenville	01/01/1989
Stinnett	10/01/1987
Stockdale	04/01/2012
Strawn	10/01/1987

Cities That Impose Local Sales Tax on Telecommunications Services

City Name	Effective Date
Streetman	10/01/2014
Sugar Land	01/01/1992
Sullivan City	10/01/2008
Sulphur Springs	07/01/1988
Sun Valley	04/01/1991
Sundown	10/01/1987
Sunset Valley	01/01/1988
Sweeny	07/01/1988
Sweetwater	10/01/1987
Tatum	10/01/1987
Taylor	04/01/1988
Temple	04/01/1989
Terrell	04/01/1988
Texarkana	01/01/1988
Texas City	01/01/1993
Three Rivers	10/01/1987
Tiki Island	04/01/2000
Timpson	01/01/2011
Tolar	07/01/2000
Trophy Club	04/01/1989
Tye	10/01/1987
Tyler	01/01/1988
University Park	10/01/1987
Van Alstyne	01/01/2015
Venus	01/01/2009
Vernon	10/01/1987
Victoria	10/01/1987
Vidor	10/01/1987
Village of the Hills	10/01/2010
Von Ormy	10/01/2009
West University Place	10/01/1987
Waco	10/01/1987

Cities That Impose Local Sales Tax on Telecommunications Services

City Name	Effective Date
Wake Village	01/01/2000
Walnut Springs	04/01/2010
Watauga	01/01/1990
Waxahachie	10/01/1987
Weatherford	10/01/1987
Webberville	01/01/2004
Webster	10/01/1987
Weimer	04/01/1997
Weslaco	01/01/1988
West	01/01/2012
West Orange	07/01/2013
West Tawakoni	01/01/1997
Westlake	10/01/1995
Wharton	10/01/1987
White Settlement	10/01/1987
White Oak	04/01/2009
Wichita Falls	01/01/1988
Willow Park	10/01/1987
Wimberley	04/01/2008
Wills Point	01/01/1988
Windthorst	01/01/1989
Wink	01/01/1988
Winnsboro	10/01/1987
Winters	10/01/1987
Wolfforth	10/01/1987
Woodway	04/01/1995
Woodville	10/01/1987
Yorktown	07/01/1989

CITY OF JOSEPHINE, TEXAS

ORDINANCE NO. 2022-03-14-A

AN ORDINANCE OF THE CITY OF JOSEPHINE, TEXAS, REPEALING THE EXEMPTION AND AUTHORIZING THE IMPOSITION OF THE LOCAL SALES TAX ON THE SALES OF TELECOMMUNICATIONS SERVICES IN THE CITY OF JOSEPHINE; AUTHORIZING THE CITY SECRETARY TO PROVIDE A COPY OF THE ORDINANCE TO THE STATE COMPTROLLER'S OFFICE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS Section 321.210 of the Texas Tax Code provides authority for the City Council of the City of Josephine, by a majority vote, to repeal the application of the telecommunications services sales tax exemption for telecommunications services sold within the City; and

WHEREAS the Texas Tax Code requires a copy of this ordinance be sent to the State Comptroller by United States certified or registered mail; and

WHEREAS the repeal of the application of the exemption takes effect within the City on the first day of the first calendar quarter after the expiration of the first complete calendar quarter after the date on which the Comptroller receives notification of the resolution, **NOW, THEREFORE,**

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

Section 1. The foregoing recitals are hereby found to be true and correct findings of the City Council.

Section 2. Repeal of Exemption; Taxation of Telecommunications Services.

(a) The application of the exemption from sales tax of telecommunication services in the City is hereby repealed. A tax is hereby authorized and imposed on all receipts from the sale of telecommunications services within the City. For purposes of this section, the sale of telecommunications services is consummated at the location of the telephone or other telecommunications device from which the call or other communication originates. If the point of the origin cannot be determined, the sale is consummated at the address to which the call or other communication is billed.
(b) The rate of the tax imposed by this section shall be the same as the rate imposed by the City for all other local Sales and Use Taxes as authorized by the legislature of the State of Texas.
(c) The City Secretary shall forward to the Comptroller of the State of Texas by certified mail, return receipt requested, a copy of this ordinance.

Section 3. This ordinance shall become effective from and after its passage as provided by law.

Duly passed by the City Council of the City of Josephine, Texas, by a vote of ___ AYES and _____ NAYS on the ___day of _____ 2022.

APPROVED:

_____
Jason Turney, Mayor

ATTEST:

_____
Patti Brooks, City Secretary

Agenda Item: Discussion and consideration of a proposal and contract for professional consulting services by DC Municipal Consulting for job description development, compensation study and market analysis for an amount of $16,500.

Date:

March 14, 2022

Background:

As part of budgeting process each year, salary surveys are completed to ensure the city is offering competitive and fair wages for all positions to attract and retain qualified staff. Josephine is somewhat unique in the area as compared to other cities of similar size. Job descriptions need to be updated to truly reflect job duties being performed as many employees are assigned duties beyond their job description.

As part of the study, DCMC will review current organizational structure, position titles, Fair Labor Standards Act (FLSA) status, benefits and pay philosophy. Department heads will be interviewed to review job position functions, duties, and required skill sets and job descriptions will be updated.

As part of the market analysis, peer cities will be identified for comparison. Market data will then be analyzed and compared to current city data. Recommended play plans will be developed along with a transition plan and recommendation for any changes to position titles, certification pay and organizational structure. Once the study is complete, City Council and staff will use the study as a tool when budgeting and planning. Once the study is complete and peer cities and pay philosophy established, staff will be able to update comparisons each year thereafter.

Financial Impact:

The cost for the Compensation Study is $16,500. This is not a budgeted expense and if approved will be included in a mid-year budget amendment.

Recommendation:

Approval of the proposal

Suggested Motion:

I move to approve a contract for professional and consulting services by DC Municipal Consulting for job description development, compensation study and market analysis for an amount of $16,500.

Respectfully,

Lisa Palomba, City Administrator

Proposal and Contract for Professional Consulting Services

Updated March 2022

Respectfully submitted by:

municipal consulting

Katie Corder, Partner
Molly Deckert, Partner

Philosophy for a Successful Project

At DC Municipal Consulting (DCMC), we pride ourselves on providing professional, customized services to all of our clients. As a two-person firm, we have the ability to work closely with our clients to ensure that all of their needs are met. We provide a scope of work with a timeline, but allow for flexibility throughout the life of the project. Molly Deckert and Katie Corder, Founding Partners, will be responsible for performing the work as outlined in the scope. If awarded, DCMC will make this project a priority. We value long-term client relationships and will focus on learning the culture and the strategic goals of the organization.

Communication between DCMC and the City of Josephine is critical to the success of the project and to build trust in the process and results. During the project, DCMC will provide the City with bi-weekly status updates. Additionally, DCMC will contact the designated staff liaison with any questions that arise during the project. DCMC requests that the City be responsive to our inquiries, notify us if there are changes to the schedule, and provide updated records, as needed. At the conclusion of the project, DCMC will present a summary of the findings to the City Administrator.

Project Scope of Work

DCMC is proposing the following scope of work for the City of Josephine. The scope is divided into two phases to provide the city options.

Phase 1: Job Description Development

Job descriptions are key to conducting a market study. DCMC understands that the City of Josephine has not reviewed or developed job descriptions for many positions.

1. DCMC will develop a survey for employees to complete regarding their essential job functions.
2. Draft or update job descriptions for up to 28 positions.

Phase 2: Compensation Study and Market Analysis

Phase 2 is focused on compensation and the market. DMCM will work to understand the current city organization and pay plan to create a solid basis for the market comparison. Then, in the Market Analysis portion of the study, DCMC will collect and analyze peer city data by position, reviewing for accuracy, and comparing the current pay plan with the City. The final step is development of a pay plan(s) and determining transition costs for the City.

DCMC will follow the process outlined below:

1. Review current organizational structure, position titles, FLSA status, benefits, and pay philosophy. Discuss pay philosophy with the City Administrator.
2. Survey the Department Heads or Superintendents individually, to review the departmental organizational structure, position functions, job duties, and unique skill sets/services.

    Types of questions that will guide the meeting include:
    - What are the responsibilities for the department?
    - What are the job requirements for the department that you want to ensure that we know?

- Are the position titles accurate for the job functions?
- How do you provide leadership in the organization?
- Does the organizational structure currently help you meet the responsibilities of the department?
- Have you hired employees in the last three years? If so, what are the organizations that you recruit from?
- Have employees left in the last three years? If so, what work organizations did your employee join?

3. Develop a market survey tool utilizing each position within the City.
4. Survey up to 6 peer cities to gather market data on total compensation (salary, benefits, certification pay, and longevity pay). A peer city is a local government of similar population size, budget, organizational structure, and/or geographical area as the City. DCMC will work with the City to develop a list of peer cities for this project.
5. Analyze market data provided by peer cities. All of the data received will be consolidated by position, reviewed for accuracy, analyzed, and compared to the current data with the City.
6. Recommend pay plan(s) for the City. The average midpoint methodology will be used to create the proposed salary grades. This establishes the midpoint of the new range and is the midpoint of all of the collected market data.
7. Recommend transition plan(s).
8. Recommend updates to the FLSA status, position titles, certification pay, and organizational structure, if needed.

Project Deliverables

Phase 1:

1. Job Descriptions

Phase 2:

1. Executive Summary and Project Report
    a. Pay Plan(s)
    b. Transition Plan
    c. Certification Pay Analysis
    d. Benefit Comparison Chart
    e. Market Survey Data Summary
2. Executive Summary PowerPoint Presentation

Timeline and Fees

Project Timeline:

	Completion
Phase 1: Job Description Development	4 weeks
Phase 2: Compensation Study and Market Analysis	6 weeks

Professional Service Fee Structure:

Phase 1: Job Description Development	$ 3,500
Phase 2: Compensation Study and Market Analysis*	$13,000
TOTAL PROFESSIONAL FEE	**$16,500**

*to be billed after week 3 and week 6

The professional fee includes up to eight virtual meetings:

1. DCMC will virtually meet with the City Administrator regarding market and pay philosophy, current structure, goals of the project, and future positions.
2. DCMC will virtually meet with each Director or other key employees. Up to five meetings.
3. DCMC will virtually discuss market data findings with the City Administrator to identify any issues.
4. DCMC will meet virtually with the City Administrator to present proposed pay plan(s), transition cost(s), and recommendations.

- Onsite meetings will be billed at a rate of $250/hour plus expenses.
- Additional requested virtual meetings will be billed at a rate of $150/hour

EXPENSES**

Any expenses incurred (printing, mileage, etc) will be billed at the actual cost.

Contract Terms

Term of Contract:

The services outlined in the proposal are to be completed 12 weeks after the commencement of the project. The hourly rate will be applicable for 12 months. Any term adjustments will be approved by both parties.

Payment for Services:

The City of Josephine will make payments to DCMC within 14 days of receiving an invoice. DCMC will invoice at the end of each project phase.

Termination:

This contract may be terminated at any time upon 30 days written notice by The City of Josephine or DCMC. In the event of termination, the City of Josephine will be provided with copies of work and DCMC will be compensated for work satisfactorily performed before the termination date.

Project Representation:

The City of Josephine agrees to appoint a Project Representative to assist in obtaining information from various City Departments as requested by DCMC and in coordinating, monitoring, and evaluating the project to its completion.

Expenses:

Any expenses incurred (printing, mileage, etc) will be billed at the actual cost.

Fee for Work Outside Scope:

If the City of Josephine requests work that is not included in this scope, DCMC will be billed at an hourly rate of $150 for research and virtual work and $250 for on-site work.

IN WITNESS WHEREOF, by their respective signatures below, the parties have caused the Contract.

_____ _____

Lisa Palomba, City Administrator Date

_____ _____

Molly Deckert, DCMC Partner Date

S&P Global Ratings

POOL PROFILE *September 28, 2021*

Local Government Investment Cooperative

Principal Stability Fund Ratings Definitions

AAAm A fund rated 'AAAm' demonstrates extremely strong capacity to maintain principal stability and to limit exposure to principal losses due to credit risk.
'AAAm' is the highest principal stability fund rating assigned by S&P Global Ratings

AAm A fund rated 'AAm' demonstrates very strong capacity to maintain principal stability and to limit exposure to principal losses due to credit risk. It differs from the highest-rated funds only to a small degree.

Am A fund rated 'Am' demonstrates strong capacity to maintain principal stability and to limit exposure to principal losses due to credit risk, but is somewhat more susceptible to the adverse effects of changes in circumstances and economic conditions than funds in higher-rated categories

BBBm A fund rated 'BBBm' demonstrates adequate capacity to maintain principal stability and to limit exposure to principal losses due to credit risk. However, adverse economic conditions or changing circumstances are more likely to lead to a reduced capacity to maintain principal stability.

BBm A fund rated 'BBm' demonstrates speculative characteristics and uncertain capacity to maintain principal stability. It is vulnerable to principal losses due to credit risk. While such funds will likely have some quality and protective characteristics, these may be outweighed by large uncertainties or major exposures to adverse conditions.

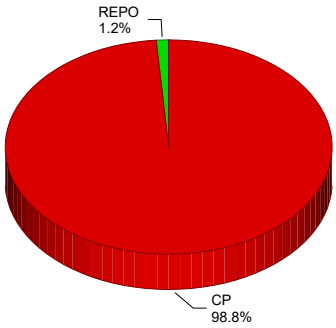
Dm A fund rated 'Dm' has failed to maintain principal stability resulting in a realized or unrealized loss of principal.

Plus (+) or Minus (-)
The ratings may be modified by the addition of a plus (+) or minus (-) sign to show relative standing within the rating categories.

About the Pool

Pool Rating	**AAAm**
Pool Type	Stable NAV Government Investment Pool
Investment Adviser	J.P. Morgan Investment Management Inc.
Website	www.logic.org
Portfolio Manager	J.P. Morgan Asset Management – Global Liquidity Team
Pool Rated Since	February 2006
Custodian	JPMorgan Chase Bank N.A.
Distributor	Hilltop Securities Inc.

Portfolio Composition as of September 28, 2021



CP - Commercial Paper; REPO - Repurchase Agreement

Rationale
S&P Global rates Local Government Investment Cooperative (LOGIC) 'AAAm'. This is S&P Global's highest principal stability fund rating and is based on an analysis of the pool's investment portfolio and guidelines, market price exposure, and management.The rating signifies our forward-looking opinion about a fixed-income fund's ability to maintain principal value (i.e., stable net asset value, or 'NAV'). LOGIC has a conservative investment policy and invests in only authorized investments under the Texas Public Funds Investment Act. To ensure an accurate and current rating, S&P Global monitors pertinent pool information, including the fund's portfolio holdings, on a weekly basis.

Overview
LOGIC is a local government investment pool organized under the authority of the Interlocal Cooperation Act, chapter 791, of the Texas Government Code, and the Public Funds Investment Act, chapter 2256, of the Texas Government Code. The pool was created in April 1994 through a contract among its participating governmental units, and is governed by a board of directors (the board) to provide for the joint investments of participant's public funds and funds under their control. LOGIC's policy seeks to invest pooled assets in a manner that will provide for safety of principal, liquidity in accordance with the operating requirements of the Participants, and a competitive rate of return by utilizing economies of scale and professional investment expertise.

Management
Since September 2005, J.P. Morgan Investment Management Inc. (JPMIM) has served as investment adviser to LOGIC. JPMIM is an SEC registered investment adviser and an affiliate of J.P Morgan Asset Management (JPMAM), which is the marketing name for the asset management business of JPMorgan Chase & Co. Hilltop Securities Inc. (Hilltop Securities) and JPMIM serve as co-administrators to LOGIC,and Hilltop Securities provides administrative, participant support, and marketing services. Hilltop Securities is a registered broker dealer, member of FINRA/SIPC, which provides financial advisory and investment banking services to governmental entities across the county. JPMorgan Chase Bank N.A. provides custodial services.

Portfolio Assets
LOGIC's investment objectives are to seek preservation of principal, liquidity, and current income through investment in a diversified portfolio of short-term marketable securities. The portfolio's maximum final stated maturity is 397 days for fixed-rate securities and 24 months for variable rate notes. The portfolio will maintain a dollar-weighted average maturity to reset (WAM(R)) that does not exceed 60 days and a dollar-weighted average to final maturity (WAM(F)) of 90 days or less. LOGIC may invest in securities including: certain obligations of the United States or its agencies and instrumentalities; repurchase agreements; and SEC-registered money-market funds rated in the highest rating category by at least one nationally recognized statistical rating organization (NRSRO). It can also invest in commercial paper (that is rated 'A-1' or 'P-1' or equivalent by two NRSROs or that is rated 'A-1' or 'P-1' or equivalent by one NRSRO and is fully secured by an irrevocable letter of credit issued by a bank organized and existing under the laws of the United States or any state).

S&P Global Ratings Analyst: Wendy Immerman - + 1 (212) 438 5052 www.spratings.com

Participants should consider the investment objectives, risks and charges and expenses of the pool before investing. The investment guidelines which can be obtained from your broker-dealer, contain this and other information about the pool and should be read carefully before investing.

Principal Stability Rating Approach and Criteria

A S&P Global Ratings principal stability fund rating, also known as a "money market fund rating", is a forward-looking opinion about a fixed income fund's capacity to maintain stable principal (net asset value). When assigning a principal stability rating to a fund, S&P Global Ratings analysis focuses primarily on the creditworthiness of the fund's investments and counterparties, and also its investments' maturity structure and management's ability and policies to maintain the fund's stable net asset value. Principal stability fund ratings are assigned to funds that seek to maintain a stable or an accumulating net asset value.

Generally, when faced with an unanticipated level of redemption requests during periods of high market stress, the manager of any fund may suspend redemptions for up to five business days or meet redemption requests with payments in-kind in lieu of cash. A temporary suspension of redemptions or meeting redemption requests with distributions in-kind does not constitute a failure to maintain stable net asset values. However, higher rated funds are expected to have stronger capacities to pay investor redemptions in cash during times of high market stress because they generally comprise shorter maturity and higher quality investments.

Principal stability fund ratings, or money market fund ratings, are identified by the 'm' suffix (e.g., 'AAAm') to distinguish the principal stability rating from a S&P Global Ratings traditional issue or issuer credit rating. A traditional issue or issuer credit rating reflects S&P Global Ratings view of a borrower's ability to meet its financial obligations. Principal stability fund ratings are not commentaries on yield levels.

Local Government Investment Cooperative

AAAm

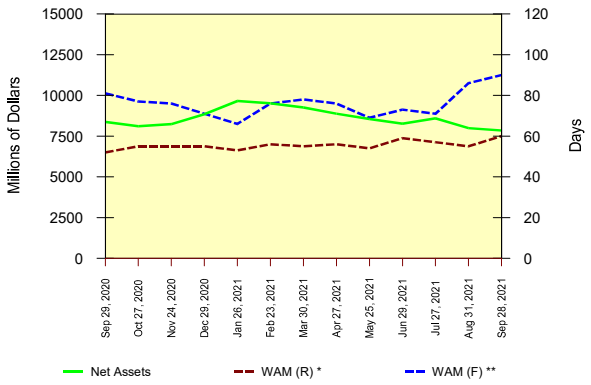
Data Bank as of September 28, 2021

Net Asset Value per Share.....	$1.00006	Net Assets (millions).....	$7,845.02	Inception Date.....	April 1994
WAM (R) *	60 days	WAM (F) **.....	90 days	7 Day Yield.....	0.04%

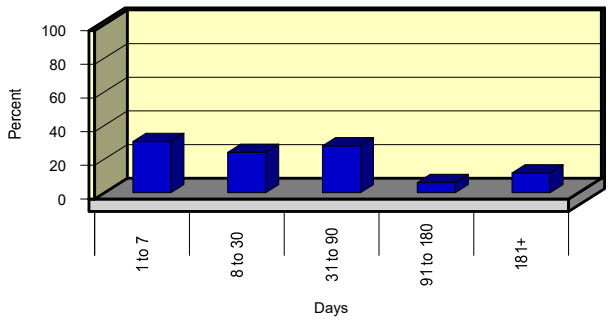
* Weighted Average Maturity (Reset)

** Weighted Average Maturity (Final)

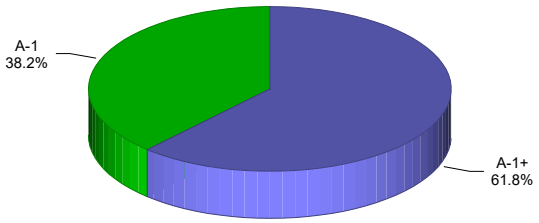
Net Assets, WAM (R) and WAM (F)



Portfolio Maturity Distribution as of September 28, 2021

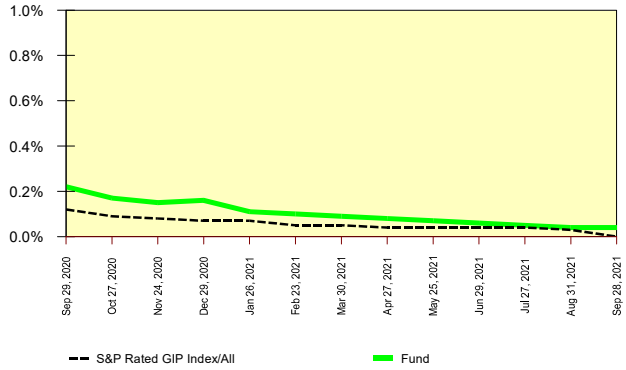


Portfolio Credit Quality as of September 28, 2021 *



*As assessed by S&P Global Ratings

Portfolio 7 Day Net-Yield Comparison *



*S&P 'AAAm' Money Fund Indices are calculated weekly by iMoneyNet, Inc., and are comprised of funds rated or assessed by S&P Global Ratings to within the specific rating categories. The S&P Global Ratings Rated LGIP Indices are calculated weekly by S&P Global Ratings and are comprised of 'AAAm' and 'AAm' government investment pools.

The yield quoted represents past performance. Past performance does not guarantee future results. Current yield may be lower or higher than the yield quoted.

Pool portfolios are monitored weekly for developments that could cause changes in the ratings. Rating decisions are based on periodic meetings with senior pool executives and public information.

S&P Global Ratings is neither associated nor affiliated with the fund.

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City of Josephine
Resolution No. 2022-03-14

Local Government Investment Cooperative (LOGIC) Resolution

RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF A PARTICIPATION AGREEMENT AND TRUST INSTRUMENT FOR PARTICIPATION IN A PUBLIC FUNDS INVESTMENT POOL, DESIGNATING THE BOARD OF TRUSTEES OF THE POOL AS AN AGENCY AND INSTRUMENTALITY TO SUPERVISE THE POOL, APPROVING INVESTMENT POLICIES OF THE POOL, APPOINTING AUTHORIZED REPRESENTATIVES AND DESIGNATING INVESTMENT OFFICERS.

WHEREAS, the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, as amended (the "Interlocal Act"), permits any "local government" to contract with one or more other "local governments" to perform "governmental functions and services," including investment of public funds (as such phrases are defined in the Interlocal Act);

WHEREAS, the Interlocal Act authorizes the contracting parties to any interlocal agreement to contract with agencies of the State of Texas, within the meaning of Chapter 771 of the Government Code,

WHEREAS, the Act permits the contracting parties to any interlocal agreement to create an administrative agency to supervise the performance of such interlocal agreement and to employ personnel and engage in other administrative activities and provide other administrative services necessary to execute the terms of such interlocal agreement;

WHEREAS, the Public Funds Investment Act, Chapter 2256 of the Texas Government Code, as amended (the "PFIA"), authorizes the entities described in Subsection (a) of the PFIA to invest their funds in an eligible public funds investment pool, and the Local Government Investment Cooperative (LOGIC) intends to become and remain an eligible public funds investment pool, under the terms and conditions set forth in PFIA;

WHEREAS, City of Josephine (the "Government Entity") desires to enter into that certain Participation Agreement and Trust Instrument (the "Agreement"), a copy of which is presented with this Resolution and is incorporated herein by reference, and to become a participant in a public funds investment pool created under the PFIA, to be known as Local Government Investment Cooperative (LOGIC) (the "Pool");

WHEREAS, the Government Entity is a Government Entity as defined in the Agreement;

WHEREAS, the Government Entity desires to cause administration of the Pool to be performed by a board of trustees (the "Board"), which shall be an advisory board under the PFIA, an administrative agency created under the Interlocal Act, and trustee of the funds in the Pool; and

WHEREAS, the Government Entity desires to designate the Board as its agency and instrumentality with authority to supervise performance of the agreement, employ personnel and engage in other administrative activities and provide other administrative services necessary to execute the terms of the Agreement;

WHEREAS, each capitalized term used in this Resolution and not otherwise defined has the same meaning assigned to it in the Agreement;

NOW, THEREFORE, BE IT RESOLVED:

1. The Agreement is hereby approved and adopted and, upon execution thereof by an Authorized Representative (defined below) and receipt of the Government Entity's application to join the Pool by the Administrator, the Government Entity shall become a Participant in the Pool for the purpose of investing its available funds in the Pool from time to time in accordance with the terms of the Agreement.

2. The Board is hereby designated as an agency and instrumentality of the Government Entity, and the Board shall have the authority to supervise performance of the Agreement and the Pool, employ personnel and engage in other administrative activities and provide other administrative services necessary to

execute the terms of the Agreement. The Government Entity agrees that all moneys it transfers to the Pool shall be held and managed in trust by the Board for the benefit of the Government Entity.

3. The investment policies of the Pool, as set forth in the document entitled Investment Policies, as summarized in the Information Statement, and as may be amended from time to time by the Board, are hereby adopted as investment policies of the Government Entity with respect to money invested in the Pool, and any existing investment policies of the Government Entity in conflict therewith shall not apply to investments in the Pool.

4. The following officers, officials or employees of the Government Entity are hereby designated as "Authorized Representatives" within the meaning of the Agreement, with full power and authority to: execute the Agreement, an application to join the Pool and any other documents required to become a Participant; deposit money to and withdraw money from the Government Entity's Pool account from time to time in accordance with the Agreement and the Information Statement; to agree to the terms for use of the website for online transactions and take all other actions deemed necessary or appropriate for the investment of funds of the Government Entity:

1. Name: Lisa Palomba Title: City Administrator
   Signature: _____ Phone: 469-343-3982
   Email: lpalomba@cityofjosephinetx.com
2. Name: Melissa Stillwell Title: Finance Directior
   Signature: _____ Phone: 469-717-0055
   Email: mstillwell@cityofjosephinetx.com
3. Name: _____ Title: _____
   Signature: _____ Phone: _____
   Email: _____
4. Name: _____ Title: _____
   Signature: _____ Phone: _____
   Email: _____

In accordance with the Pool's procedures, an Authorized Representative shall promptly notify the Pool in writing of any changes in who is serving as Authorized Representatives.

5. **{Required}** List the name of the Authorized Representative listed above that will be designated as the Primary Contact and will receive all LOGIC correspondence including transaction confirmations and monthly statements

Name: Melissa Stillwell

6. {**Optional}** In addition, the following additional Participant representative (not listed above) is designated as an Inquiry Only Representative authorized to obtain account information:

Name: Patti Brooks Title: City Secretary

Signature: _____ Phone: 469-717-0068

Email: pbrooks@cityofjosephinetx.com

Applicant may designate other authorized representatives by written instrument signed by an existing Applicant Authorized Representative or Applicant's chief executive officer.

7. **{Required}** Taxpayer Identification Number.

Applicant's taxpayer identification number is 75-1957867

8. **{Required}** Contact Information.

Applicant primary mailing address:
P.O. Box 99, Josephine, TX 75164

Applicant physical address (if different):
201 Main Street, Josephine, TX 75173

Applicant main phone number:
972-694-27281

Applicants main fax number:

In addition to the foregoing Authorized Representatives, each Investment Officer of the Pool appointed by the Board from time to time is hereby designated as an investment officer of the Government Entity and, as such, shall have responsibility for investing the share of Pool assets representing funds of the Government Entity. Each depository and custodian appointed by the Board from time to time are hereby designated as a depository and custodian of the Government Entity for purposes of holding the share of Pool assets representing funds of the Government Entity.

PASSED AND APPROVED this 14th day of March, 2022

By: _____ Attest: _____

Jason Turney, Mayor
Printed Name and Title

Patti Brooks, City Secretary
Printed Name and Title

OFFICIAL SEAL OF APPLICANT (REQUIRED BELOW)